

ACTION

Posted
6-5-78
[Signature]

COMMITTEE _____ DATE _____

M.A.P.C. *Approved subject to conditions* 6-22-78

B.C.C./B. CO. C. *Approved subject to conditions* 7-19-78

"Closed" new case filed by someone
10/28/81 ADC

CU-206 - William L. Oliver, Jr.
requests Conditional Use Permit to
develop subject property with two-
family dwellings in "AA" zoned

5952
 Book 1;
 A-9-C
 Map No. _____
 Sec. 30
 Twp. 26
 Range 2E

DATA SHEET
 (ZONING & CONDITIONAL USE)

Z- _____
 SCZ- _____
 CU- 206
 Filed 5-30-78

APPLICATION DATA: From _____ to _____
 1. Applicant: Mr. William L. Oliver, Jr.
 Address Page Court, Wichita 67202 Phone 265-9311
 2. Agent: Oblinger-Smith Corp., et al
 Address 625 First Natl. Bldg., Wichita 67202 Phone 262-0451
 3. General Location: East side of Woodlawn Blvd., between 37th St. N. &
Mo. Pacific RR. Address _____
 4. Proposed Use: To develop subject property with Two-Family Dwellings
in "AA" zoned district.

AREA DATA:
 1. Acres: 8.11 (IRREGULAR) (638 ft. by 672 ft.)
 2. Adjoining Zoning: E "R-1" S "AA" W "R-1" N "R-1"
 3. Land Use: East UNDEVELOPED South APARTMENTS
 West UNDEVELOPED North MO. PAC. R.R.
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: UNDEVELOPED
 6. Area (is) (is not) platted.

PROCEDURE DATA:
 1. Zoning Committee _____ by _____
 2. MAPC Meeting: _____

<u>Date</u>	<u>Action</u>
<u>6-22-78</u>	<u>Approved sub. to conditions</u>
_____	_____
_____	_____

3. Governing Body (~~Bd. City Commissioners~~ - Bd. County Commissioners)

<u>Date</u>	<u>Action</u>	<u>Resolution</u>
<u>7/19/78</u>	<u>Approved subject to Conditions</u>	_____
_____	_____	_____
_____	_____	_____

NOTES:
Closed 10/28/81 new case filed

NORTHWESTERN IN. LOS ANGELES
 JOHN W. MCGREGOR, TX U. S. A.
 No. 2-153C
Shindler

5952
 Book 1;
 A-9-C

Map No. _____
 Sec. 30
 Twp. 26
 Range 2E

DATA SHEET
 (ZONING & CONDITIONAL USE)

Z- _____
 SCZ- _____
 CU- 206
 Filed 5-30-78

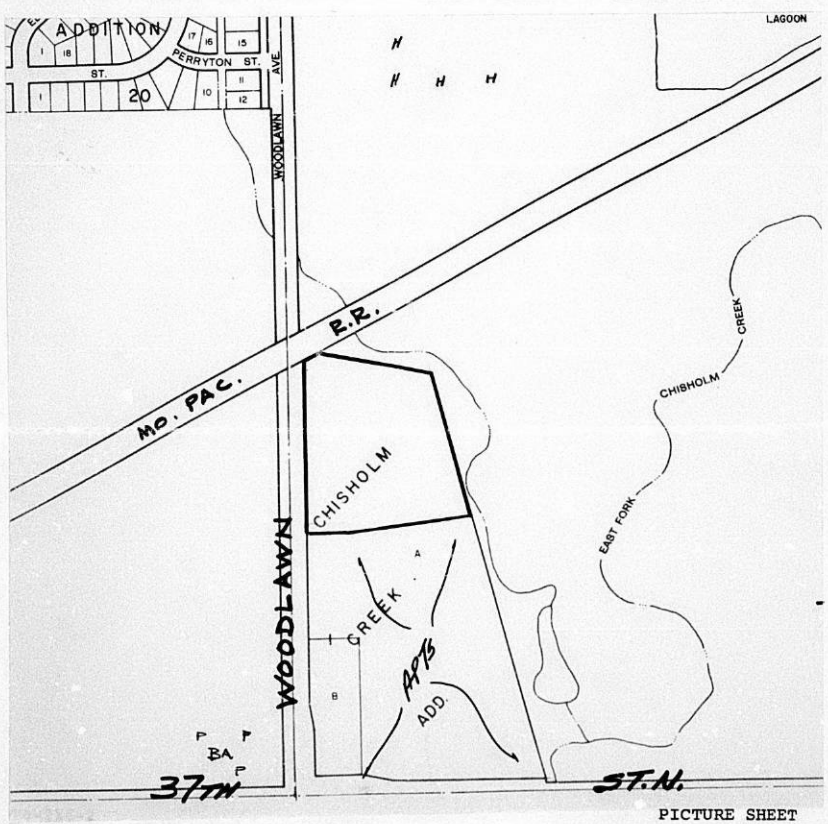
APPLICATION DATA: From _____ to _____

- Applicant: Mr. William L. Oliver, Jr.
 Address Page Court, Wichita 67202 Phone 65-9311
- Agent: Oblinger-Smith Corp., et al
 Address 625 First Natl. Bldg., Wichita 67202 Phone 62-0451
- General Location: East side of Woodlawn Blvd., between 37th St. N. & Mo. Pacific RR. Address _____
- Proposed Use: To develop subject property with Two-Family Dwellings in an R-1 zoned district.

AREA DATA:

- Acres: 8.1 (638 (IRREGULAR) ft. by 672 ft.)
- Adjoining Zoning: E "R-1" S "AA" W "R-1" N "R-1"
- Land Use: East UNDEVELOPED South APARTMENTS
 West UNDEVELOPED North MO. PAC. R.R.
- Sketch Plan Land Use is for: _____
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted. _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____



PICTURE SHEET

Do not publish
until plat is recorded

R#109-1978

Published in The Wichita Beacon on _____, 1978

RESOLUTION

CASE NO. CU-206

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A TWO-FAMILY HOUSING DEVELOPMENT ON PROPERTY ZONED THE "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 5.A.10.j AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 5.A.10.j and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a Two-Family Housing Development in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

All that part of Lot A, Block 1, Chisholm Creek Addition to Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of Woodlawn Blvd., said point being 60 feet east and 1001 feet north of the S.W. Corner of Sec. 30, Twp. 26-S, R-2-E; thence northerly, along said east line, bearing N 0° 17' 20" W, 672.64 feet; thence N 62° 16' E, 52.39 feet; thence S 79° 26' E, 448.64 feet; thence S 15° 18' 45" E, 565 feet; thence S 81° 46' 22" W, 493.30 feet; thence N 89° 41' 15" W, 145 feet to the point of beginning. Generally located on the east side of Woodlawn Blvd., between 37th Street North and the Mo. Pacific RR.

SUBJECT TO THE FOLLOWING:


- a. There will be no more than one duplex per platted lot.
- b. There will not be less than two parking spaces per dwelling unit.
- c. Recording of the associated plat "Bramblewood Addition" within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the conditional use not be published until the plat has been recorded with the Register of Deeds.

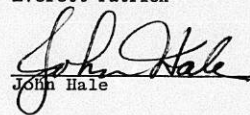
SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.


R#109-1978

SECTION III That this Resolution ^{shall} take effect and be in force from and after its adoption and publication in the Official County Paper.

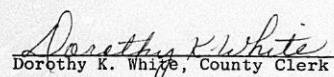
PASSED AND ADOPTED by the Board of County Commissioners of Sedgwick County, at Wichita, Kansas, this 12th day of July, 1978.


Everett Patrick, Chairman


John Hale, Commissioner

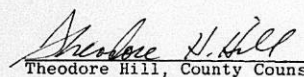

Tom Scott, Commissioner

ATTEST:


Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor


Theodore Hill, County Counselor



REF 109-1978
() Published in The Wichita Beacon on _____, 1973

R E S O L U T I O N

CASE NO. CU-206

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A TWO-FAMILY HOUSING DEVELOPMENT ON PROPERTY ZONED THE "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULYANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 5.A.10.j AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 5.A.10.j and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a Two-Family Housing Development in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

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SUBJECT TO THE FOLLOWING:

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- c. Recording of the associated plat "Bramblewood Addition" within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the conditional use not be published until the plat has been recorded with the Register of Deeds.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.


1978

SECTION III That this Resolution ^{shall} all take effect and be in force from and after its adoption and publication in the Official County Paper.

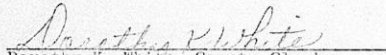
PASSED AND ADOPTED by the Board of County Commissioners of Sedgwick County, at Wichita, Kansas, this 10th day of July, 1978.


Everett Patrick, Chairman


John Hale, Commissioner

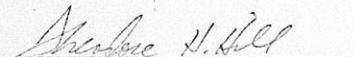

Tom Scott, Commissioner

ATTEST:


Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor


Theodore Hill, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

CASE NO. CU-206

CONSIDERED BY MAPC: June 22, 1978

REQUEST FOR: Approval of a Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT): To develop subject property with two-family dwellings.

GENERAL LOCATION: East side of Woodlawn in an area between 37th Street North and the Missouri-Pacific Railroad.

LEGAL DESCRIPTION: All that part of Lot A, Block 1, Chisholm Creek Addition to Sedgwick County, Kansas, described as follows: beginning at a point on the east line of Woodlawn Blvd., said point being 60 feet east and 1001 feet north of the S.W. Corner of Sec. 30, Twp. 26-S, R-2-E; thence northerly, along said east line bearing N 0° 17' 20" W, 672.64 feet; thence N 62° 16' E, 53.39 feet; thence S 79° 26' E, 448.64 feet; thence S 15° 18' 45" W, 565 feet; thence S 81° 46' 22" W, 493.30 feet; thence N 89° 41' 15" W, 145 feet to the point of beginning.

APPLICANT: William L. Oliver, Jr., Page Court, 67202

COUNSEL FOR APPLICANT: Oblinger-smith Corporation, 625 1st Nat'l Bk. Bldg. Amarado Investment, Inc. 230 S. Market, 67202; Financial Services, Inc. 910 Sutton Place, 67202

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: North, east and west - "R-1"
South - Multi-family

LAND USE: North - railroad and undeveloped; east - undeveloped;
South - multi-family; and west - undeveloped.

PLANNING COMMISSION RECOMMENDATION: That this conditional use permit be approved subject to the following conditions: a) there will be no more than 1 duplex per platted lot; b) There will be not less than two parking spaces per dwelling unit; and c) Recording of the associated plat, "Bramblewood Addition" within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the Resolution effectuating the conditional use not be published until the plat has been recorded with the Register of Deeds. Greider moved, Cole seconded and it carried unanimously (Taylor, Greider, Cole, Bayouth, Jones, Barrier and Bell). May, Hennessy & Savina were absent.

ACTION: 1. Approve the application as recommended by the Metropolitan Area Planning Commission subject to the recommended conditions of approval, adopt a resolution effectuating the Conditional Use; or
2. Deny the application.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 22, 1978:

14. Case No. CU-206 - William L. Oliver, Jr. requests approval for a conditional use permit to develop Two-Family dwellings in the "AA" One Family District for property described as follows: All that part of Lot A, Block 1, Chisholm Creek Addition to Sedgwick County, Kansas, beginning at a point on the east line of Woodlawn Blvd., said point being 60 feet east and 1001 feet north of the S.W. Corner of Sec. 30, Twp. 26-S, R-2-E; thence northerly, along said east line, bearing N 0° 17' 20" W, 672.64 feet; thence N 62° 16' E, 52.39 feet; thence S 79° 26' E, 448.64 feet; thence S 15° 18' 45" E, 565 feet; thence S 81° 46' 22" W, 493.30 feet; thence N 89° 41' 15" W, 145 feet to the point of beginning. Generally located on the east side of Woodlawn Blvd., between 37th Street North and the Mo. Pacific RR.

GALBRAITH showed slides of the area and surrounding area and reviewed the following staff report:

Comments:

1. The applicant is requesting a conditional use permit to construct two-family dwellings on property approved for "AA" Single-family zoning in the latter part of 1972 (SCZ-0297).
2. The County Zoning Resolution was amended in 1975 to permit two-family dwellings in the "AA" zone as a conditional use. The amendment provides that the lot area per two-family dwelling shall not be less than 10,000 square feet and off-street parking requirements shall not be less than two spaces per dwelling unit, of which one space for each dwelling unit may be located in the front yard setback.
3. Subject property is being platted as "Bramblewood Addition" (24 lots) which was approved by the Planning Commission on June 8, 1978. One of the conditions of approval was the applicant filing and receiving approval of a conditional use permit to allow development of the property with two-family dwellings.
4. A recommendation of approval by the Planning Commission should be subject to recording of the associated plat "Bramblewood Addition" within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the conditional use not be published until the plat has been recorded with the Register of Deeds.

GALBRAITH stated that the staff recommended approval of the request subject to two additional conditions that there would be no more than one duplex per platted lot and that there would not be less than two parking spaces per dwelling unit.

JOHN GIST, Oblinger & Smith Corp., representing the applicant, stated that the intent was to build Two-Family dwellings on this site. He said this could be considered a down-zoning case as the area had been previously approved for the development of townhouses. He said the recommended two conditions were acceptable that did not appear on the staff report.

There was no one present in opposition to the application.

MOTION: That the Planning Commission recommend to the County Commission that this conditional use permit be approved subject to the following conditions:

- a. There will be no more than one duplex per platted lot.
- b. There will not be less than two parking spaces per dwelling unit.

- c. Recording of the associated plat "Bramblewood Addition" within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the conditional use not be published until the plat has been recorded with the Register of deeds.

Greider moved, Cole seconded and it carried unanimously. May, Hennessy and Savina were absent.

RESOLUTION

CASE NO. CU-206

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A TWO-FAMILY HOUSING DEVELOPMENT ON PROPERTY ZONED THE "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 5.A.10.J AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 5.A.10.j and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a Two-Family Housing Development in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

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SUBJECT TO THE FOLLOWING:

- a. There will be no more than one duplex per platted lot.
- b. There will not be less than two parking spaces per dwelling unit.
- c. Recording of the associated plat "Bramblewood Addition" within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the conditional use not be published until the plat has been recorded with the Register of Deeds.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners of Sedgwick County, at Wichita, Kansas, this ___ day of _____, 19___.

_____, Chairman
Everett Patrick

_____, Commissioner
John Hale

_____, Commissioner
Tom Scott

ATTEST:

Dorothy K. White, County Clerk
(SEAL)

Approved as to form by County Counselor

Theodore Hill, County Counselor

June 23, 1978

Mr. John Gist
Oblinger-Smith
625 First National Bank Bldg.
Wichita, Kansas 67202

Re: CU-206 - Conditional Use Permit
for two-family dwelling develop-
ment

Dear Mr. Gist:

The Planning Commission at their regular meeting of June 22, 1978, considered the above conditional use request. The action of the Planning Commission was to recommend that the application be approved subject to the following conditions:

- a. There will be no more than one duplex per platted lot.
- b. There will not be less than two parking spaces per dwelling unit.
- c. Recording of the associated plat "Bramblewood Addition" within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the conditional use not be published until the plat has been recorded with the Register of Deeds.

This case will be forwarded to the Board of County Commissioners for consideration at their regular meeting of July 19, 1978; this meeting to be held in Room 320, Sedgwick County Courthouse, 525 North Main, beginning at 9:00 a.m.

If you have any questions, please call.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: James R. Schaefer, Attorney, Brown Bldg., 67202
William L. Oliver, Jr., Page Court, 67202
Amarado Inv., Inc., Attention: Lowell Richardson,
230 S. Market, 67202
Syd Werbin, Co. Bldg., Planning & Inspection, Sedgwick
County Courthouse, 525 N. Main, 67203

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAP HEARING DATE: 6-22-78

Case No. CU-206

Request: Conditional Use Permit for two-family dwelling development.

Location: East side of Woodlawn in an area between 37th Street North and the Missouri-Pacific Railroad.

Reason: "Two family dwelling units."

Acres: 3.1

Size: 638' x 672' (irregular shape).

	Land Use	Zoning
Existing	Undeveloped	"AA"
North	Railroad and undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Multi-family	"AA"
West	Undeveloped	"R-1"

Necessary street rights-of-way to be acquired at the time of platting.

Platted: Being platted as S/D 78-20 Bramblewood Addition.

Comments:

1. The applicant is requesting a conditional use permit to construct two-family dwellings on property approved for "AA" Single-family zoning in the latter part of 1972 (SCZ-0297).
2. The County Zoning Resolution was amended in 1975 to permit two-family dwellings in the "AA" zone as a conditional use. The amendment provides that the lot area per two-family dwelling shall not be less than 10,000 square feet and off-street parking requirements shall not be less than two spaces per dwelling unit, of which one space for each dwelling unit may be located in the front yard setback.
3. Subject property is being platted as "Bramblewood Addition" (24 lots) which was approved by the Planning Commission on June 8, 1978. One of the conditions of approval was the applicant filing and receiving approval of a conditional use permit to allow development of the property with two-family dwellings.

Case No. CU-206
Page 2 6-22-78

4. A recommendation of approval by the Planning Commission should be subject to recording of the associated plat "Bramblewood Addition" within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the conditional use not be published until the plat has been recorded with the Register of Deeds.
-

CU-206 - 37 "Notice to Adjoining Property Owners" mailed 6/8/78 for
the MAPC meeting for 6/22/78.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS

JUN 8 1978

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Chambers, City Hall, 1st floor, 455 North Main Street, Wichita, Kansas, at its meeting at 1:30 p.m. on JUN 22 1978, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. CU-206

Conditional Use Request to Permit Establishment of
a Two-Family Housing Development
in the "AA" One Family Dwelling District

All that part of Lot A, Block 1, Chisholm Creek Addition to Sedgwick County, Kansas, described as follows: Beginning at a point on the east line of Woodlawn Blvd., said point being 60 feet east and 1001 feet north of the S.W. Corner of Sec. 30, Twp. 26-8, R-23E; thence northerly, along said east line, bearing $\text{N } 0^{\circ} 17' 20'' \text{ W}$, 672.64 feet; thence $\text{N } 62^{\circ} 16' \text{ E}$, 52.39 feet; thence $\text{S } 79^{\circ} 26' \text{ E}$, 448.64 feet; thence $\text{S } 15^{\circ} 18' 45'' \text{ E}$, 565 feet; thence $\text{S } 81^{\circ} 46' 22'' \text{ W}$, 493.30 feet; thence $\text{N } 89^{\circ} 41' 15'' \text{ W}$, 145 feet to the point of beginning. Generally located on the east side of Woodlawn Blvd., between 37th Street North and the Mo. Pacific RR.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

T9-216

SEDGWICK COUNTY ZONING RESOLUTION

Summary Description of Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres with a minimum frontage of 200 feet.
- "R-1" - Suburban Residential District
Permits one and two-family dwellings on a minimum of 15,000 square feet of land area per family with each lot having a minimum frontage of 100 feet.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.
- "BB" - Office District
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District
Permits any retail commercial uses conducted within an enclosed building. Permits residential uses.
- "C" - General Commercial District
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District
Permits most manufacturing uses and uses permitted in "C".
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits.
- "CU" - Any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.

Book 1
A-9-C
30-26-2E

MAPC
6-22-78
CU-206

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, City Hall, Tenth Floor, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT MR. WILLIAM L. OLIVER, JR.
ADDRESS PAGE COURT - WICHITA 67202 PHONE 265-9311

* AGENT ORLINGER-SMITH CORPORATION
ADDRESS 625 FIRST NATL. BANK BLDG. 67202 PHONE 262-0451

B. APPLICANT N.A.
ADDRESS _____ PHONE _____

* AGENT AMARADO INVEST. INC. - ATTN. LOWELL RICHARDSON
ADDRESS 230 SOUTH MARKET 67202 PHONE 267-1261

C. APPLICANT N.A.
ADDRESS _____ PHONE _____

* AGENT FINANCIAL SERVICES, INC. - ATTN. JIM SANDERS
ADDRESS 910 SUTTON PLACE 67202 PHONE 265-7254

(Use separate sheet if necessary for names of additional applicants).

II. The applicant proposes to establish 2 TWO-FAMILY

1 DWELLING UNITS (use)

on property legally described as Lot(s) (SEE BELOW)

_____, Block(s) _____ of the _____

_____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

All that part of Lot A, Block 1, Chisholm Creek Addition to Sedgwick County Kansas, described as follows: Beginning at a point on the east line of Wood-Tawn Blvd., said point being 60 feet east and 1001 feet north of the S.W. Corner of Sec. 30, Twp. 26-S, R-2-E; thence northerly, along said east line, bearing N 0° 17' 20" W, 672.64 feet; thence N 62° 16' E, 52.39 feet; thence S 79° 26' E, 448.64 feet; thence S 15° 18' 45" E, 565 feet; thence S 81°

Form PR-3
46° 22' W, 493.30 feet; thence N 89° 41' 15" W, 145 feet to the point of beginning.

OK for legal

THIS PROPERTY IS LOCATED AT (ADDRESS) N.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR

B. ON THE EAST SIDE OF WOODLAWN BLVD. ~~(AVENUE)~~
~~WARRIOR~~ BETWEEN 37th ST. N. (AVENUE) STREET AND
MO. PACIFIC RR (AVENUE) STREET.

V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED "AA" (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:
TO DEVELOP SUBJECT PROPERTY WITH TWO-FAMILY DWELLINGS.

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

William T. Oliver Jr.

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY

This application was received at the Planning Department at 1:45
(AM, PM) on May 30, 1978 (day, month, year). It has been checked
and found to be complete and accompanied by required documents and
the appropriate fee of \$ 70⁰⁰.

J. Lynn Shirley Name
J. Glanzer Title

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 10, block 20	Pearson's First	✓ John Kenemer Patricia A. Kenemer 6315 Perryton 67220
lot 12, block 20	same	✓ Robert G. Magill Dee A. Magill 4023 N. Woodlawn 67220
lots 1,2,3,4 & 5, block 6	Bowers First	✓ Bowers Drilling Co., Inc. 145 Vickers KSB&T Bldg 67202
lot 1, Block A	Chisholm Trail State Bank Second	✓ Chisholm Trail State Bank 6160 N. Broadway 67220
Building #1	Chisholm Creek	
Unit 1		✓ Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 2		✓ Wayne H. Tompkins D. Ellene Tompkins 3900 N. Woodlawn 67220
Unit 3		✓ Gene A. Heitman 2323 N. Woodlawn 67220
Unit 4		✓ W. D. Hanstine Joanna F. Hanstine 3900 N. Woodlawn 67220
Building #2	Chisholm Creek	
Unit 1		✓ Daniel L. Sullivan Kim R. Sullivan 723 S. Roosevelt 67208
Units 2 & 3		▷ Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 4		✓ John K. Fitzgerald 15 Hampton Road 67207
Unit 5		✓ Robert M. Sims 6602 E. Harry #815 67207
Unit 6		✓ Mary Jane Pankey 4143 E. English 67218
Building #3	Chisholm Creek	
Units 1, 2, 3, 4, 5 & 6		✓ William L. Oliver, Jr. 8 Lakeside Blvd 67207

Lot	Addition	Property Owner
Building #4 Units 1, 2, 3, 4 & 5	Chisholm Creek	Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 6		Joseph R. Jean Buffy J. Jean 3900 N. Woodlawn 67220
Building #5 Units 1, 2,3,4,5 & 6	Chisholm Creek	William L. Oliver, Jr. 8 Lakeside Blvd 67207
Building #6 Units 1 & 2, 4, 5 & 6	Chisholm Creek	Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 3		Darwin L. Forman Karol J. Forman 3900 N. Woodlawn 67220
Building #7 Units 1,2 & 3	Chisholm Creek	Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 4		Charles A. Laut, Jr. Erleen E. Laut 26 Maverick (no zip available)
Building #8 Units 1,2,3,4,5,6,7 & 8	Chisholm Creek	William L. Oliver, Jr. 8 Lakeside Blvd 67207
Building #9 Units 1 & 2	Chisholm Creek	Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 3		Robert C. Traeger E. Jane Traeger 1600 N. Ridgewood Dr. 67218
Unit 4		Ronald L. Hovan Roberta-L. Hovan 1615 Kenman Drive 67219

ret + present 6/14/78
 to 3900 N. WOODLAWN
 (7 LANSDOWN)
 WICHITA 67220

Lot	Addition	Property Owner
Building #10 Units 1, 2 & 4	Chisholm Creek	Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 3		James C. Maloney, Jr. Deena Jill Maloney 3900 N. Woodlawn 67220
Building #11	Chisholm Creek	
Unit 1		Jon L. Mollin 1644 S. Missior. Rd. 67206
Units 2 & 4		Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 3		Dennis M. Ross M. Linda Ross 3840 S. Seneca lot D49 67217
Building #12	Chisholm Creek	
Unit 1		Terry D. Martin Cheri D. Martin 1821 S. Pinecrest 67208
Units 2 & 4		Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 3		Walter R. Conlogue Mary Jo Conlogue 3900 N. Woodlawn 67220
Building #13	Chisholm Creek	
Unit 1		Marlene A. Corpstein 3900 N. Woodlawn 67220
Units 2 & 4		Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 3		M. Joyce Case 6020 E. 17th St. 67208
Building #14	Chisholm Creek	
Unit 1		Bernal J. Nichol, Jr. Rhonda L. Nichol address unknown <i>nonfound</i>
Unit 2		Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220

*Ret. + Resent 6/13/78
3900 N. Woodlawn
67220*

*Ret. + Resent 6/13/78
to: 3900 N. Woodlawn
67220*

Lot	Addition	Property Owner
Building #14	Chisholm Creek	
Unit 3		✓ Rollin R. McCartor address unknown <i>unfound</i>
Unit #4		✓ Patrick L. Carter 1631 So. Waco 67213
Building #15	Chisholm Creek	
Units 1 & 2		Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 3		✓ MidKansas Federal Savings & Loan Association 230 N. Market 67202
Unit 4		✓ Tomiharu Hiratzka Eiko Hiratzka 3900 N. Woodlawn 67220
Building #16	Chisholm Creek	
Units 1 & 2		Stephen Smith % Chisholm Creek, Inc. 3900 N. Woodlawn 67220
Unit 3		✓ Mildred G. Wiley 3900 N. Woodlawn 67220
Unit 4		✓ Sarah E. Bryan 3900 N. Woodlawn 67220
Building #17	Chisholm Creek	
Units 1,2,3,4,5 & 6		William L. Oliver, Jr. 8 Lakeside Blvd 67207
Building #18	Chisholm Creek	
Units 1,2,3,4,5 & 6		William L. Oliver, Jr. 8 Lakeside Blvd 67207

Note: All owners of units above hold title to fractional interests in and to the following described tract, referred to on deeds as common area:

A tract of land in the Southwest Quarter of Section 30, Township 26 South, Range 2 East of the Sixth P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 250 feet East and 75 feet North of the SW corner of said SW $\frac{1}{4}$, thence North 0°17'20" West a distance of 525.00 feet; thence South 89°41'15" West a distance of 190.00 feet; thence North 0°17'20" West a distance of 85.00 feet; thence North 89°41'15" East a distance of 145 feet; thence North 0°17'20" West a distance of 270.00 feet; thence North 74°41'15" East a distance of 330 feet; thence South 15°18'45" East a distance of 20 feet; thence North 74°41'15" East a distance of 40.00 feet; thence North 15°18'45" West a distance of 20.00 feet;

Continued on following page:

Common Area Chisholm Creek (cont.)

thence North 74°41'15" East a distance of 130.00 feet; thence South 15°18'45" East a distance of 1078.24 feet; thence South 89°41'15" West a distance of 616.57 feet; thence North 76°16'35" West a distance of 103.08 feet to the point of beginning

Tract

Property Owner

The Southwest $\frac{1}{4}$ of Section 30-T26S-R2E, except that portion platted as Chisholm Creek Addition

D William L. Oliver, Jr.
8 Lakeside Blvd

The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 25-T26S-R1E except the following described tracts

X N. H. Henley ✓
address unknown *none found*

East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 25-T26S-R2E lying South of the MO PAC RW except the east 673 feet

✓ Virgil J. Koehn
Fern M. Koehn
6210 E. 37th St. N. 67220

The East 673 feet of the Southeast $\frac{1}{4}$ of Section 25-T26S-R1E lying South of the MO PAC RW except the South 365 feet of the West 230 feet and Except portion platted as Chisholm Trail State Bank Second Addition

✓ M. G. Keeny
Mary Susan Keeny
841 N. Broadway 67214

The South 365 feet of the West 230 feet of the East 673 feet of the Southeast $\frac{1}{4}$ of Section 25-T26S-R1E lying South of the MO PAC RW

✓ Sylvia J. Menges
Joseph Martin Menges, Sr.
6212 E. 37th St. N. 67220

We hereby certify the foregoing to be a true and correct list of the property owners of: 1,000 foot radius of All that part of Lot A, Block 1, Chisholm Creek Addition described as follows: Beginning at a point on the East line of Woodlawn Blvd., said point being 60 feet east and 1001 feet north of the S.W. Corner of Sec. 30, Twp. 26-S, R-2-E; thence northerly, along said east line, bearing N 0°17'20" West, 672.64 feet; thence North 62°16' East, 52.39 feet; thence S 79°26' East, 448.64 feet; thence S 15°18'45" East, 565 feet; thence South 81°46'22" West, 493.30 feet; thence North 89°41'15" West, 145 feet to the point of beginning, as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 22nd day of May, 1978 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By *Mary Sable*
Vice President

Order No. 264748
jc

CV-206

Edie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

NOT DELIVERABLE AS ADDRESSED
NO FORWARDING ORDER ON FILE
SOUTHEAST



Resent 6/13/78

TERRY D. MARTIN
CHERI D. MARTIN
1821 S. PINECREST
WICHITA, KS. 67208

3900 N. Woodlawn 67220

Important! Notice of Meeting Enclosed

CV-206

Edie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

NOT DELIVERABLE AS ADDRESSED
NO FORWARDING ORDER ON FILE
CHISHOLM STATION



Resent 6/13/78

DENNIS M. & M. LINDA
3840 S. SENECA - LOT D
WICHITA, KS. 67217

3900 N. Woodlawn 67220

Important! Notice of Meeting Enclosed

CV-206

Edie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

NOT DELIVERABLE AS ADDRESSED
NO FORWARDING ORDER ON FILE
MUNGER



Return: No Such Person at this Address

RONALD L. & ROBERTA L. HOVAN
1615 KENMAR DRIVE
WICHITA, KS. 67219

Resent 6/14/78 - mailed to

(7 Lansdown) 3900 N. Woodlawn - per P.O. Super 67220

Important! Notice of Meeting Enclosed

FORM 021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Eka	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan	Cement	M.S.P.

DESCRIPTION	AMOUNT

NAME _____
ADDRESS _____
FUND _____ DUE DATE _____
COMMENTS _____
DATE _____ BY _____