

2a.

PLAT NO. 72-105 MAP NO. 5447

NAME PARK PLAZA SECOND ADDITION

LOCATION Between Second and Third Streets in an area  
West of Waco

ENGINEER K. O. Taylor

OWNER Urban Renewal Agency

APPLICATION FILED 10/6/72

SKETCH PLAT FILED \_\_\_\_\_

\* PRELIMINARY FILED 10/6/72

S/D ACTION 10/19/72 Deferred / 12-7-72 Approved subj  
to conditions

FINAL FILED 3-5-73

S/D ACTION 3-15-73 Approved subj to conditions

MAPC ACTION 3-22-73 Approved as recommended

BCC ACTION 7-10-73 Approved

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

\* Revised prelim. plat received 11-27-72

ACTION

	DATE
S/D COMMITTEE (Aerial) Deferred	10-19-72
S/D Comm. (Aerial) approved	11-22-72
(Final) approved only	3-15-73
M.A.P.C. approved as recommended	3-22-73
B.C.C./B.C.C. Approved	7-10-73

S/D 72-105 PARK PLAZA SECOND AD-  
DITION - Between Second and Third  
streets in an area West of Waco.  
Urban Renewal Agency - K.O. Taylor

Map No. 5447  
Sec. No. 20  
Twp. No. 27S  
Range 1E

Subdivision Report and Progress  
S/D No.: 72-105

Name: PARK PLAZA SECOND ADDITION

General Location: Between Second and Third Streets in an area West of Waco

Owner: Urban Renewal Agency  
Address: Union National Bldg. Suite 200 Phone: 267-8242  
Subdivider: Lawrence Wells  
Address: 227 South Market Phone: 262-0438  
Engineer/Surveyor: K. O. Taylor  
Address: 1542 South St. Francis Phone: 264-4072

Application Received 10/6/72  
Conf. with Applicant July 10, 1972  
Sketch Plat Received none submitted  
Present Zoning E  
\* \* \* Proposed Zoning C  
Letter of Intent none - see memo dated 7-10-72

FINAL PLAT RECEIVED 3-5-73  
S/D Comm. Action 3-15-73 Approved  
Subj. to Conditions  
Dept. Report on Final 3/14/73  
M.A.P.C. ACTION 3-22-73 Approved as  
Dept. Report on Final 3/23/73 recom-  
Letter on Trans Received mended  
Title/Taxes Rec'd & Reviewed 5-1-73  
Final Review \_\_\_\_\_  
Referral to B.C.C. \_\_\_\_\_

\* PREL. PLAT RECEIVED 10/6/72  
S/D Comm. Action 10/19/72 Deferred  
12-7-72 approved subj. to conditions  
Dept. Report on Prel. 12/11/72

B.C.C. ACTION 7-10-73 Approved  
Recorded July 24, 1973

TRACING PROGRESS:  
Received 4-6-73  
Released 7-18-73  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Comments:

- \* Revised Prelim received on 11-27-72
- \* \* Associated zone case 2-14-78 "E" to "C"
- 7/18/73 called Lawrence Wells to pick up plat showing for recording

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

Park Plaza 2nd ADDITION was  
filed for record on July 24, 1973

John Hale  
Register Of Deeds

T9-328

THE CITY OF WICHITA

OFFICE OF Director of Public Works DATE July 10, 1973

Newby  
ZERO  
UN

ON SAFETY  
PHASE II

TO Robert A. Lakin, Director of Planning  
FROM R. W. Bruggeman, Director of Public Works

SUBJECT Park Plaza Second Addition

Please release subject plat for City Commission action. Mr. Gordon Compton has, by letter, assured this department that all requirements of platting will be met.

*RWB Bruggeman*  
R. W. Bruggeman  
Director of Public Works

RWB:gg

cc: Gordon B. Compton, Housing Coordinator



THE CITY OF WICHITA

Newly

THE HOUSING AUTHORITY  
1631 E. 17th St.  
Wichita, Kansas 67214

HOUSING AUTHORITY  
\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*

July 3, 1973

Mr. Ray Bruggeman  
Director of Public Works  
City of Wichita  
104 South Main  
Wichita, Kansas 67202

Dear Mr. Bruggeman:

This letter is to guarantee the construction of sidewalks in accordance with the approved plans and specifications in this project.

Plans and specifications have been forwarded to the HUD Area Office for approval and a copy has been furnished the Engineering Company of Wichita for approval.

Will you please direct the appropriate communication to the City of Wichita-Sedgwick County Metropolitan Area Planning Commission office that the requirements of your office have been met. This is required before the final plat of this Addition can be approved.

Sincerely,

Gordon B. Compton  
Housing Coordinator

GBC/jdl

cc: Bob Lakin, Planning Department ✓  
Greger and Wells, Architects



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-105	Name	PARK PLAZA SECOND ADDITION	
Application Filed:	10-6-72	Sketch Filed:		
Preliminary Plat Filed:	11-27-72 Rev.	Approved by S/D:	12-7-72	
Final Plat Filed:	3-5-73	Approved by S/D:	3-15-73	
Approved by Metropolitan Area Planning Commission:			3-22-73	

DESCRIPTION

General Location: Between Second and Third Streets  
in an area west of Waco

Surveyor or Engineer: K. O. Taylor  
Owner: Urban Renewal Agency  
Address: Suite 300, Union National Building 67202

- |                          |                             |  |
|--------------------------|-----------------------------|--|
| 1. Gross Acreage of Plat | <u>3.2</u>                  | 5. Lineal Feet of New Streets:                                     |
| 2. Number of Lots:       |                             | a. <u>70</u> R/W <u>191</u> ft.                                    |
| Residential              | <u>                    </u> | b. <u>40</u> R/W <u>224</u> ft.                                    |
| Commercial               | <u>2</u>                    | c. <u>                    </u> R/W <u>                    </u> ft. |
| Industrial               | <u>                    </u> | d. <u>                    </u> R/W <u>                    </u> ft. |
| Other                    | <u>                    </u> | e. <u>                    </u> R/W <u>                    </u> ft. |
| Total Number of Lots:    | <u>2</u>                    | TOTAL <u>415</u> ft.   |
| 3. Minimum Lot Frontage: | <u>85</u> ft.               | 6. Existing Zoning: <u>"B"</u>                                     |
| 4. Minimum Lot Area      | <u>40,764</u> sq.ft.        |  |

Planning Commission Recommendation:

That this plat be approved, subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

Kamen moved, Jackson seconded and it carried unanimously. (Harrison absent.)

NOTE: The associated zone Case Z-1478 from "E" to "C" was approved by the Board of City Commissioners on January 30, 1973, subject to replating.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

THE CITY OF WICHITA

( C O P Y )

Mr. Robert Lakin

86

  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
262-0611 - AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN - WICHITA, KAN. 67202



September 18, 1972.

Mr. Lawrence E. Wells,  
Greger & Wells, Architects,  
227 South Market Street,  
Wichita, Kansas. 67202

Re: Apartment Site Utilities  
Wichita Housing Authority

Dear Mr. Wells:

Your letter dated September 13, 1972, requested the requirements of the Engineering Division as to the relocation of the storm sewer system in Riverview Street. You also requested us to confirm the location of the sewer lines.

It will be necessary for you to submit a topographic survey of the site. The survey will verify locations of the sewers and utilities. The survey will also furnish the elevations needed to plan the site grading and the street and alley drainage requirements.

Several major problems indicated by your site plan should be resolved prior to further review and recommendation. Will all of Riverview Street be vacated south of the Inner Loop and, if so, how will public access be provided to Claco and the adjacent property north of Claco? The vacation of Riverview Street should not be considered if the other tracts are to remain and need public street access.

The parking lot north of the building should not be located on Inner Loop right-of-way. If this site is not large enough for the intended development, additional land should be purchased.

The sanitary sewer in the alley east of Riverview Street is scheduled for reconstruction in late 1972 or early 1973. No change in elevation is contemplated.

A meeting with representatives of Local Housing Authority, Urban Renewal Agency, Department of Public Works, and Planning Department should be held as soon as possible so we can determine how to proceed on this project.

Very truly yours,

R. W. Linn,  
City Engineer.

KWL-LS

cc  
Mr. Gordon Compton, Local Housing Authority  
Mr. Kenneth Kitchen, Urban Renewal Agency  
Mr. R. W. Bruggeman, Director of Public Works  
✓ Mr. Robert Lakin, Director of Planning

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE May 18, 1973



TO Robert A. Lakin, Director of Planning

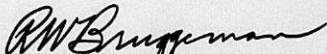
FROM R. W. Bruggeman, Director of Public Works

SUBJECT LHA Project KANS 4-5  
Elderly Housing - High Rise

The Department of Public Works has approved plans and specifications submitted by the Local Housing Authority for relocation of Riverview Street and for the relocation of a portion of the existing storm sewer.

Mr. Gordon B. Compton, Housing Coordinator, has also furnished a letter guaranteeing that the relocation of the street and storm sewer will be included in the contract documents for the high-rise building for the elderly.

The documents submitted by Mr. Compton and his architect meet Public Works Department's requirements for approval of the final plat of this addition.

  
R. W. Bruggeman  
Director of Public Works

RWB:gg

cc: Lawrence E. Wells, Architect  
R. W. Linn, City Engineer  
Gordon B. Compton, Housing Coordinator



THE CITY OF WICHITA

THE HOUSING AUTHORITY  
1631 E. 17th St.  
Wichita, Kansas 67214

HOUSING AUTHORITY

May 15, 1973

Mr. Ray Bruggeman  
Director of Public Works  
City of Wichita  
104 South Main  
Wichita, Kansas 67202

SUBJECT: LHA Project KANS 4-5 Elderly  
Housing - High Rise

Dear Mr. Bruggeman:

This letter is to guarantee payment for the relocation of the paving on the south portion of Riverview Street as required by the new Park Plaza Second Addition, approximately 250 feet. It also guarantees payment of the relocation of a portion of the existing storm sewer in the same area. We have directed our Architect to include these items in the Contract Documents for our new high rise building for elderly to be built at this site.

Plans and specifications to be included in the Contract Documents for this work have been coordinated with and have been approved by the Engineering Department of the City of Wichita.

Will you please direct the appropriate communication to the City of Wichita-Sedgwick County Metropolitan Area Planning Commission office that the requirements of your office have been met. This is required before the final plat of this Addition can be approved.

If additional information is needed, please let me know.

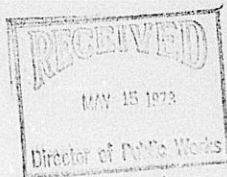
Sincerely,

  
Gordon B. Compton  
Housing Coordinator

GBC/jd1

cc: Lawrence E. Wells, Architect

3 PAVING & SEWER APPROVED



THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE May 9, 1973



TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Design & Planning Superintendent

SUBJECT Park Plaza Second Addition

Satisfactory arrangements have been made by Greger & Wells, Architects, for the Wichita Housing Authority, to relocate the Fire Hydrant at the Northwest corner of Riverview and Second Street.

A handwritten signature in cursive script that reads 'Bill H. Otten'.

Bill H. Otten  
Design & Planning Supt.

BHO:ab



ANDERSON, CLARK AND CORNETT

ATTORNEYS AT LAW  
1020 UNION NATIONAL BUILDING  
BROADWAY AND DOUGLAS  
WICHITA, KANSAS 67202

CHARLES D. ANDERSON  
DONALD B. CLARK  
ROBERT T. CORNETT

April 30, 1973

AREA CODE 316  
267-4316

Wichita Area Metropolitan  
Planning Commission  
City Annex Building  
104 South Main  
Wichita, Kansas 67202

Re: S/D - 72 - 105  
Final Plat of Park Plaza  
Second Addition


Gentlemen:

This is to certify that:

1. The undersigned is attorney for the plattors, and
2. The plattors are collectively the owners of those lands located within the proposed final plat of Park Plaza Second Addition to the City of Wichita, Sedgwick County, Kansas, to the date of this writing, and

Further, all taxes and assessments for 1972 and prior years are paid in full.

Very truly yours,

  
Charles D. Anderson  
Attorney at Law



THE URBAN RENEWAL AGENCY  
OF THE  
WICHITA, KANSAS, METROPOLITAN AREA

WICHITA, KANSAS 67202  
SUITE 300 • UNION NATIONAL BLDG. • 104 S. BROADWAY  
WICHITA, KANSAS 67202



KENNETH H. KITCHEN  
EXECUTIVE DIRECTOR

May 1, 1973

Metropolitan Area Planning Department  
City Annex Building  
104 South Main  
Wichita, Kansas 67202

Attention: Mr. Curtis Newby

Re: S/D-72-105, Final Plat of  
Park Plaza Second Addition

Gentlemen:

In connection with the referenced plat, please be advised that the Urban Renewal Agency has funds available for the removal of the public sidewalk on the west side of Riverview from the north line of the proposed LHA improvements to Third Street.

We will schedule this work to coincide with the removal of the remainder of the sidewalk by the contractor for the Local Housing Authority.

Should you have any questions, please advise.

Best regards,

A handwritten signature in cursive script that reads "Gary L. Roush".

Gary L. Roush  
Development Co-ordinator

GLR/bg



WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

July 10, 1972

TO Files  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT Senior Citizens Apartments  
Second and Riverview

On this date, those listed on the attached memo attended a meeting to discuss the problems associated with a proposed project by LHA for a senior citizens apartment complex at Second and Riverview.

After considerable discussion relative to zoning, platting, reduction of required parking, vacation of a portion of Riverview and existing alleys, and amendment to the URA plan, it was determined that LHA would first appear before the URA Board to determine whether or not additional property could be purchased to provide a more adequate site for the proposed development. In addition, the following determinations were made:

1. URA will apply for a zone change from "E" Light Industrial to "C" Commercial which will permit the proposed apartments, LHA offices, and the proposed 9-story structure.
2. URA will proceed to have K. O. Taylor plat subject property proposed for sale to LHA as well as the area to the north lying south of Third and west of Riverview. The plat will attempt to terminate Riverview by means of a cul-de-sac, vacate existing alleys west of Riverview, and reserve the area designated for future Inner Loop right-of-way.
3. URA will amend the Urban Renewal Plan for the area platted as "Reserve G" on Park Plaza First Addition and submit the amendment to the Metropolitan Area Planning Commission for concurrence.
4. LHA will submit a variance request to the Board of Zoning Appeals requesting a reduction of off-street parking from approximately 100 spaces to that which can be provided on the site to be owned by LHA.
5. URA will provide for LHA the temporary use of proposed Inner Loop right-of-way for off-street parking.

JHG:ber

cc: Gary L. Roush  
Urban Renewal

  
**THE GAS SERVICE COMPANY**  
General Office • 700 SCAPRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201

March 14, 1973

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67208

Attention: Mr. Robert Lakin

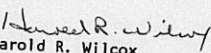
Re: Park Plaza - Second Addition

Dear Sir:

This is to advise you that satisfactory arrangements have been completed between The Urban Renewal Agency and The Gas Service Company relative to our facilities involved in the platting of Park Plaza Second Addition.

Yours very truly,

THE GAS SERVICE COMPANY

  
Harold R. Wilcox  
General Superintendent

GWE:sb

cc: Mr. Lawrence Wells  
Greger and Wells Architects  
227 South Market  
Wichita, Kansas 67208



Distributor of Natural Gas in the Heart of the Nation

March 23, 1973

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 72-105 - Final Plat of  
PARK PLAZA SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on March 22, 1973, the above-captioned plat was considered. It was the action of the Commission to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of March 16, 1973.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1972 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber  
cc: Urban Renewal Agency, Suite 300, Union Nat'l Bldg. 67202  
Lawrence Wells, 227 South Market 67202  
Dean Sellers, Assistant City Engineer

March 16, 1973

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 72-105 - Final Plat  
of PARK PLAZA SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. Approval of the plat is subject to the applicant filing and receiving approval of a Board of Zoning Appeals off-street parking variance.
2. The plat proposes to vacate portions of lots, blocks, alleys and street on which are located existing utilities. Any relocation or abandonment of existing utilities necessitated by this plat, shall be at the sole expense of the applicant without cost to the City, County or any utility company.

The applicant shall contact the Water Department and make satisfactory arrangements for the relocation of a fire hydrant and the indication of an appropriate easement for an existing water line on subject property.

The applicant shall make satisfactory arrangements with the Department of Public Works for the closing of the intersection for existing Riverview at Second Street, the paving of the new portion of Riverview and the relocation of an existing storm sewer.

OK  
(SEE MEMO FROM DW.)

STILL NEEDED

Page 2 - Final Plat of PARK PLAZA SECOND  
ADDITION  
March 16, 1973

4. The applicant shall guarantee the construction of sidewalks on all streets where not now existing except on the west side of Riverview.
7. It is recommended that no sidewalk be required on the west side of Riverview north of the north line of the applicant's proposed north driveway entrance on Lot 1, Block 1, and further that the applicant remove the existing sidewalk along the west side of Riverview which is in a bad state of repair, from the north driveway entrance on Lot 1, Block 1, to the north line of "Reserve A".
8. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 22, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

Enclosure

cc: Urban Renewal Agency, Suite 300 - Union National Bldg., 67202  
Mr. Lawrence Wells, 227 South Market, 67202  
Dean Sellers, City Engineering

December 11, 1972

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 72-105 - Preliminary  
Plat of PARK PLAZA SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 7, 1972, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- OK for zone code*  
A. Approval of the plat is subject to the applicant filing and receiving approval of an appropriate zone change and BZA off-street parking variance request.
- B. The plat proposes to vacate portions of Lots, Blocks, alleys and street on which are located existing utilities. Any relocation or abandonment of existing utilities necessitated by this plat, shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- C. The applicant shall contact the Gas Service Company and make satisfactory arrangements for the relocation of an existing north-south gas line from its present location to within the new right-of-way for Riverview Street. A letter shall be obtained from said company stating that such arrangements have been made. A copy of this letter shall be submitted to the Planning Department.
- D. The applicant shall contact the Water Department and make satisfactory arrangements for the relocation of a fire hydrant and the indication of an appropriate easement for an existing water line on subject property.

Page 2 - Preliminary Plat of PARK PLAZA  
SECOND ADDITION  
December 11, 1972

- AK* The "Reserve A" shown on the plat shall be indicated as being reserved for future inner loop right-of-way on the final plat. The applicant's engineer should contact the Planning Department regarding the appropriate labeling of said reserve.
- AK* A 35 foot building setback from the north line of Second Street and the east line of Greenway Boulevard shall be indicated on the plat.
- AK* The right-of-way for the proposed realigned portion of River-view shall be increased to 60 feet in width and the balance of said street shall indicate 30 feet of half street right-of-way from the centerline of the existing street improvement.
- AK* The revised preliminary plat reflects an additional 9 feet of right-of-way for the west half of the north-south 16 foot alley adjacent to the east side of Lot 1, Block 2. Since the standard for alleys is a 20 foot width, the dedication for the additional alley right-of-way shall be reduced from 9 feet to 2 feet on the plat.
- J* 1. The applicant shall make satisfactory arrangements with the Department of Public Works for the closing of the intersection for existing Riverview.
- J* 2. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J* 3. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

Enclosure

cc: Urban Renewal Agency, Union National Building, Suite 300, 67202  
Lawrence Wells, 227 South Market, 67202

REVISED PRELIMINARY PLAT  
DIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

D NO. 72-105 Name PARK PLAZA SECOND ADDITION  
Date Application Rec'd. 10-6-72 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-7-72

DESCRIPTION

General Location Between 2nd and 3rd Streets in an area west of Waco  
Owner Urban Renewal Agency  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |   |                                 |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>3.2</u>   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>70</u> R/W <u>191</u> ft. |
| Residential _____   | b. <u>40</u> R/W <u>224</u> ft. |
| Commercial <u>1</u>   | c. _____ R/W _____ ft.          |
| Industrial _____  | d. _____ R/W _____ ft.          |
| Other <u>1</u>  | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>2</u>   | TOTAL <u>415</u> ft.            |
| 3. Minimum Lot Frontage <u>85</u> ft.                                       | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>40,764</u> sq. ft.                                   | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>E</u>   |                                 |
| 6. Proposed Zoning <u>C</u>   |                                 |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                 |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                 |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |                                 |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                 |

STAFF COMMENTS:

- A. This revised preliminary plat now proposes to realign the portion of Riverview that was proposed to be vacated on the original preliminary plat.
- B. Approval of the plat is subject to the applicant filing and receiving approval of an appropriate zone change and BZA off-street parking variance request.
- C. The plat proposes to vacate portions of Lots, Blocks, alleys and streets on which are located existing utilities. The applicant shall make satisfactory arrangements with each utility for abandonment and/or relocation of their existing facilities, or adequate easements shall be provided on the plat for said facilities. A letter obtained from each utility involved stating that satisfactory arrangements have been made concerning the respective facilities, shall be submitted to the Planning Department.
- D. Any relocation or abandonment of existing utilities necessitated by this plat shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- E. The "Reserve A" shown on the plat shall be indicated as being reserved for future inner loop right-of-way on the final plat. The applicant's engineer should contact the Planning Department regarding this matter.
- F. A 35 foot building setback from the north line of Second Street and the east line of Greenway Boulevard shall be indicated on the plat.
- G. The right-of-way for the proposed realigned portion of Riverview shall be increased to 70 feet in width and the balance of said street shall remain at its existing right-of-way width of 70 feet.
- H. Appropriate setbacks on both sides of Riverview will be discussed at the Subdivision Committee meeting.

- I. The revised preliminary plat reflects an additional 9 feet of right-of-way for the west half of the north-south 16 foot alley adjacent to the east side of Lot 1, Block 2. Since the standard for alleys is a 20 foot width, the dedication for the additional alley right-of-way shall be reduced from 9 feet to 2 feet on the plat.
- J. The applicant shall make satisfactory arrangements with the Department of Public Works for the closing of the intersection for existing Riverview.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

December 1, 1972

Subject: S/D 72-105 - Park Plaza Second Addition. Generally located between Second and Third Streets in an area west of Waco.

TO WHOM IT MAY CONCERN:

This is to advise you that a revised preliminary plat of the above referred to case has been submitted for approval. This matter will be considered by the Subdivision Committee of the Metropolitan Area Planning Commission on December 7, 1972 at 2:00 p.m. in Room 401, City Building Annex, 104 South Main.

You are invited to attend this meeting and discuss this matter with members of the Committee. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN/hb

cc: Urban Renewal Agency, c/o Gary Roush, Union National Building  
Gordon Compton, Director of Local Housing Authority  
Greger & Wells, Architects, 227 South Market, 67202  
Harold Perry, Allied Building, 335 North Waco, Suite 216, 67202  
Floran Rodgers, Masonic Digest Office, 6209 East 9th Street,  
67208  
Roger Woodman, President, Claco Supply Co., 3321 Riverview, 67202  
Howard Murray, 332 Riverview, 67202

THE CITY OF WICHITA  
Office of Community Development

Date November 17, 1972

TO: Robert Lakin, Director of Planning  
Kenneth Kitchen, Urban Renewal Agency Director  
Gordon Compton, Housing Coordinator  
Ray Bruggeman, Director of Public Works  
Robert H. Hess, Director of Water and Water Pollution Control

FROM: Grover E. McKee, Director of Community Development

SUBJECT: Elderly Housing Project Site

It has been determined by the Wichita Local Housing Authority that the Elderly Housing Project designated as Project KANS 4-5 should be situated on a site at Second and Greenway Boulevard in accordance with the attached plan. This decision was made after protracted consultation with the Wichita Urban Renewal Agency and with the knowledge that such Agency would make the site available to the LHA at a yet to be determined appraised cost.

The site utilization decision was made only after the following items, among other things, were given careful study and consideration (not in order):

1. The needs and wishes of the clientele that is expected to be served by the Project.
2. The alternative site advantages and disadvantages.
3. The overall development and redevelopment plans and objectives of the City and the URA.
4. The environmental factors that affect and will affect the Project.
5. The financial feasibility of the Project.

Unless this office receives a response to the contrary by December 1, 1972, it will be assumed that your office has at hand no alternative site development plan that should be considered by the Authority.

  
Grover E. McKee

Director of Community Development

GEM:gs  
Attachment

cc: Local Housing Authority Members  
Laurence Wells, Architect  
Ralph Wulz, City Manager  
Joe O'Brien, Kansas City HUD





November 14, 1972

Gordon Compton, Local Housing Authority

Jack H. Galbraith, Chief Planner

S/D 75-102 - PARK PLAZA SECOND ADDITION  
(High-rise Apartments for the Elderly)

I am in receipt of a copy of a letter to you from Lawrence Wells dated November 10, 1972, wherein Mr. Wells pointed out that he had discussed the last revised site plan for the apartments for senior citizens, where it is proposed that Riverview be relocated by moving the right-of-way to the east. As the letter states, he did question the relocation being made on right-of-way of only 40 feet whereas the existing right-of-way is 70 feet. He indicated in his letter that both Mr. Linn and I saw no objection to the 40 feet as long as the Urban Renewal Agency would state in writing that the street relocation would be of a temporary nature and that the long range plans of URA called for the complete vacation of this street.

This is to advise you of my concern, as I remember expressing to Mr. Wells that the suggested 40 feet does not comply with any existing street right-of-way standard - that 70 feet is required for commercial and high density residential streets and our preference would be the dedication of 70 feet. Mr. Linn states that he advised of the "minor street privilege" wherein street right-of-way could possibly be utilized for additional parking.

Inasmuch as neither Mr. Linn nor I have the jurisdiction to reduce street standards, as the authority to recommend a lesser standard lies with the Subdivision Committee and the Planning Commission, this is to advise you that I would still encourage the 70-foot right-of-way being provided. If additional parking is needed, then I would suggest that you seek a minor street privilege through the Department of Public Works.

In reviewing the latest site plan, I also commented that the indication of a 25-foot alley should be reduced, as the 20-foot width is the alley standard. If there is only 16 feet existing, the site you are interested in should only dedicate an additional 2 feet and the other 2 feet should come from the property to the east at such time as that land is redeveloped.

If you have any questions concerning these comments, please call.

RAL:ber

cc: Lawrence Wells, 227 South Market 67202  
K. O. Taylor, 1542 South St. Francis 67211  
Dick Linn, City Engineer  
Kenneth Kitchen, Director, Urban Renewal Agency

November 10, 1972

Mr. Gordon B. Compton  
Local Housing Authority  
1631 E. 17th  
Wichita, Kansas 67214

Re: Site  
KANS 4-5

Dear Mr. Compton:

This letter is written to clarify the siting problems of the High-Rise Apartment Building for Elderly.

On Thursday November 9, 1972 an Informal meeting was held in the Urban Renewal Office. Those present were Clarence Vollmer, Helen Newkirk, James Moody, Gordon Compton, Kenneth Kitchen, Jerry L. Cooper, Lawrence E. Wells, Charlie Anderson, Frank E. Smith and Harold Perry. It was to have been a joint meeting with the URA Commission and the LHA Commission, URA did not have a quorum.

However, there was an informal discussion among those present relative to the problem of getting the plat approved for the ground which URA is selling to LHA. As a result of the discussion the LHA Commission instructed Greger & Wells to return to the original site plan for the project which required the relocation of Riverview Street. After preliminary approvals from those concerned, Lawrence Wells was to contact Kenneth Taylor of the changes needed in the preliminary plat design so it could be resubmitted to the Subdivision Committee. Wells was also to provide Mr. Harold Perry with copies of the revised site plan for coordination with land owners in the area.

This office has prepared the new site plan and this morning Wells visited with Mr. Jack Galbraith of Metropolitan Planning, Mr. Richard Linn of City Engineering and Mr. Kenneth Kitchen of Urban Renewal. On the revised plat we will be requesting the dedication of only a 40' ROW for the realigned Riverview paving. Mr. Galbraith and Mr. Linn indicated there would be no objection to this, provided URA would indicate that the street relocation was temporary in nature, and that long range plans call for the vacation of Riverview Street and the purchase of Claco property. Mr. Kitchen said URA would make this statement.



Page 2  
Mr. Gordon B. Compton  
November 10, 1972

Wells has contacted Mr. Kenneth Taylor and will provide information so that he can proceed with the revising of the preliminary plat.

Sincerely,

GREGER & WELLS, ARCHITECTS

LEW:lw

Lawrence E. Wells

cc: Mr. Jack Galbraith ✓  
Mr. Richard Linn  
Mr. Kenneth Kitchen  
Mr. K. O. Taylor

November 7, 1972

Grover McKee, Director, Community Development

Robert A. Lakin, Director of Planning

Housing for the Elderly - Park Plaza

Attached is a copy of a memorandum that Jack Galbraith has sent to our files as the result of a meeting with the Urban Renewal Agency on the high rise for the elderly. There has been quite an attempt by those sponsoring this project to further encroach on the area reserved for the Inner Loop by asking the project architect to arrange this building to maximize its potential as to its particular immediate goals. However, if extreme care is not taken at this time, we could well build ourselves into a very tight, if not impossible, box as to the future construction of the Inner Loop Freeway. The environmental conditions are becoming more and more restrictive in this area, particularly with the noise standards as they may relate to adjacent residential areas, institutional uses, etc. If the building itself is not designed to withstand future noise levels which we anticipate will be there, and if the building is not sited so as to minimize these factors, then we could indeed lose the Inner Loop through this location. With this project on the south side and Park Plaza through DeBoer on the north side, such an error in our calculations could completely eliminate the possibility of a freeway.

I would recommend that from your standpoint as a client in this project, you take a very careful look at what your architect and the Urban Renewal Agency is proposing to you so as to prevent a loss of great magnitude in future years.

RAL:ber

cc: Ralph Wulz, City Manager  
Gordon Compton, Local Housing Coordinator  
Ken Kitchen, Director, Urban Renewal Agency

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE  
November 2, 1972

TO The Files  
FROM Jack H. Galbraith, Chief Planner *JHG*  
SUBJECT Park Plaza Second Addition

On this date, the Urban Renewal Agency held a meeting in their office to discuss the preliminary plat of Park Plaza Second Addition. Those in attendance were Jerry Cooper, Gary Roush, Lawrence Wells, K. O. Taylor, Jack Galbraith and Ken Kitchen and Gordon Compton who both left early.

The primary purpose of the meeting was to discuss Urban Renewal Agency's possible purchase of Clayco and whether or not the objections from property owners over the vacation of Riverview could be eliminated.

Suggestions were made by U.R.A. that the plat be extended north, that all of Reserve A, which is for future inner loop right-of-way is not needed, that the alignment could be pushed to the north. I stressed reluctance in seeing this occur.

Finally, after the staff of U.R.A. stated that they felt they were not in a position of purchasing Clayco, it was agreed that the architect, Lawrence Wells would try to redesign the building and locate it all on the west side of Riverview. Again I cautioned that the building should not be immediately adjacent to the interstate highway because of the noise factor.

U.R.A. will discuss the possible purchase of Clayco property at their meeting next week.

JHG:rme

cc: Robert A. Lakin, Director of Planning

COPY

CERTIFICATE OF OWNERSHIP

-----

GUARANTEE TITLE CO. Inc. hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the office of the Register of Deeds of Sedgwick County, Kansas, lying within a radius of 200 feet of the following described real estate:

Lot 11 on Riverview in Stewart and Burn's Addition.  
 Lots 37-39-41-43 and 22-24-26-28-30 Riverview, in  
 Waterman's Addition to Waterman's and Reserve "G"  
 in Park Plaza First.

DESCRIPTION	OWNER/OWNERS/ADDRESS	
<u>Park Plaza First</u> Reserves E-F-G-H-I	✓ Urban Renewal Agency 104 South Broadway	67202
<u>Stewart &amp; Burns Addn.</u> <u>Riverview</u>		
Lot 11	do	
<u>Watermans Add. to Watermans</u> <u>Riverview</u>		
Lot 37	do	
Lot 39 and part of Lot 41: Beg. 65 1/3' S of NE/c Lot 43, S 32', W 80', N 32', E 80' to beg.	do	
W 32' of Lots 41 and 43	do	
E 44' of the W 76' of Lots 41 and 43 and S 15 1/3' of E. 80' of Lot 43 and N 16 2/3' of E. 80' of Lot 41 and N. 33 1/3' of E. 80' of Lot 43	do	
E 85' of Lots 45 and 47 and all of Lot 49 exc. the S. 15' of the W. 20' of said Lot 49	do	
Lots 45 and 47, exc. E. 85'	<i>No address</i> E. Arthur Tingle no address	
S 15' of W 20' of Lot 49	✓ Jessie LaVaun Rice Waymire, 916 Homewood, Emporia	66801
E 34' of Lots 22 and 24 and the S. 10' of the E. 34' of Lot 26	D Urban Renewal Agency 104 South Broadway	67202
W 40' of Lots 22 and 24 and S. 10' of W. 40' of Lot 26	do	
E 40' of W. 120' of Lots 22 and 24 and S. 10' of E. 40' of W. 120' of Lot 26	do	
N 3 2/3' of S. 13 2/3' of Lot 26	do	
N 35' of Lot 26	do	
Lots 28 and 30	do	

Lots 32 and 34 and vac. alley running E/W between said lots	✓ Claco Supply, Inc. 332 Riverview	67202
S 33 1/3' of Lot 36	✓ Harold Perry and Shirley Ann 335 No. Waco suite 216	67202
N 15 1/3' of Lot 36 and S 15 2/3' of Lot 38	do	67202
N 33' of Lot 38 and S. 8' of Lot 40	do	
Lot 40, exc. S. 8' and all of Lot 42	do	
Lot 44	✓ Floran A. Rodgers and Suzanne M. 6209 E. 9th St. 67208	
Lots 46-48-50	D Urban Renewal Agency 104 South Broadway	67202
<u>Watermans Addn to Watermans Addn.</u>		
<u>Waco</u>		
Lots 25-27	✓ James R. Pfister and Barbara 517 Tallyrand	67206
Lots 29 and 31	✓ Four States Realty Co. Inc. c/o J. M. Chaney 300 South Broadway	67202
Lots 33 and 35	do	
Lots 37-39 and 41	✓ Sedgwick County Farm Bureau 414 West 2nd St.	67202
Lot 43	✓ Grace Frizzell 309 No. Waco	67202
Lot 45	✓ Luther Cantrell and Viola 321 No. Waco	67202
Lot 47	D Urban Renewal Agency 104 South Broadway	67202
Lots 49-51	D Harold Perry and Shirley 335 No. Waco, Suite 216	67202
Lot 53	✓ Harold Quinton Sharpe & Genevieve 345 No. Waco	67202
E 110' of Res. A.	D Four States Realty Co. c/o J. M. Chaney 900 South Broadway	67202
Reserve A, exc. E. 110'	same	67202

Witness our Hand and Seal this the 2nd day of October, 1972, at 7:00 A.M.

GUARANTEE TITLE CO. Inc.

By *Nellie M. Lestinger*  
Vice-President.

Order No. 41970

WICHITA-SEDGWICK COUNTY

DATE

November 2, 1972

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO The Files  
FROM Jack H. Galbraith, Chief Planner *JHG*  
SUBJECT Park Plaza Second Addition

On this date, the Urban Renewal Agency held a meeting in their office to discuss the preliminary plat of Park Plaza Second Addition. Those in attendance were Jerry Cooper, Gary Roush, Lawrence Wells, K. O. Taylor, Jack Galbraith and Ken Kitchen and Gordon Compton who both left early.

The primary purpose of the meeting was to discuss Urban Renewal Agency's possible purchase of Clayco and whether or not the objections from property owners over the vacation of Riverview could be eliminated.

Suggestions were made by U.R.A. that the plat be extended north, that all of Reserve A, which is for future inner loop right-of-way is not needed, that the alignment could be pushed to the north. I stressed reluctance in seeing this occur.

Finally, after the staff of U.R.A. stated that they felt they were not in a position of purchasing Clayco, it was agreed that the architect, Lawrence Wells would try to redesign the building and locate it all on the west side of Riverview. Again I cautioned that the building should not be immediately adjacent to the interstate highway because of the noise factor.

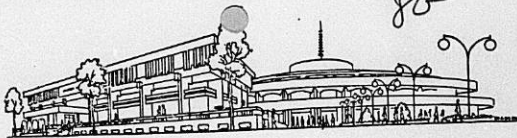
U.R.A. will discuss the possible purchase of Clayco property at their meeting next week.

JHG:rme

cc: Robert A. Lakin, Director of Planning

THE URBAN RENEWAL AGENCY  
OF THE  
WICHITA, KANSAS, METROPOLITAN AREA

SUITE 300 • UNION NATIONAL BLDG. • 104 S. BROADWAY  
WICHITA, KANSAS 67202



KENNETH H. KITCHEN  
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Grover McKee, Community Development  
Gordon Compton, Local Housing Authority  
Lawrence Wells, Architect  
K. O. Taylor, Engineer  
✓ Jack Galbraith, MAPC  
Kenneth H. Kitchen, Urban Renewal Agency  
Jerry L. Cooper, Urban Renewal Agency  
Clement A. Schmitt, Urban Renewal Agency

FROM: Gary L. Roush, Develop. Co-ord.  
Urban Renewal Agency

DATE: October 26, 1972

SUBJECT: Replat of Park Plaza Second Addition, Second &  
Riverview

In an effort to resolve some of the replatting and related problems concerning the LHA Elderly High Rise Site at Second and Riverview, we will conduct a meeting in our offices on the Third floor of the Union National Building at 1:30 P. M. on Wednesday, November 1, 1972.

*Gary L. Roush*  
Gary L. Roush, Develop. Co-ord.

GLR/bg



October 20, 1972

K. O. Taylor, P.E.  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 72-105 - Preliminary  
Plat of PARK PLAZA SECOND ADDITION,  
generally located between 2nd and  
3rd Streets in an area west of Waco.

Dear Mr. Taylor:

At their regular meeting of October 19, 1972, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above referred to case. The action of the Committee was to defer the case for further study and possible redesign.

The action of the Committee was based on strong objections from adjacent property owners, to the vacation of Riverview Street as proposed on the plat. The Committee also recommended that the applicant, the Local Housing Authority and the property owners objecting to the plat meet to discuss their problems and to try and reach an agreement on the matter of the vacation of a portion of Riverview Street. The Planning Department will also be glad to participate in such a meeting, and at such time as this matter has been resolved we will reschedule the case for hearing by the Subdivision Committee.

If you have questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rne

Page 2 - Preliminary Plat of PARK PLAZA  
SECOND ADDITION  
October 29, 1972

cc: Urban Renewal Agency, c/o Gary Roush, Union National  
Bldg. 67202  
Gordon Compton, Director of Local Housing Authority  
1631 East 17th Street, 67214  
Greger & Wells, Architects, 227 South Market, 67202  
Harold Perry, Allied Building, 335 North Waco, Suite 216,  
67202  
Floran Rodgers, Masonic Digest Office, 6209 East 9th Street,  
67208  
Roger Woodman, President, Glaco Supply Co., 3321 Riverview,  
67202  
Howard Murray, 332 Riverview, 67202

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 72-105 Name PARK PLAZA SECOND ADDITION  
Date Application Rec'd. 10-6-72 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-19-72

DESCRIPTION

General Location Between 2nd and 3rd Streets in an area west of Waco

Owner Urban Renewal Agency  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>3.2</u>       | 7. Lineal Feet of New Streets:         |
| 2. Number of Lots:                        | a. <u>40</u> R/W <u>224</u> ft.        |
| Residential <u>1</u>                      | b. _____ R/W _____ ft.                 |
| Commercial _____                          | c. _____ R/W _____ ft.                 |
| Industrial _____                          | d. _____ R/W _____ ft.                 |
| Other <u>1</u>                            | e. _____ R/W _____ ft.                 |
| Total Number of Lots <u>2</u>             | TOTAL <u>224</u> ft.                   |
| 3. Minimum Lot Frontage <u>162</u> ft.    | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>40,764 sq. ft.</u> | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>E</u>               |  |
| 6. Proposed Zoning <u>C</u>               |  |
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) No (Yes-No)  
12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. In previous discussions with the applicant it was agreed that a zone change from the existing "E" Light Industrial zoning to "C" Commercial would be required in order for the applicant to develop the subject property with the proposed uses, and in addition that Board of Zoning Appeals approval of a request for a variance of the required number of off-street parking spaces needed for the proposed development would be required.
- B. Approval of the plat is subject to the applicant filing and receiving approval of an appropriate zone change and BZA off-street parking variance request.
- C. The plat proposes to vacate portions of Lots, Blocks, alleys and streets on which are located existing utilities. The applicant shall make satisfactory arrangements with each utility for abandonment and/or relocation of their existing facilities, or adequate easements shall be provided on the plat for said facilities. A letter obtained from each utility involved stating that satisfactory arrangements have been made concerning the respective facilities, shall be submitted to the Planning Department.
- D. Any relocation or abandonment of existing utilities necessitated by this plat shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- E. The "Reserve A" shown on the plat shall be indicated as being reserved for future inner loop right-of-way on the final plat. The applicant's engineer should contact the Planning Department regarding this matter.
- F. A 35 foot building setback from the north line of Second Street and the east line Greenway Boulevard shall be indicated on the plat.
- G. The plat proposes to deadend Riverview by vacating the south portion of said street with traffic coming south on said street exiting by going east through a parking lot and then south in an alley to Second Street. The applicant shall be prepared to discuss this proposal at the Subdivision Committee meeting.

H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

October 13, 1972

Subject: Vacation of a portion of  
Riverview Street.

TO WHOM IT MAY CONCERN:

A plat submitted for approval by the Subdivision Committee of the Metropolitan Area Planning Commission proposes to vacate Riverview Street from the north line of Second Street to a point approximately 250 feet north of Second Street.

This plat will be heard by the Subdivision Committee at their regular meeting of October 19, 1972, in Room 401, City Building Annex, 104 South Main. You may attend this meeting if you wish to express your views concerning this proposed street vacation to the Subdivision Committee.

If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

Page 2 - Vacation of a portion of Riverview Street  
October 13, 1972

Enclosure

cc: Harold Quinton & Genevieve Sharpe, 345 North Waco, 67202  
Luther & Viola Cantrell, 321 North Waco, 67202  
Grace Frizzell, 309 North Waco, 67202  
Sedgwick County Farm Bureau, 414 West 2nd Street, 67202  
Four States Realty Co., Inc., c/o J. M. Chaney  
300 South Broadway, 67202  
James R. & Barbara Pfister, 517 Tallyrand, 67206  
Floran A. & Suzanne M. Rodgers, 6209 East 9th Street, 67208  
Harold & Shirley Ann Perry, 335 North Waco, #216, 67202  
Claco Supply, Inc. 332 Riverview, 67202  
Jessie LaVaun Rice Waymire, 916 Homewood, Emporia, Kansas, 66801  
Urban Renewal Agency, Suite 300, Union National Bank Bldg.  
67202

THE URBAN RENEWAL AGENCY OF THE  
WICHITA, KANSAS METROPOLITAN AREA

86

MEMORANDUM TO Jack H. Galbraith, Chief Planner  
Metropolitan Area Planning Dept.

DATE: Sept. 27, 1972

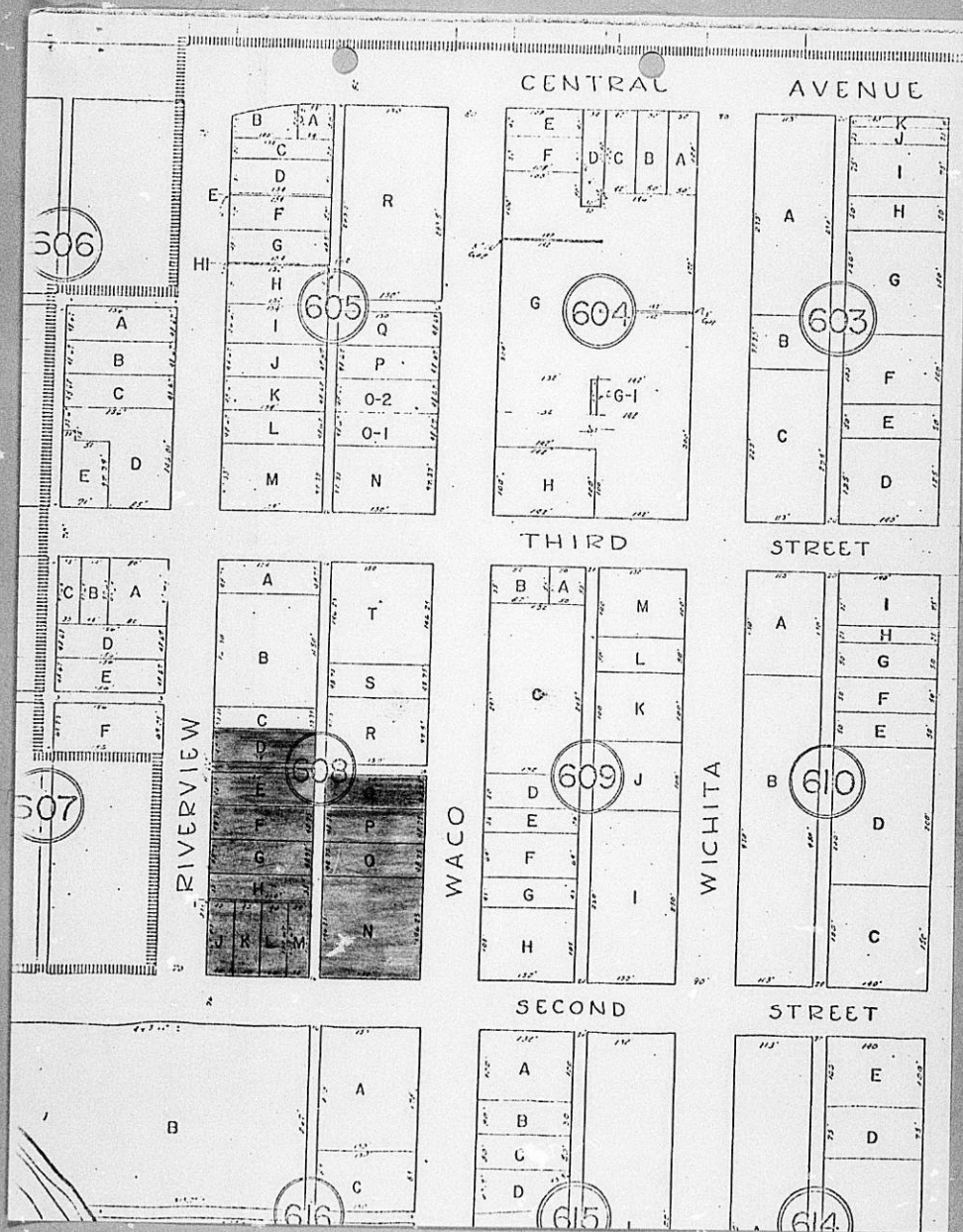
FROM: Gary L. Roush *GLR*  
Develop. Co-ordinator

SUBJECT: Replat of LHA Elderly  
Housing Site, Second  
& Riverview

You are advised that within the next 12 months this Agency intends to acquire the properties identified in red on the attached map. Property that we presently own is identified by blue.

We believe this action will substantially reduce the number and scope of the problems previously discussed relative to the subject plat.





*JS*  
*sent*  
*July*

Sept. 26, 1972

Mr. R. W. Linn, City Engineer  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Elderly Housing Apartment Site  
Wichita Housing Authority

Dear Mr. Linn:

This letter is to clarify certain questions brought up in your recent letter to this office dated September 18, 1972. These items were also discussed at a meeting in the Planning Office Monday afternoon, September 25, 1972. This meeting was attended by Mr. Kenneth Taylor, Mr. Jack Galbraith, Mr. Gary Roush, Mr. R. W. Linn and Mr. Lawrence E. Wells.

Mr. Kenneth Taylor has been retained by the Urban Renewal Agency to prepare a plat for the ground to be sold to the Housing Authority. His preliminary plat will contain a topography survey as well as boundary survey. It will show the southern portion of Riverview Street being vacated. Easements will be provided for all utilities.

Gary Roush is aware of the relocation required for the storm sewer and the K&E electric service to the east side of the property. He has indicated to me that he would be following through on those two items.

I understand your concern relative to the Claco property and the future vacation of the balance of Riverview. At our meeting yesterday, Gary Roush indicated that he would discuss this with Kenneth Kitchen so that appropriate correspondence would be available by the time the preliminary plat is presented to the Plats Committee. Long range plans for the total area should be understood by all concerned.

The parking lot to the north of the building was discussed at meeting held in the Urban Renewal Office July 7, 1972. You were in attendance at that meeting. This parking would be permitted by an agreement between the Urban Renewal Agency and the Housing Authority. The Housing Authority would remove the parking if and when the ground would be needed by the construction of the Inner Loop roadway. There is space on the Housing Authority property for relocation of this parking. Overall parking requirements for the building occupants would be resolved with Central Inspection at the proper time.



Page 2  
Mr. R. W. Linn, City Engineer  
September 26, 1972

When the preliminary plat is discussed at the Plats Committee meeting, I am sure that all problems will be resolved or the method of resolving will be discussed. Kenneth Taylor will have the preliminary ready by the next meeting of the Plats Committee. If additional information is needed before that time please let me know.

Sincerely,

GREGG & WELLS, ARCHITECTS

LEV:w

Lawrence E. Wells

cc: Mr. Gordon Compton, Housing Authority  
Mr. Kenneth Kitchen, Urban Renewal Agency  
Mr. R. W. Bruggeman, Director of Public Works  
Mr. Robert Lakin, Director of Planning  
Mr. Kenneth Taylor, Engineer

July 10, 1972

Files

Jack H. Galbraith, Chief Planner

Senior Citizens Apartments  
Second and Riverview

On this date, those listed on the attached memo attended a meeting to discuss the problems associated with a proposed project by LHA for a senior citizens apartment complex at Second and Riverview.

After considerable discussion relative to zoning, platting, reduction of required parking, vacation of a portion of Riverview and existing alleys, and amendment to the URA plan, it was determined that LHA would first appear before the URA Board to determine whether or not additional property could be purchased to provide a more adequate site for the proposed development. In addition, the following determinations were made:

1. URA will apply for a zone change from "E" Light Industrial to "C" Commercial which will permit the proposed apartments, LHA offices, and the proposed 9-story structure.
2. URA will proceed to have K. O. Taylor plat subject property proposed for sale to LHA as well as the area to the north lying south of Third and west of Riverview. The plat will attempt to terminate Riverview by means of a cul-de-sac, vacate existing alleys west of Riverview, and reserve the area designated for future Inner Loop right-of-way.
3. URA will amend the Urban Renewal Plan for the area platted as "Reserve G" on Park Plaza First Addition and submit the amendment to the Metropolitan Area Planning Commission for concurrence.
4. LHA will submit a variance request to the Board of Zoning Appeals requesting a reduction of off-street parking from approximately 100 spaces to that which can be provided on the site to be owned by LHA.
5. URA will provide for LHA the temporary use of proposed Inner Loop right-of-way for off-street parking.

JHG:ber

cc: Gary L. Roush  
Urban Renewal

THE URBAN RENEWAL AGENCY OF THE  
WICHITA, KANSAS METROPOLITAN AREA

MEMORANDUM TO Interested Parties (see below)

DATE: June 30, 1972

FROM: Gary L. Roush  
Operations Officer *GLR*

SUBJECT: Proposed LHA Elderly  
Apartment - Riverview  
& Second

We will conduct a meeting relative to platting the site at Riverview and Second to be developed by the Local Housing Authority at 10:00 A. M. Friday, July 7, 1972, in the offices of the Urban Renewal Agency.

You are encouraged to be in attendance to assist us in identifying potential problems in connection with this plat.

cc: Gordon Compton  
Lawrence Wells  
K. O. Taylor  
~~John Linn~~  
✓ Jack Galbraith  
Dick Linn  
Paul Graves  
*Ron Johnson*  
*George Wilber*  
*Gary Roush*  
*Ken Kallenbach*  
*Dean Sellers*



Map No.: 5447  
Section No.: 20  
Twp. No.: 27S  
Range: 1E

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Park Plaza Second Addition

General Location: Between Second + Third + Between Greenwood Blvd + Waco in the area west of Naco

Name of Property Owner: Urban Renewal Agency  
Address: Union National Bldg Phone: 267-8242

Name of Subdivider: Sam Lawrence & Wells  
Address: 227 South Market Phone: 262-0438

Name of Agent/Surveyor: R.D. Taylor  
Address: 1542 S. St. Francis Phone: 264-4072

Date of Application: 10-6-72

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 3.2
2. Number of Lots:
  - Residential 1
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1Total Number of Lots 2
3. Minimum Lot Frontage 162 ft.
4. Minimum Lot Area 40,764 ft.
5. Existing Zoning E
6. Proposed Zoning C
7. Lineal Feet of New Streets:
  - a. 40 R/W 224 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 224 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) NO (Yes/No)
12. City of Wichita  Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Gay L. Roush  
Gay L. Roush, Develop. Co-ord.  
For The Urban Renewal Agency

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl Healy  
Date 10-6-72  
Fee Submitted none

CERTIFICATE OF OWNERSHIP

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GUARANTEE TITLE CO. Inc. hereby certifies the following to be the owners of the real property abutting Riverview between Central Avenue and Second Street in the Northeast Quarter of Section 20, Township 27 South, Range 1 East, Sedgwick County, Kansas, as shown by the last deed of record in the office of the Register of Deeds

DESCRIPTION	OWNER/OWNERS/ADDRESS	
<u>Park Plaza First</u>		
Reserves D-F-G-E	Urban Renewal Agency 104 South Broadway	67202
<u>Stewart &amp; Burns Addn</u>		
Lot 11 Riverview	do	
<u>Watermans Addn. to Watermans Addn.</u>		
Lot 37 Riverview	do	
Lot 39 and part of 41: Beg. 65 1/3'		
S of NE/c Lot 43, S 32', W 80' N 32' E 80' to beg.	do	
W 32' of Lots 41 and 43	do	
E 44' of the W 76' of Lots 41 and 43 and S 15 1/3' of E. 80' of Lot 43 and N 16 2/3 Ft. of E. 80 ft. of Lot 41 and N. 33 1/3' of E. 80' of Lot 43	do	
E 85' of Lots 45 and 47 and all of Lot 49 exc. the S. 15' of the W 20' of said Lot 49	do	
Lots 45 and 47, exc. the E. 85'	E. Arthur Tingle no address	
S 15' of W. 20' of Lot 49	Jessie LaVaun Rice Waymire, 916 Homewood, Emporia	66801
Lots 51 and 53	Urban Renewal Agency 104 South Broadway	67202
Lot 55	Glen K. Griffith and Victoria S. 427 Riverview	67202
E 34' of Lots 22 and 24 and the S. 10' of the E. 34' of Lot 26	Urban Renewal Agency 104 South Broadway	67202
W 40' of Lots 22 and 24 and S. 10' of W. 40' of Lot 26	do	
E 40' of W. 120' of Lots 22 and 24 and S. 10' of E. 40' of W. 120' of Lot 26	do	

Watermans Addn. to Watermans Addn.  
Riverview

N 3 2/3 Ft. of S. 13 2/3' of Lot 26	Urban Renewal Agency 104 South Broadway	67202
N 35' of Lot 26	do	
Lots 28 and 30	do	
Lots 32 and 34 & vac. alley running E and W between said lots	Claco Supply Inc. 332 Riverview	67202
S 33 1/3' of Lot 36	Harold Perry and Shirley Ann 335 No. Waco, suite 216	67202
N 15 1/3' of Lot 36 and S 15 2/3' of Lot 38	do	
N 33' of Lot 38 and S 8' of Lot 40	do	
Lot 40, exc. S. 8' and all of Lot 42	do	
Lot 44	Floran A. Rodgers and Suzanne M. 6209 E. 9th St.	67208
Lots 46-48-50-52	Urban Renewal Agency	67202
Lot 54	Maedeene Smith 3 Rolling Hills	67212
Lot 56	Urban Renewal Agency 104 South Broadway	67202
<u>Waco Avenue Addition</u>		
Lot 1	City of Wichita	
Lot 2	Urban Renewal Agency 104 South Broadway	67202
N 51' of Lot 3	Urban Renewal Agency 104 South Broadway	
S 2,5' of Lot 3	Lilly May Smith (decd) c/o Opal Hatcher, 1622 Pinecrest- South	67218
S 1 1/2 Ft. of Lot 4, and all of Lot 5 and Lot 4 (there were two deeds)	Urban Renewal Agency 104 South Broadway	67202
Lot 6	do	

Witness our hand and seal this the 2nd day of October, 1972, at 7 A.M.

GUARANTEE TITLE CO. Inc.,

By *Nellie M. Pestinger*  
Vice-President.

Order No. 40389