

CU-210 - Karl Solomon requests Conditional Use Permit to Establish a Multiple Family Dwelling in the "R-1" Suburban Residential District, generally located at the northeast corner of Central

POSTED
12-5-78
12-11

ACTION

DATE

COMMITTEE

M.A.P.C. Prepared 4 weeks. 12-21-78
M.A.P.C. Approved out to meeting 1-18-79
B.C.C./B. CO. C. Approved out to 2-14-79
the committee &
recommended

Bdy of Com Central ptains 11-14-79

" " Granted extension to 1-21-81
2-14-82

Bdy of Com Granted ptains 1-27-81
to Feb 21 1983

Closed

Map No. Book 2;
E-14-C
 Sec. 13
 Twp. 27
 Range 2E

DATA SHEET
 (ZONING & CONDITIONAL USE)

Z- _____
 SCZ- _____
 CU- 210
 Filed 11-17-78

(Associated SCZ-0407)

- APPLICATION DATA: From _____ to _____
- Applicant: Karl Solomon
 Address 5900 E. Central, 67208 Phone 262-2483
 - Agent: Reiss & Goodness Engineers
 Address 2160 W. 21st, 67203 Phone 832-0213
 - General Location: Northeast corner of Central and 143rd St., East
 Address _____
 - Proposed Use: _____

- AREA DATA:
- Acres: 24.9 (1330 ft. by 1585 ft.)
 - Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
 - Land Use: East KANS. TRAIL/TYPE South SINGLE FAMIL & KANS. TRAIL/TYPE
 West UNDEVELOPED North UNDEVELOPED
 - Sketch Plan Land Use is for: _____
 - Present Land Use is for: UNDEVELOPED
 - Area (is) (is not) platted. _____

- PROCEDURE DATA:
- Zoning Committee _____ by _____
 - MAPC Meeting: _____

Date	Action
<u>12-21-78</u>	<u>Deferred 4 months</u>
<u>1-18-79</u>	<u>Approved with conditions</u>

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

Date	Action	Resolution
<u>2-14-79</u>	<u>Approved with conditions</u>	<u>Recommended</u>

NOTES:

6-17-80 Compliance with items 8 & 9 of the resolution have been submitted. Still need guarantee for deed lane and a site plan before resolutions can be published.

HASTING, MI-187 ANGELES
 LOGAN OH - MOORECOR, TX U. S. A.

No. 2153C
 Simplot

6448
Book 2;
Map No. E-14-C
Sec. 13
Twp. 27
Range 2E

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 210
Filed 11 17 78

(Associated SCZ-0407)

APPLICATION DATA: From _____ to _____

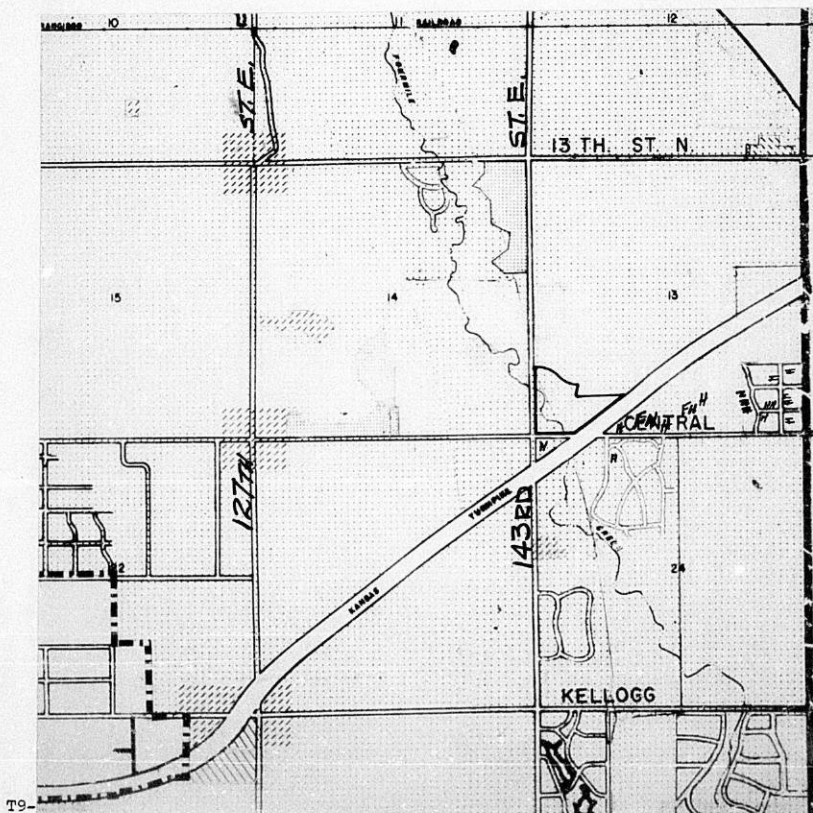
1. Applicant: Karl Solomon
Address 5900 E. Central, 67208 Phone 62-2483
2. Agent: Reiss & Goodness Engineers
Address 2160 W. 21st, 67203 Phone 32-0213
3. General Location: Northeast corner of Central and 143rd St. East
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 24.9 (1330 ft. by 1595 ft.)
2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
3. Land Use: East KANS. TURNPIKE South SINGLE FARM & KANS. TURNPIKE
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



R#42
MADD

RESOLUTION # 42-1979

CASE NO. CU-210

A RESOLUTION PERMITTING A MULTIPLE FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND LOCATED 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.i, 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.i, and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a multiple family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Lot 1 in Block 4, Crestview Country Club Estates Overbrook Addition to Sedgwick County, Kansas. Generally located at the northeast corner of Central and 143rd Street East.

SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.
2. The maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
3. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.
4. Submission of a building location and site circulation plan to the Planning Department for review and approval prior to the publication of the resolution.
5. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
6. A minimum 50 foot building setback shall be maintained from the single family lots adjacent to Sharon Lane.
7. The applicant shall submit a letter from the County Public Works Department stating that a satisfactory guarantee has been submitted for the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East

R #42

and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed.

- 8. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
- 9. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.
- 10. Publication of the resolution shall not occur until after conditions number 4, 7, 8 and 9 have been complied with, and in the event these conditions have not been complied with within one year from the date of approval by the Board of County Commissioners, subject case shall be considered denied and closed.

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 14th day of February 1979.

Tom Scott, Chairman
Tom Scott

Donald Gragg, Commissioner
Donald Gragg

Everett Patrick, Commissioner
Everett Patrick

ATTEST:



Dorothy K. White, County Clerk
Dorothy K. White, County Clerk
by Dorothy Peal, Deputy

Approved as to form by County Counselor

Theodore H. Hill, County Counselor
Theodore H. Hill, County Counselor

WICHITA-SEDGWICK COUNTY

DATE

February 1, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

TO Ron Worley, Director, County Department of Building, Planning
and Codes.

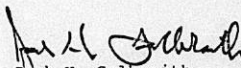
FROM Jack H. Galbraith, Chief Planner

SUBJECT CU-210 - Conditional Use Permit to Establish a Multiple-Family
project in the "R-1" District. Generally located at
the northeast corner of Central and 143rd Street East.

Attached are two copies of an approved building location and site circulation plan required as a condition of approval of the above referenced conditional use case. All of the conditions of approval that had to be met before publication of the resolution have been satisfied and the resolution should be published by next week.

During our review of the site plan we noticed that some patios or decks were shown in the floodway. The plat (Crestview Country Club Estates Overbrook Addition) states that "No building shall be constructed, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Valley Center Flood Control Office or their successors of office." In my opinion, any one seeking a building permit that would result in any overhang, patios, decks, etc., on or over the floodway should obtain approval from the County Engineer prior to the issuance of a building permit.

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


Jack H. Galbraith
Chief Planner

JHG:GEL:el

Attachments

cc: Claud Shelor, County Director, Department of Public Works
Kenny Hill, Poe & Associates, P.O. Box 11185, Wichita 67202
Merle E. Bitting, 251 N. Water, 67202



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 268-7901

Claud S. Shelor, P.E.:
Director of Public Works/County Engineer

TO: Art Chambers, M.A.P.D.
FROM: Phillip Dietrich *[Signature]*
DATE: January 21, 1983
SUBJ: SCZ-0407, CU-210

This to inform you that a satisfactory guarantee in the form of an Irrevocable Letter of Credit has been submitted for the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East and Sharon Lane.

Please advise if you should have any questions.

PD/y1s

cc: Ron Worley, Supt. of Bldg. & Codes
CU-210 File

enclosure

RECEIVED

JAN 21 1983
METROPOLITAN PLANNING
ROUTE *out*

IRREVOCABLE LETTER OF CREDIT

THE FOURTH NATIONAL BANK & TRUST CO., WICHITA
(Name of Bank)

DATE: December 22, 1982

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We have hereby opened our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 10,000.00 for the account of Merle E. Britting

(PURCHASER), to be accepted by your signed statement that drawing is due to default of failure to perform by PURCHASER, the following improvements on or before issuance of building permits or February 14, 1985, (6) whichever occurs first. (insert date at least 60 days after the date on line 6)

1. Construct temporary deceleration lane adjacent to the intersection of 143rd Street East and Sharon Lane.
- 2.
- 3.

In Crestview Country Club Estates Overbrook Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under The Fourth National Bank & Trust Co., Wichita, Kansas, Credit No. 1044, date December 22, 1982 (Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation be endorsed on the reverse side hereof and the presentment of any such draft shall be warrenty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

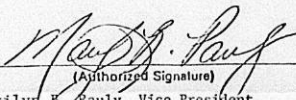
We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same specified if negotiated on or before April 16, 1985 (insert a date at least 60 days after the date on line 6)

Very Truly Yours,

THE FOURTH NATIONAL BANK & TRUST CO., WICHITA
(Name of Bank)

(CORPORATE SEAL)

BY:


(Authorized Signature)
Marilyn B. Fauly, Vice President



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF PUBLIC WORKS

1001 SENECA
WICHITA, KANSAS 67213-2498
(316) 268-7931

Claud S. Shelor, P.E.
Director of Public Works/County Engineer

December 20, 1982

Poe & Associates
P.O. Box 11185
Wichita, KS 67211

Attn: Kenny Hill, P.E.

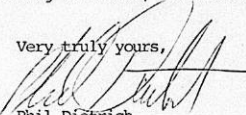
RE: Conditional Use 210

Dear Mr. Hill:

As per your telephone request, this office has estimated a cost of \$10,000 would be required to properly construct the deceleration lane at the intersection of 143rd St. East and Sharon Lane.

If you should have any questions concerning the above, do not hesitate to call.

Very truly yours,


Phil Dietrich

PD/y1s

cc: David C. Spears, P.E.
Ron Worley
CU File
Art Chambers, MAPD ✓

RECEIVED

DEC 21 1982

METROPOLITAN PLANNING

ROUTE 101

December 20, 1983

Kenny Hill
Poe and Associates, Inc.
1720 East Morris
P.O. Box 11185
Wichita, Kansas 67202

Re: CU-210 for Multiple-Family.
Generally located at the northeast
corner of Central & 143rd St. East.

Dear Mr. Hill:

We have reviewed your proposed site plan and circulation plan for Lot 1, Block 4, Crestview Country Club Estates, Overbrook Addition. As you are aware, a site circulation plan has to be approved by this office prior to publishing the resolution that would permit multiple family development. Based upon that review, we find the circulation plan satisfactory and it is hereby approved. You will need to submit four additional copies of the plan. A copy of the plan will be forwarded to the County Zoning Office. Any changes to the plan will need to be submitted to the office for review and approval.

The plan shows some patios or decks extending into the floodway along 143rd Street East. The plat for this site states that "no building shall be built within the floodway, nor shall any fill, change of grade, creation of channel shall occur without permission of the Wichita-Valley Center Flood Control Office". You should contact that office, prior to seeking a building permit, for approval of the patios or decks.

The only condition of approval that still needs to be complied with is the submission of a letter from the County Public Works Department stating that a guarantee has been submitted for the construction of a decel lane on 143rd Street East. Once that is accomplished, the resolution will be published.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el

January 25, 1982

Jack Spratt, Chairman, Board of Sedgwick County Commissioners

Robert A. Lakin, Director of Planning

SCZ-0407 - "R1" to "AA" and associated conditional use; CU-210 - Request for extension of one year time limit on completion of conditions of approval

We have received a copy of a letter from Karl Solomon requesting a one year extension of the time limit for completion of the conditions of approval for the above referenced cases.

On January 12, 1982, we sent a letter to then Chairman Donald Gragg, which requested that the extension be granted, but mistakenly made reference to a failure to plat, instead of failure to complete the conditions of approval. The subject property is platted and our letter of January 12, 1982, should be disregarded.

Our files indicate this is the third time an extension of the time limit for completion of the conditions of approval has been requested on these two cases. Our files also indicate that a requested one year extension was granted on January 21, 1981, to expire February 21, 1982. In accordance with MAPC Policy Statement No. 5, this request will have to be considered by the Board of County Commissioners.

In his letter of January 8, 1982, Mr. Solomon states that market conditions have prevented him from completing the conditions of approval. This case has been open for three years, during which time no action has been taken to complete these conditions. We agree with the request for a one year extension of the time limit for completion of the conditions of approval to February 21, 1983, with the understanding that unless the applicant has shown substantial compliance to the conditions under which the conditional use and zone change were granted, we will not be in support of any additional extension requests.

We recommend that this matter be placed on the agenda for the Board of County Commission meeting of January 27, 1982, if you have any questions concerning this matter, please call.

Robert A. Lakin, Director of Planning

RAL:JEF:vn

cc: Don Gragg, Sedgwick County Commissioner
Tom Scott, Sedgwick County Commissioner
Castina Towles, Sedgwick County Department of Administration
Ron Worley, County Zoning Administrator
Karl Solomon, 5900 E. Central, Suite 101, 67208

January 7, 1981

Board of County Commissioners
Sedgwick County Courthouse

Subject: Case No. CU-210 - Conditional Use Permit to establish a multiple family housing development. Request for extension of time to complete approval conditions.

Gentlemen:

We are in receipt of a copy of a letter from Mr. Karl Solomon requesting a 12-month extension of time to complete the conditions of approval of the above referenced case.

The Conditional Use Case, CU-210, was approved by the Board of County Commissioners on February 14, 1979, subject to ten conditions. Four of these conditions were to have been complied with prior to publication of the Resolution establishing the multiple family use and the applicant, Mr. Solomon, was to have these conditions complied with within one year. The four conditions involve: (1) a guarantee to the County to construct a temporary decel lane; (2) submission of a building location, and site circulation plan; (3) a satisfactory guarantee for sanitary sewer service to the Crestview Improvement District; and (4) submission of a letter from the Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments. A one-year extension to February 14, 1981 was granted by the Board of County Commissioners on November 14, 1979.

Mr. Solomon indicates that additional time, because of economic and market conditions, is needed to complete these four requirements and we would concur in his request for an extension of twelve months to a new completion date of February 14, 1982.

We recommend that this matter be placed on the agenda for the January 21, 1981 County Commission meeting for consideration. If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el
cc: Continued on Page Two

Page Two
Board of County Commissioners
January 7, 1981

cc: Commissioner Don Gragg, Board of County Commissioners
Commissioner Tom Scott, Board of County Commissioners
Commissioner Jack Spratt, Board of County Commissioners
Castina Towle, County Department of Administration
Joe Freeman, Acting Director, County Department of
Public Works

County Counselor
Karl Solomon, 5900 E. Central, Suite 101, 67208

KARL SOLOMON INVESTMENTS
5900 EAST CENTRAL
SUITE 101
WICHITA, KANSAS 67208
(316) 262-2483

December 22, 1980

Mr. Everett Patrick, Chairman
Board of County Commissioners
Third Floor, Courthouse Building
525 North Main Street
Wichita, Kansas 67203

Re: Conditional Use Resolution No. 42
(Case No. CU-210)

Dear Mr. Patrick:

I am the owner of the land which is the subject matter of the above Resolution. A copy of the Resolution passed by the Board of County Commissioners on February 14, 1979, is enclosed herewith.

Condition No. 10 of the Resolution provided that publication of the Resolution shall not occur until after Conditions No. 4, 7, 8 and 9 have been complied with, and that this compliance must be had within one year from the date of the Resolution, or in other words, on or before February 14, 1980. In its regular meeting of November 14, 1979, the Board of County Commissioners granted an extension of time to February 14, 1981, in which to meet these conditions.

Since that time, I have forwarded documents to the County Commission and to the MAPC to show satisfaction of Conditions No. 8 and 9 of the Conditional Use Resolution. There was a brief period of time when the interest rate situation improved to some extent, but it has since grown steadily worse. In view of the fact that market and economic conditions beyond my control make it impossible or impractical to complete compliance with the remaining conditions within the allotted time, it is respectfully requested that the time for compliance be extended for a period of twelve months from February 14, 1981.

RECEIVED
DEC 26 1980
METROPOLITAN PLANNING
ROUTE 1

It will be sincerely appreciated if this matter can be placed on
the Commission Agenda as soon as possible.

Very truly yours,

Karl Solomon

KS:ch

cc: Sedgwick County Counsellor
Mr. Jack Galbraith
Mr. John Gist
Mr. Richard B. Clausing

LAW OFFICES
ALKIRE, CLAUSING, WILSON, WILSON & FLAIGLE, P. A.
936 NORTH WACO
WICHITA, KANSAS 67203
(316) 264-9783

E. LAEL ALKIRE
RICHARD B. CLAUSING
MICHAEL D. WILSON
JAMES W. WILSON
HAROLD E. FLAIGLE
LOREN H. HOUK

OF COUNSEL:
A. MARTIN MILLARD
JAMES D. HOPPER

RECEIVED

JUN 17 1980

METROPOLITAN PLANNING
ROUTE _____

June 16, 1980

Mr. Tom Scott, Chairman
Board of County Commissioners
Third Floor - Courthouse
525 North Main Street
Wichita, Kansas 67203

Re: Conditional Use Resolution No. 42
(Case No. CU-210)

Dear Mr. Scott:

Mr. Karl Solomon, owner of the land which is the subject matter of the above Resolution, has asked me to write this letter on his behalf.

A copy of the Resolution is enclosed herewith for reference purposes. Condition number 10 of the Resolution provided that publication of the Resolution shall not occur until after conditions number 4, 7, 8 and 9 have been complied with, and that this compliance must be had within one year from the date of the Resolution, or in other words, on or before February 14, 1980. In its regular meeting of November 14, 1979, the Board of County Commissioners granted an extension of time to February 14, 1981, in which to meet these conditions.

The purpose of this letter is to forward documents in satisfaction of conditions number 8 and 9 of the conditional use Resolution. Accordingly, we enclose herewith letter dated April 7, 1980, from Crestview Improvement District in satisfaction of condition number 8. We also enclose herewith letter dated April 7, 1980, from Reiss & Goodness, engineers for Crestview Improvement District, in satisfaction of condition number 9. Mr. Solomon is also continuing to work on matters preliminary to the satisfaction of conditions number 4 and 7, and is most hopeful that he will be able to meet these requirements prior to February 14, 1981.

We are also forwarding copies of this letter and the enclosures to the County Counsellor and to the Metropolitan Area Planning Commission, Attention: Mr. Jack Galbraith, in order that they will have this information for their files.

Very truly yours,

Richard B. Clausing

RBC:cc
cc: Mr. Ted Hill
Mr. Jack Galbraith
Mr. Karl Solomon

April 7, 1980

The Board of County Commissioners
of Sedgwick County, Kansas

Gentlemen:

On February 14, 1979, you passed a resolution approving a Conditional Use Permit to allow a multi-family housing development on the lands located within Crestview Country Club Improvement District legally described as follows:

Lot 1 in Block 4, Crestview Country Club
Estates Overbrook Addition to Sedgwick
County, Kansas,

subject to certain conditions.

Pursuant to Paragraph 9 of your resolution, this is to inform you that the new treatment plant of Crestview Country Club Improvement District has the capacity to service the 190 apartments proposed for the above described property.

Very truly yours,

REISS & GOODNESS, ENGINEERS

By 
Engineers for Crestview
Country Club Improvement District

April 7, 1980

The Board of County Commissioners
of Sedgwick County, Kansas

Gentlemen:

On February 14, 1979, you passed a resolution approving a Conditional Use Permit to allow a multi-family housing development on the lands located within Crestview Country Club Improvement District legally described as follows:

Lot 1 in Block 4, Crestview Country Club
Estates Overbrook Addition to Sedgwick
County, Kansas,

subject to certain conditions.

This is to inform you that, pursuant to requirement number 8 of your resolution, the owner-applicant has furnished the guarantee referred to therein by submitting a petition for the installation of sanitary sewer to serve the above described property, and the installation and construction of such sanitary sewer has been completed.

Very truly yours,

CRESTVIEW COUNTRY CLUB IMPROVEMENT DISTRICT

By Walter E. Tomlinson
President

R E S O L U T I O N

CASE NO. CU-210

A RESOLUTION PERMITTING A MULTIPLE FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND LOCATED 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.10.1, 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 THERE TO.

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.i, and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a multiple family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Lot 1 in Block 4, Crestview Country Club Estates Overbrook Addition to Sedgwick County, Kansas. Generally located at the northeast corner of Central and 143rd Street East.

SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.
2. The maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
3. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.
4. Submission of a building location and site circulation plan to the Planning Department for review and approval prior to the publication of the resolution.
5. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
6. A minimum 50 foot building setback shall be maintained from the single family lots adjacent to Sharon Lane.
7. The applicant shall submit a letter from the County Public Works Department stating that a satisfactory guarantee has been submitted for the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East

and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed.

8. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
9. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.
10. Publication of the resolution shall not occur until after conditions number 4, 7, 8 and 9 have been complied with, and in the event these conditions have not been complied with within one year from the date of approval by the Board of County Commissioners, subject case shall be considered denied and closed.

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 14th day of FEB., 1979.

_____, Chairman
Tom Scott

_____, Commissioner
Donald Gragg

_____, Commissioner
Everett Patrick

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

RESOLUTION

CASE NO. CU-210

RECEIVED
METROPOLITAN PLANNING
DEC 26 1980

A RESOLUTION PERMITTING A MULTIPLE FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND LOCATED 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.i, 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 HERETO.

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.i, and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a multiple family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Lot 1 in Block 4, Crestview Country Club Estates Overbrook Addition to Sedgwick County, Kansas. Generally located at the northeast corner of Central and 143rd Street East.

SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.
2. The maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
3. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.
4. Submission of a building location and site circulation plan to the Planning Department for review and approval prior to the publication of the resolution.
5. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
6. A minimum 50 foot building setback shall be maintained from the single family lots adjacent to Sharon Lane.
7. The applicant shall submit a letter from the County Public Works Department stating that a satisfactory guarantee has been submitted for the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East

and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed.

8. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
9. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.
10. Publication of the resolution shall not occur until after conditions number 4, 7, 8 and 9 have been complied with, and in the event these conditions have not been complied with within one year from the date of approval by the Board of County Commissioners, subject case shall be considered denied and closed.

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 14th day of FEB., 1979.

_____, Chairman
Tom Scott

_____, Commissioner
Donald Gragg

_____, Commissioner
Everett Patrick

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

November 9, 1979

Mr. Tom Scott, Chairman
Board of County Commissioners
Sedgwick County Courthouse

Subject: Case No. CU-210 - Conditional Use Permit to establish
a multiple family housing development. Request for
extension of time to complete approval conditions.

Dear Mr. Scott:

We are in receipt of a copy of a letter to you from Mr. Karl Solomon
requesting a 12-month extension of time to complete the conditions of
approval of the above referenced case.

The Conditional Use Case, CU-210, was approved by the Board of County
Commissioners on February 14, 1979, subject to ten conditions. Four of
these conditions were to have been complied with prior to publication
of the Resolution establishing the multiple family use and the ap-
plicant, Mr. Solomon, was to have these conditions complied with
within one year. The four conditions involve: (1) a guarantee to
the County to construct a temporary decel lane; (2) submission of
a building location, and site circulation plan; (3) a satisfactory
guarantee for sanitary sewer service to the Crestview Improvement
District; and (4) submission of a letter from the Improvement District
Engineer stating that the new treatment plant has the capacity to ser-
vice the proposed 190 apartments.

Mr. Solomon indicates that additional time, because of economic and
market conditions, is needed to complete these four requirements and
we would concur in his request for an extension of twelve months to
a new completion date of February 14, 1981.

We recommend that this matter be placed on the agenda for the Novem-
ber 21, 1979 County Commission meeting for consideration.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:bh

*11-14-79 one year extension granted
to 2-14-81*

Mr. Tom Scott
Page 2
November 9, 1979

cc: Castina Towle, County Department of Administration
Commissioner Everett Patrick
Commissioner Don Gragg
G. C. McLure, Director of County Public Works
Karl Solomon, 5900 E. Central, 67208

KARL SOLOMON INVESTMENTS
5900 EAST CENTRAL
SUITE 101
WICHITA, KANSAS 67208
(316) 262-2483
684-9611

November 5, 1979

RECEIVED

Mr. Tom Scott, Chairman
Board of County Commissioners
Third Floor - Courthouse Building
525 North Main Street
Wichita, Kansas 67203

NOV - 6 1979
METROPOLITAN PLANNING
ROUTE *J*

Re: Conditional Use Resolution No. 42
(Case No. CU-210)

Dear Mr. Scott:

I am the owner of the land which is the subject matter of the above Resolution. A copy of the Resolution passed by the Board of County Commissioners on February 14, 1979, is enclosed herewith.

Paragraph 10, Section I of the Resolution provided that publication of the Resolution be delayed until certain conditions have been complied with, and further provided that such compliance must be had within one year after passage of the Resolution. In view of the fact that market and economic conditions beyond my control make it impossible or impractical to complete compliance with the conditions within the allotted time, it is respectfully requested that the time for compliance be extended for a period of twelve months from February 14, 1980.

It will be sincerely appreciated if this matter can be placed on the Commission Agenda as soon as possible.

Very truly yours,

Karl Solomon

KS:cc

cc: Mr. Ted Hill
Mr. Jack Galbraith
Mr. John Gist
Mr. Richard B. Clausing

R E S O L U T I O N

CASE NO. CU-210

A RESOLUTION PERMITTING A MULTIPLE FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND LOCATED 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.i, 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.i, and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a multiple family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Lot 1 in Block 4, Crestview Country Club Estates Overbrook Addition to Sedgwick County, Kansas. Generally located at the northeast corner of Central and 143rd Street East.

SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.
2. The maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
3. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.
4. Submission of a building location and site circulation plan to the Planning Department for review and approval prior to the publication of the resolution.
5. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
6. A minimum 50 foot building setback shall be maintained from the single family lots adjacent to Sharon Lane.
7. The applicant shall submit a letter from the County Public Works Department stating that a satisfactory guarantee has been submitted for the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East

and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed.

8. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
9. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.
10. Publication of the resolution shall not occur until after conditions number 4, 7, 8 and 9 have been complied with, and in the event these conditions have not been complied with within one year from the date of approval by the Board of County Commissioners, subject case shall be considered denied and closed.

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 14th day of FEB, 1979.

_____, Chairman
Tom Scott

_____, Commissioner
Donald Gragg

_____, Commissioner
Everett Patrick

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING
AND APPROVAL OF CONDITIONAL USE PERMIT

CASE NO. SCZ-0407 & CU-210 CONSIDERED BY MAPC: 1-18-79

REQUEST FOR: Change from "R-1" to "AA"
Approval of Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To allow construction of Multi-family dwellings on this lot."

GENERAL LOCATION: Northeast corner of Central and 143rd Street East.

LEGAL DESCRIPTION:

Lot 1 in Block 4, Crestview Country Club Estates Overbrook
Addition to Sedgwick County, Kansas.

*190 Dws
25 lots*

APPLICANT: Karl Solomon, 5900 E. Central.

AGENT FOR APPLICANT: Richard Clausing, attorney, 104 S. Broadway.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "R-1".

LAND USE: Existing, North & West, undeveloped; East, undeveloped & Kansas
Turnpike; South, single family & Kansas Turnpike.

PLANNING COMMISSION RECOMMENDATION:

That SCZ-0407 be approved, and also approval of the Conditional Use
Permit subject to conditions as shown in excerpt from the Planning
Commission minutes of January 18, 1979. Savina moved, Bayouth seconded
and it carried unanimously. Barrier and Jones were absent.

ACTION: 1. Approve the applications as recommended by the Metropolitan Area Planning
Commission subject to the recommended conditions of approval and adopt resolutions
effectuating the zone change and conditional use, and instruct the Planning Department
to withhold publication until all conditions of approval have been complied with; or
2. Deny the applications.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 18, 1979:

7. Case No. SCZ-0407 - Karl Solomon requests zone change from "R-1" to "AA" for Lot 1 in Block 4, Crestview Country Club Estates Overbrook Addition to Sedgwick County, Kansas. Generally located at the northeast corner of Central and 143rd Street East.
8. Case No. CU-210 - Karl Solomon requests a Conditional Use Permit on Lot 1 in Block 4, Crestview Country Club Estates Overbrook Addition to Sedgwick County Kansas. Generally located at the northeast corner of Central and 143rd Street East.

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

Case No. SCZ-0407:

COMMENTS:

1. The applicant is requesting a change of zoning from "R-1" Suburban Residential to "AA" One-Family for a tract of land located at the northeast corner of Central and 143rd Street East both of which are major streets.
2. The intent section of the "AA" District requires this district to be established only when municipal services (sewer and water are available). The engineer for the applicant indicates that City water will be extended to serve subject property and sewer facilities will be provided by the Crestview Improvement District.
3. Subject property is platted as Lot 1, Block 4, Crestview Country Club Estates-Overbrook Addition which is proposed for multiple-family development subject to approval of associated Conditional Use CU-210.

Case No. CU-210:

COMMENTS:

1. The applicant is requesting a Conditional Use permit to construct multiple-family dwellings on property proposed for "AA" One-Family zoning.
2. Section 11.E.1 of the County Zoning Resolution provides that the Board of County Commissioners may, by special permit, and subject to such restrictions as it deems appropriate, permit conditional uses as outlined in the various districts where such uses are deemed essential or desirable to the public convenience or welfare.
3. A site plan submitted with the application proposes a maximum of 12 structures on subject property which contains approximately 24.9 acres, of which approximately 12.2 acres are dedicated for floodway purposes. On the remaining portion the applicant proposes to construct garden apartments and/or townhouses at the permitted density of 15 dwelling units per acre or a total of 190 dwelling units. It should be noted that all of the proposed parking spaces are at a 90 degree angle which could pose a circulation problem inasmuch as the only means of ingress and egress is from two openings to Sharon Lane.
4. In the event the Planning Commission determines that the proposed development can be compatible with existing and future development in the general area and recommends approval of the Conditional Use permit, it should be approved subject to the following conditions:
 - a. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.

- b. The maximum number of buildings shall not exceed 12, the maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
- c. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit..
- d. Submission of a site circulation plan to the Planning Department for review and approval prior to the issuance of any building permit.
- e. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
- f. A minimum 50-foot building setback shall be maintained from the single family lots adjacent to Sharon Lane.
- g. The applicant shall guarantee the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed. The applicant shall submit a letter to the Planning Department from the County Engineer stating that satisfactory guarantees have been submitted to provide for the construction of both the temporary and permanent deceleration lanes.
- h. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
- i. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.

GALBRAITH stated that this lot was platted several months ago. It is a large lot that was originally contemplated for one home, but since the recording of the plat the developer now believes that the property might best be utilized for multiple family dwellings. GALBRAITH pointed out that the lot has an extensive drainage and floodway area through it. He said that there had been improvements made to the drainage channel, and three small lakes created. GALBRAITH said that the "AA" Single Family District could be granted wherever municipal-type sewer and water service could be made available, and this is an area where those services are available. He said that the applicant's attorney had contacted him, and in reviewing the recommended conditions that the staff had in the report, and although they show 12 buildings on the site, the attorney said that they preferred that the number of buildings not be fixed. The attorney urged that the applicant be provided maximum flexibility. He also said that the applicant would redesign their plan to eliminate the possible conflict of access through the parking lots. GALBRAITH recommended approval of the applications subject to changes in conditions b, d, g, and adding a condition j.

RICHARD B. CLAUSING, attorney representing the applicant, stated that the applicant had no objections to the changes recommended by staff. He pointed out that the site was hemmed in on the south side by the Turnpike, with absolutely no access to Central or to 143rd because of the floodway. He said that there was only one single family lot to the north that faces this proposal. Since the developer platted this property, he

has constructed three lakes and felt this would make a fine apartment area overlooking the lakes. After this application was submitted, the staff commented about access through the parking lots, and in reviewing this with the builder, they discovered that he wanted a larger number of buildings, possibly a less number of dwelling units.

BAYOUTH asked if the attorney was satisfied with the staff comments as amended.

CLAUSING said that he was, and asked if they could hold up publishing the resolution associated with the zoning so that their zoning and conditional use would be simultaneous.

GALBRAITH agreed that the resolution could be held.

BAYOUTH said that taking everything into consideration, cost of the land and location, he was sure the developer was not going to put low cost housing in, so he saw no problem with the applications.

There was no one present in opposition to the applications.

MOTION: That the Planning Commission recommend to the County Commission that the zone change request be approved, and also approval of the conditional use permit subject to the following conditions:

1. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.
2. The maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
3. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.
4. Submission of a building location and site circulation plan to the Planning Department for review and approval prior to the publication of the resolution.
5. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
6. A minimum 50-foot building setback shall be maintained from the single family lots adjacent to Sharon Lane.
7. The applicant shall submit a letter from the County Public Works Department stating that a satisfactory guarantee has been submitted for the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed.
8. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
9. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.

10. Publication of the resolution shall not occur until after conditions number 4, 7, 8 and 9 have been complied with, and in the event these conditions have not been complied with within one year from the date of approval by the Board of County Commissioners, subject case shall be considered denied and closed.

Savina moved, Bayouth seconded and it carried unanimously. Barrier and Jones were absent.

R E S O L U T I O N

CASE NO. CU-210

A RESOLUTION PERMITTING A MULTIPLE FAMILY HOUSING DEVELOPMENT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON CERTAIN LAND LOCATED 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.i, 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.i, and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a multiple family housing development in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

Lot 1 in Block 4, Crestview Country Club Estates Overbrook Addition to Sedgwick County, Kansas. Generally located at the northeast corner of Central and 143rd Street East.

SUBJECT TO THE FOLLOWING:

1. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.
2. The maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
3. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.
4. Submission of a building location and site circulation plan to the Planning Department for review and approval prior to the publication of the resolution.
5. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
6. A minimum 50 foot building setback shall be maintained from the single family lots adjacent to Sharon Lane.
7. The applicant shall submit a letter from the County Public Works Department stating that a satisfactory guarantee has been submitted for the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East

and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed.

8. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
9. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.
10. Publication of the resolution shall not occur until after conditions number 4, 7, 8 and 9 have been complied with, and in the event these conditions have not been complied with within one year from the date of approval by the Board of County Commissioners, subject case shall be considered denied and closed.

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
Tom Scott

_____, Commissioner
Donald Gragg

_____, Commissioner
Everett Patrick

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

January 19, 1979

Richard B. Clausing
Attorney at Law
104 S. Broadway
Wichita, Kansas 67202

Re: SCZ-0407 "R-1" to "RA"
CU 210 Conditional Use Permit
Northeast corner of Central
& 143rd St. East

Dear Mr. Clausing:

At its regular meeting of January 18, 1979, the Metropolitan Area Planning Commission considered the above captioned requests. The action of the Planning Commission was to recommend the approval of the zone change request, and also approval of the Conditional Use Permit subject to the following conditions:

1. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.
2. The maximum building height shall not exceed 2 1/2 stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
3. Not less than 14 off-street parking spaces shall be provided for each dwelling unit.
4. Submission of a building location and site circulation plan to the Planning Department for review and approval prior to the publication of the resolution.
5. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
6. A minimum 50' building setback shall be maintained from the single family lots adjacent to Sharon Lane.

Page 2
January 13, 1979
Richard B. Clausing
Re: SCZ-0407 & CU-210

7. The applicant shall submit a letter from the County Public Works Department stating that a satisfactory guarantee has been submitted for the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed.
8. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
9. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.
10. Publication of the resolution shall not occur until after conditions number 4, 7, 8 and 9 have been complied with, and in the event these conditions have not been complied with within one year from the date of approval by the Board of County Commissioners, subject case shall be considered denied and closed.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, February 14, 1979, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bbe

cc: Karl Solomon, 5900 E. Central 67208
Kenny Hill, Reiss & Goodness Engineers, 2160 W. 21st 67203
Syd Werbin, County Zoning Officer

December 22, 1978

Richard B. Clausing
Attorney at Law
104 S. Broadway
Wichita, Kansas 67202

Re: SCE-0407 "R-1" to "AA"
CU-210 Conditional Use Permit
Northeast corner of Central
& 143rd St. East

Dear Mr. Clausing:

At its regular meeting on December 21, 1978, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Planning Commission was to defer these cases, at your request, for four weeks.

This matter will be reheard by the Planning Commission at their regularly scheduled meeting of January 18, 1979 at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc

cc: Karl Solomon, 5900 E. Central 67208
Reiss & Goodness Engineers, 2160 W. 21st 67203

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE December 18, 1978

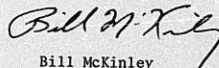
TO Lynn Shirkey, Planner/Current Plans

FROM Bill McKinley, Assistant Traffic Engineer

SUBJECT Overbrook Addition to
Crestview Country Club Estates.

In reviewing this proposed development, we believe it will be adequately handled as envisioned for 190 dwelling units with the two points of access on Sharon Lane.

The developer should guarantee the deceleration lane on 143rd east as pictured, just south of Sharon Lane. Possibly, this should be on a temporary basis until such time as the street is improved to major street standard, which I would envision to be quite a distance into the future. I don't see any necessity for having the acceleration lane north of Sharon Lane, so this requirement could be removed from the plat.



Bill McKinley
Assistant Traffic Manager

BM:jt

cc: R. W. Bruggeman, Director of Public Works

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 12-21-78

Case No. CU-210	Request: Approval of Conditional Use Permit to construct multi-family dwellings
-----------------	--

Location: Northeast corner of Central and 143rd Street East

Reason: To allow construction of multi-family dwellings on this lot.

Acres: 24.9	Size: 1330' x 1585' (irregular shape)
-------------	---------------------------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Undeveloped & Kansas Turnpike	"R-1"
South	Single Family & Kansas Turnpike	"R-1"
West	Undeveloped	"R-1"

Street rights-of-way are adequate.	Platted: Yes. History: None.
------------------------------------	---------------------------------

COMMENTS:

1. The applicant is requesting a Conditional Use permit to construct multiple-family dwellings on property proposed for "AA" One-Family zoning.
2. Section 11.E.1 of the County Zoning Resolution provides that the Board of County Commissioners may, by special permit, and subject to such restrictions as it deems appropriate, permit conditional uses as outlined in the various districts where such uses are deemed essential or desirable to the public convenience or welfare.
3. A site plan submitted with the application proposes a maximum of 12 structures on subject property which contains approximately 24.9 acres, of which approximately 12.2 acres are dedicated for floodway purposes. On the remaining portion the applicant proposes to construct garden apartments and/or townhouses at the permitted density of 15 dwelling units per acre or a total of 190 dwelling units. It should be noted

that all of the proposed parking spaces are at a 90 degree angle which could pose a circulation problem inasmuch as the only means of ingress and egress is from two openings to Sharon Lane.

4. In the event the Planning Commission determines that the proposed development can be compatible with existing and future development in the general area and recommends approval of the Conditional Use permit, it should be approved subject to the following conditions:
 - a. Approval of the associated zone case SCZ-0407 by the Board of County Commissioners.
 - b. The maximum number of buildings shall not exceed 12, the maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 190.
 - c. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.
 - d. Submission of a site circulation plan to the Planning Department for review and approval prior to the issuance of any building permit.
 - e. There shall be no direct access from subject property to either Central Avenue or 143rd Street East.
 - f. A minimum 50' building setback shall be maintained from the single family lots adjacent to Sharon Lane.
 - g. The applicant shall guarantee the construction of a temporary deceleration lane adjacent to the intersection of 143rd Street East and Sharon Lane. This deceleration lane shall be constructed on a temporary basis until such time as 143rd Street East is improved. At such time as 143rd Street East is improved to arterial standards, a permanent deceleration lane shall be installed. The applicant shall submit a letter to the Planning Department from the County Engineer stating that satisfactory guarantees have been submitted to provide for the construction of both the temporary and permanent deceleration lanes.

Case No. CU-210
MAPC AGENDA
DECEMBER 21, 1978
PAGE 3

- h. The applicant shall submit a letter from the Crestview Improvement District stating that a satisfactory guarantee in the form of a petition, cash, or bond for the installation of sanitary sewer to serve the apartments has been approved.
- i. The applicant shall obtain and submit a letter from the Crestview Improvement District Engineer stating that the new treatment plant has the capacity to service the proposed 190 apartments.

SCZ-0407 &)
✓CU-210) 11 "Notice to Adjoining Property Owners" mailed 12-7-78
for the MAPC meeting for 12-21-78

(Everett Patrick received a copy of each notice)

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

NOTICE TO ADJOINING PROPERTY OWNERS:

December 7, 1978

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on Dec. 21, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-210

Conditional Use Request to Permit Establishment of
Multiple Family Dwellings on land proposed
for "AA" One Family Dwelling District

Lot 1 in Block 4, Crestview Country Club Estates Overbrook
Addition to Sedgwick County, Kansas. Generally located
at the northeast corner of Central and 143rd St. East.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

T9-216

SELGWICK 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.

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

NOTICE TO ADJOINING PROPERTY OWNERS:

December 7, 1978

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on Dec. 21, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. SCZ-0407

Zone Change from the "R-1" Rural Residential District
to the "AA" One Family Dwelling District

Lot 1 in Block 4, Crestview Country Club Estates Overbrook
Addition to Sedgwick County, Kansas. Generally located
at the northeast corner of Central and 143rd St. East.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

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.

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

Book 2 E-14-c
13-27-2E

CU-210
(assn 5270407)
Doubtless
see zone
card for
marking

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 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 Karl Solomon
ADDRESS 5900 E. Central 67208 PHONE 262-2483
AGENT Reiss and Goodness Engineers
ADDRESS 2160 W. 21st 67203 PHONE 832-0213

B. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

C. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

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

II. The applicant proposes to establish a _____
Multiple-Family Dwelling (use)
on property legally described as Lot (s) 1
4 Block (s) 4 of the
Crestview County Club Estates, Overbrook Addition.

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

see legal from
ownership list

I I I. THIS PROPERTY IS LOCATED AT (ADDRESS) _____.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE Northeast CORNER OF Central AND

143rd St. East, OR

B. ON THE _____ SIDE OF _____ (AVENUE)

STREET BETWEEN _____ (AVENUE) STREET AND

_____ (AVENUE) STREET.

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R-1
(ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

To allow the construction of multi-Family Dwelling units on this lot.

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 COMMISSIONER 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.

BY Caro Sepponen
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 4:30
(AM, PM) on November 17, 1978 (day, month, year). It has been checked
and found to be complete and accompanied by required documents and
the appropriate fee of \$ 70⁰⁰.

G. Lynn Shirkay Name
Jr. Planner Title

STATEMENT OF OWNERSHIP

*use for SC2-0407
and CV-210
double stuff*

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

use for legal [All the owners within 1000 feet of Lot 1 in Block 4, Crestview Country Club Estates Overbrook Addition to Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

All Lots and Blocks in Crestview Country Club Estates Overbrook Addition.

D Karl Solomon
5900 E. Central 67208

All that Part of the SW $\frac{1}{4}$ of Sec. 13, 27-2E lying S & E of the Turnpike EXCEPT the West 445 Feet and EXCEPT Beg 530' W of SE Cor, N 242' W 180' S 242' E to Beg & EXCEPT Beg 810' N of SE cor W to Trnpk NE to E line of $\frac{1}{4}$ S to Beg.

✓ Karl Solomon
Thomas D. Jacob
Jim L. Shadid
5900 E. Central 67208

W 445 feet of SW $\frac{1}{4}$ lying S & E of Turnpike 13-27-2E

D Karl Solomon
5900 E Central 67208

Beg 530' W of SE cor, N 242' W 180', S 242' E to Beg in SW $\frac{1}{4}$ 13-27-2E.

X Merlin J. Fisher
Ruth Duncan *nonfound*

Beg 810' N of SE cor SW $\frac{1}{4}$ 13-27-2E, W to Turnpike NE to E line of SW $\frac{1}{4}$ S to Beg.

✓ Crestview Country Club
Improvement District
1 Villas Drive 67230



All that Part of the SW $\frac{1}{4}$ of 13-27-2E
Lying East of Crestview Country Club
Estates Ov erbrook Add.

The East 1320 feet of SE $\frac{1}{4}$ 14-27-2E

NE $\frac{1}{4}$ of 24-27-2E

NW $\frac{1}{4}$ of NW $\frac{1}{4}$ lying S & E
of Kansas Trnpg. 24-27-2E



NW $\frac{1}{4}$ of NW $\frac{1}{4}$ lying N & W
of Kansas Turnpike 24-27-2E

W 795 ft of SE $\frac{1}{4}$ 14-27-2E
South of Turnpike

SE $\frac{1}{4}$ W & N of Turnpike
Except Brookhave Estates
14-27-2E.

Karl Solomon
5900 E. Central 67208

Crestview Country Club
Association
1 Villas Drive 67230

Gertrude A. Smith
Helen E. Smith
1229 Paige St, apt. 1

George J. Mastio
14 St. James 67206
Fourth National Bank &
Trust Company Trustee
under the Mastio Trust Agt
2-1-71
 P.O. Box 1090 67201

Charles K. Startz
14401 E. Central 67230

John Simon Fisher
nonfound

Roy Wilson Smith
Esther N. Smith
567 Brook Haven Dr 67230

Dated this 10th day of Nov. 1978.

FIDELITY TITLE COMPANY INC.

By *C. E. Reed Kuller*
VP

No. 45825

*also send copy of notice
✓ to Everett Patrick, Chairman
Ed of Co. Com.*

Fidelity  Title
COMPANY, INC.

FORM 29-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
Conditional Use	71 -
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY
11/15/78	



NORTH

Scale - 1" = 100'

DWELLING UNITS

120 D.U.'s - Garden Apartments and/or Townhouses

PARKING

285 - 9'x18' Parking Spaces

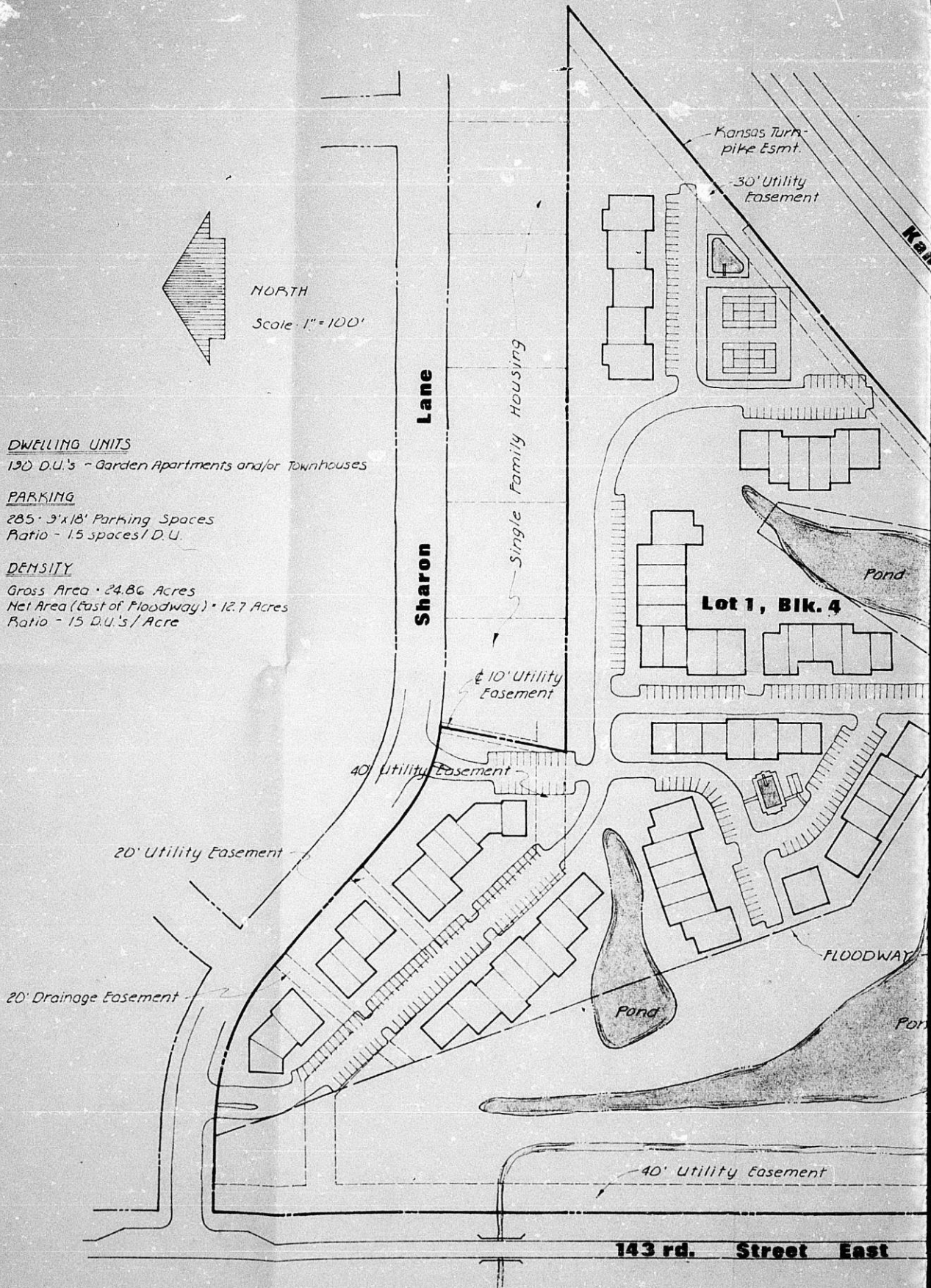
Ratio - 15 spaces / D.U.

DENSITY

Gross Area - 24.86 Acres

Net Area (East of Floodway) - 12.7 Acres

Ratio - 15 D.U.'s / Acre



Kansas Turnpike Esmt.
30' Utility Easement

Sharon Lane

Single Family Housing

Lot 1, Blk. 4

Pond

10' Utility Easement

40' Utility Easement

20' Utility Easement

20' Drainage Easement

FLOODWAY

Pond

40' Utility Easement

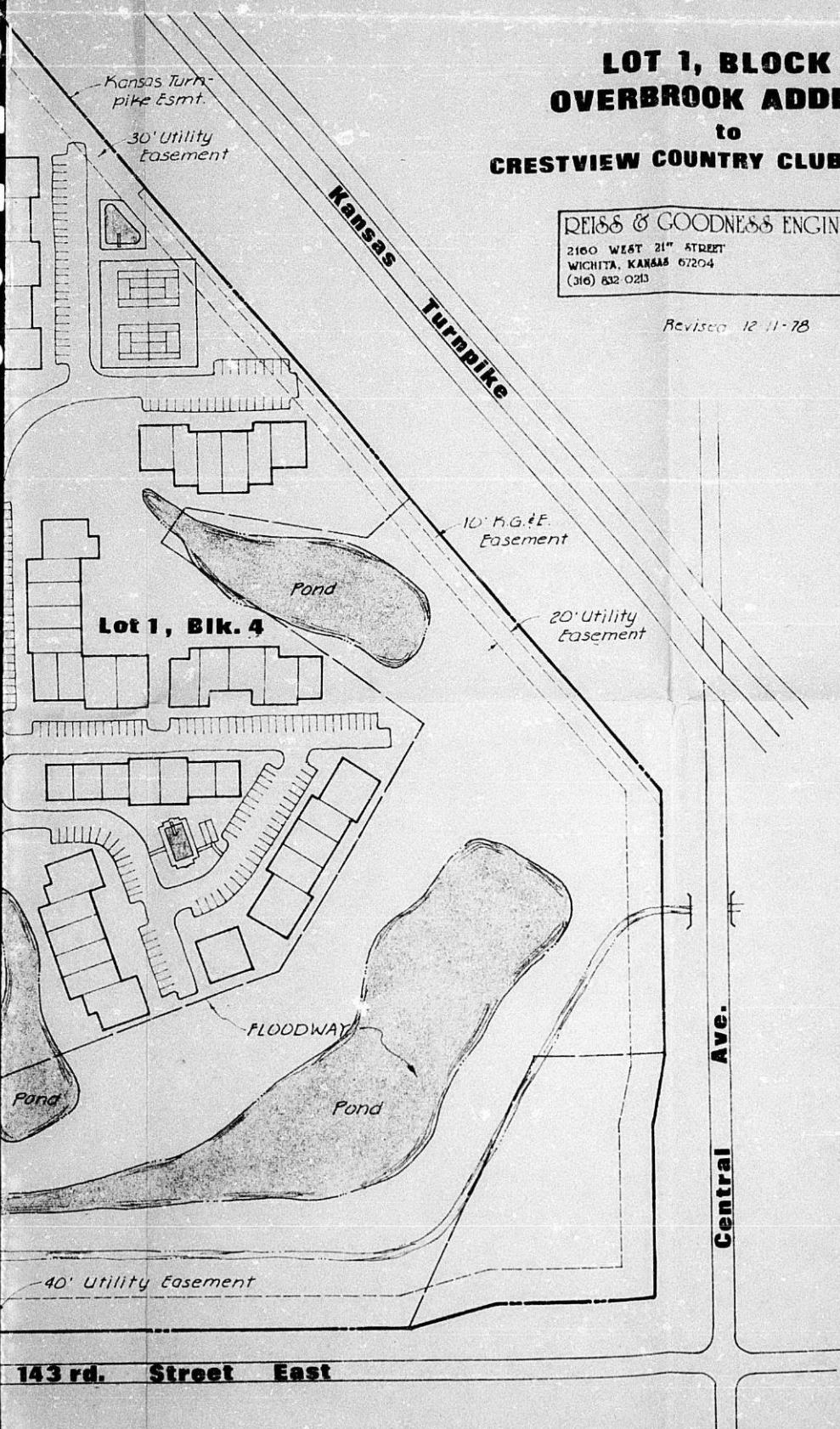
143 rd. Street East

**LOT 1, BLOCK 4
OVERBROOK ADDITION
to
CRESTVIEW COUNTRY CLUB ESTATES**

REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832-0213



Revised 12-11-78





NORTH

Scale: 1" = 100'

DWELLING UNITS

190 D.U.'s - Garden Apartments and/or Townhouses

PARKING

285 - 9'x18' Parking Spaces

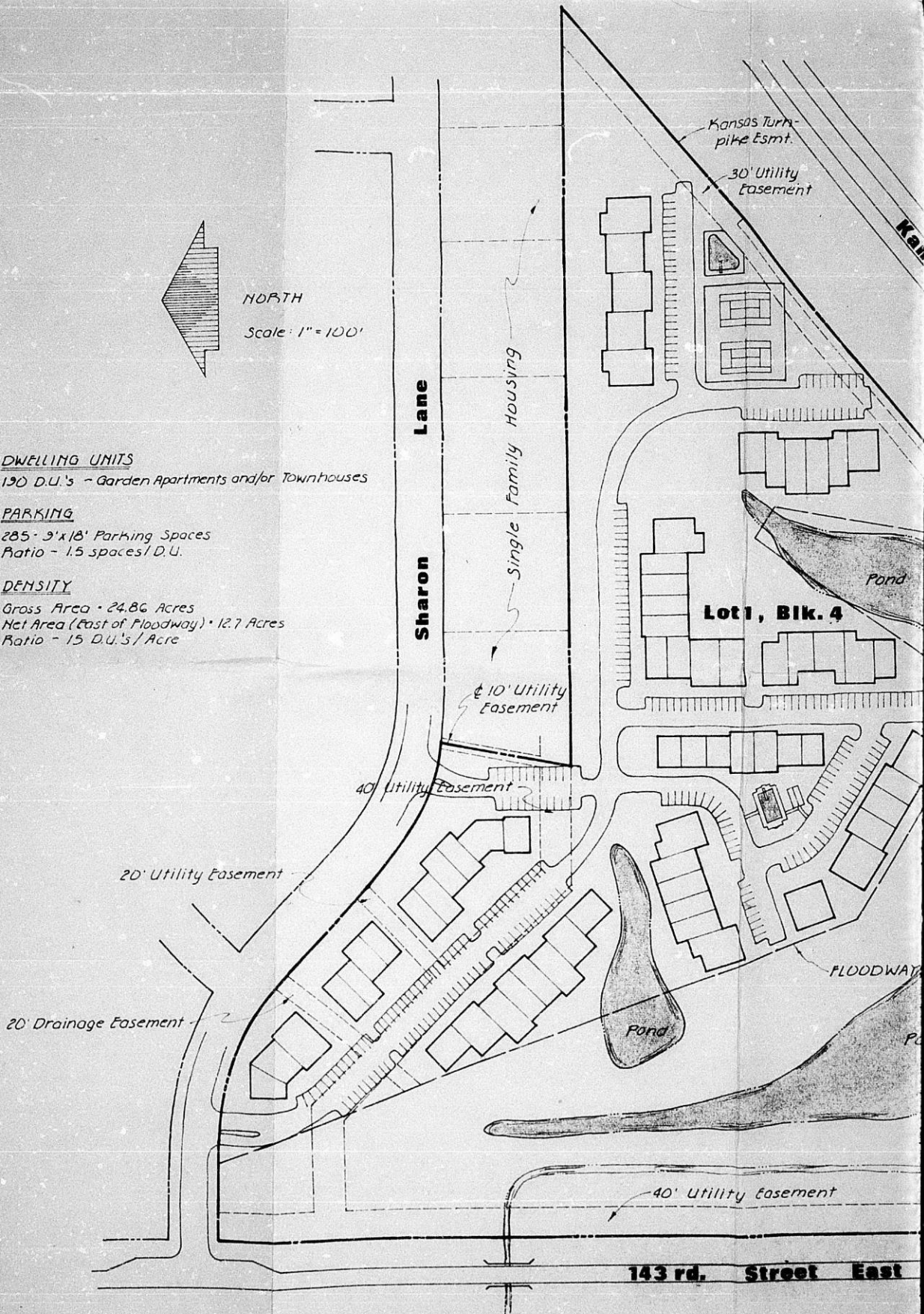
Ratio - 1.5 spaces / D.U.

DENSITY

Gross Area - 24.86 Acres

Net Area (East of Floodway) - 12.7 Acres

Ratio - 15 D.U.'s / Acre



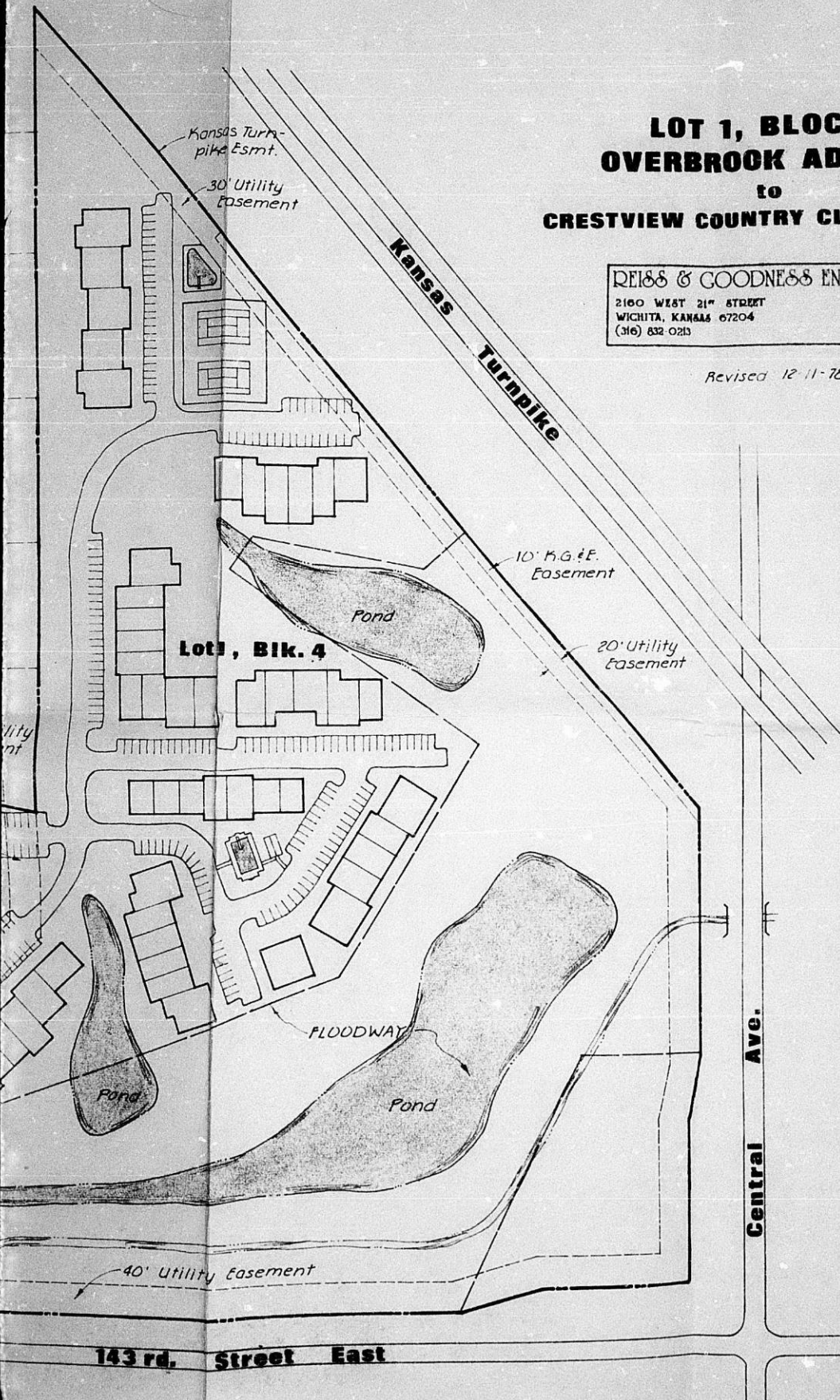
143 rd. Street East

**LOT 1, BLOCK 4
OVERBROOK ADDITION
to
CRESTVIEW COUNTRY CLUB ESTATES**

REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832-0213



Revised 12-11-78





NORTH

Scale 1" = 100'

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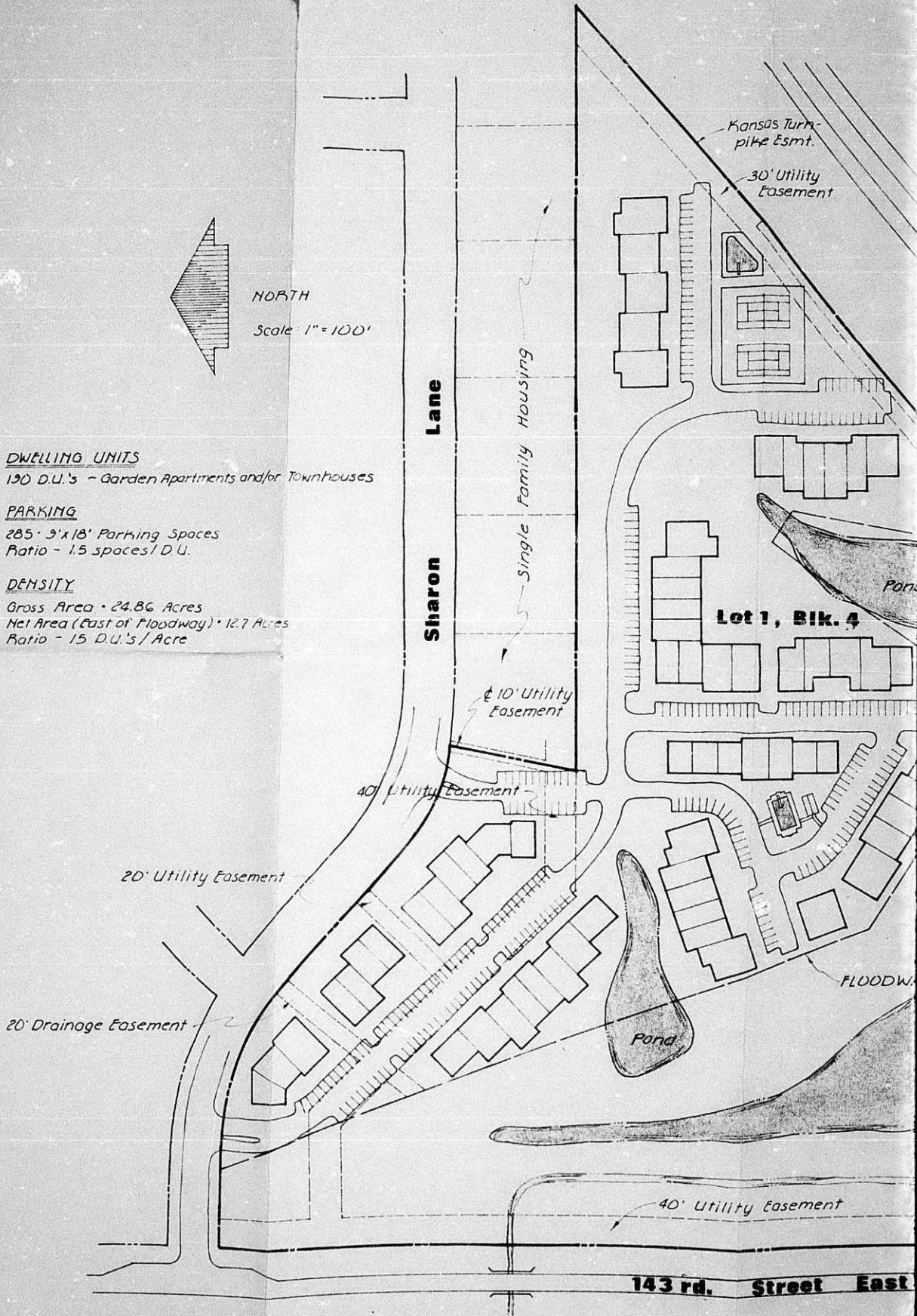
Ratio - 1.5 spaces/D.U.

DENSITY

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Net Area (East of Floodway) - 12.7 Acres

Ratio - 15 D.U.'s/Acre



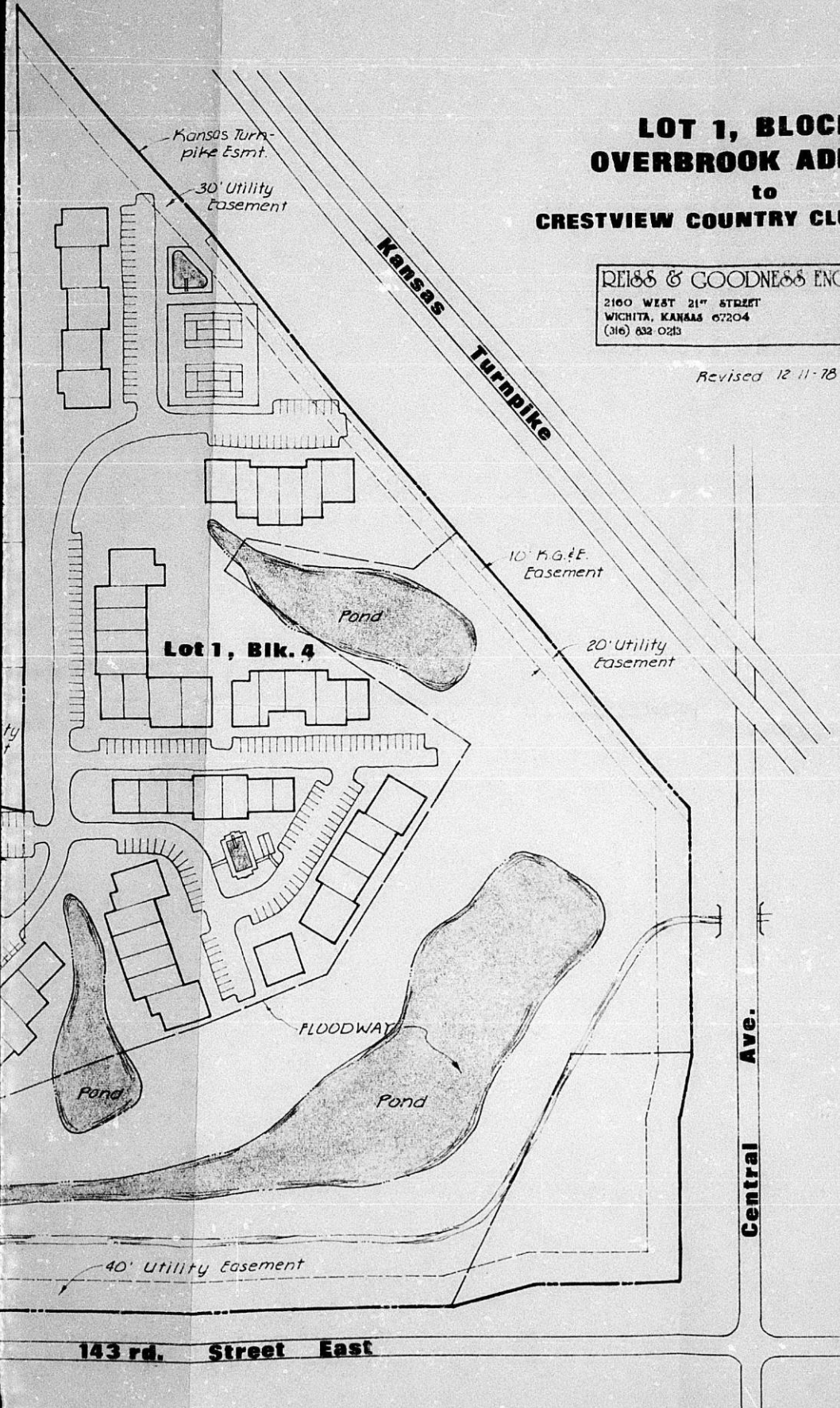
143 rd. Street East

**LOT 1, BLOCK 4
OVERBROOK ADDITION
to
CRESTVIEW COUNTRY CLUB ESTATES**

REISS & GOODNESS ENGINEERS
2100 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 632-0213



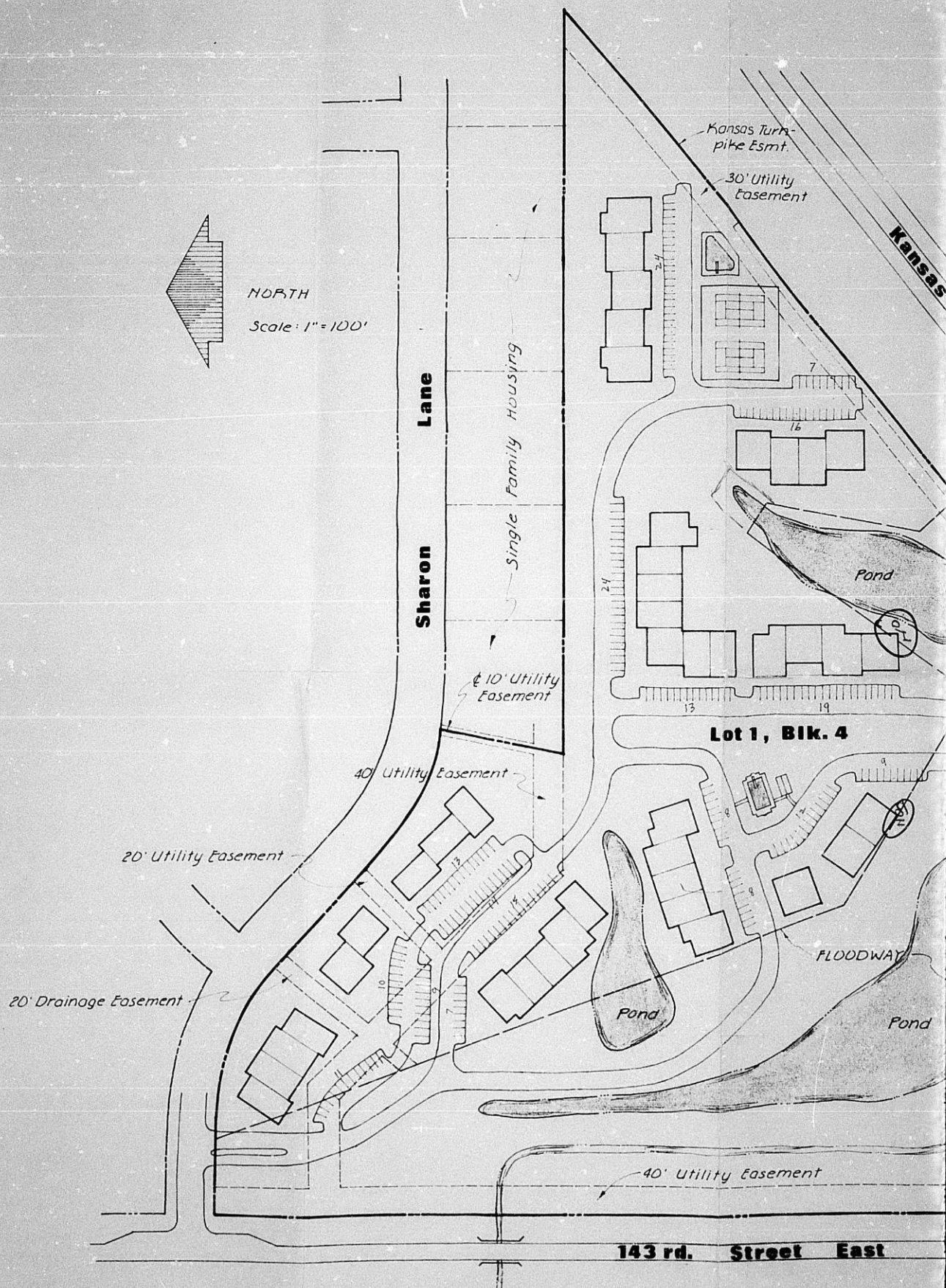
Revised 12-11-78





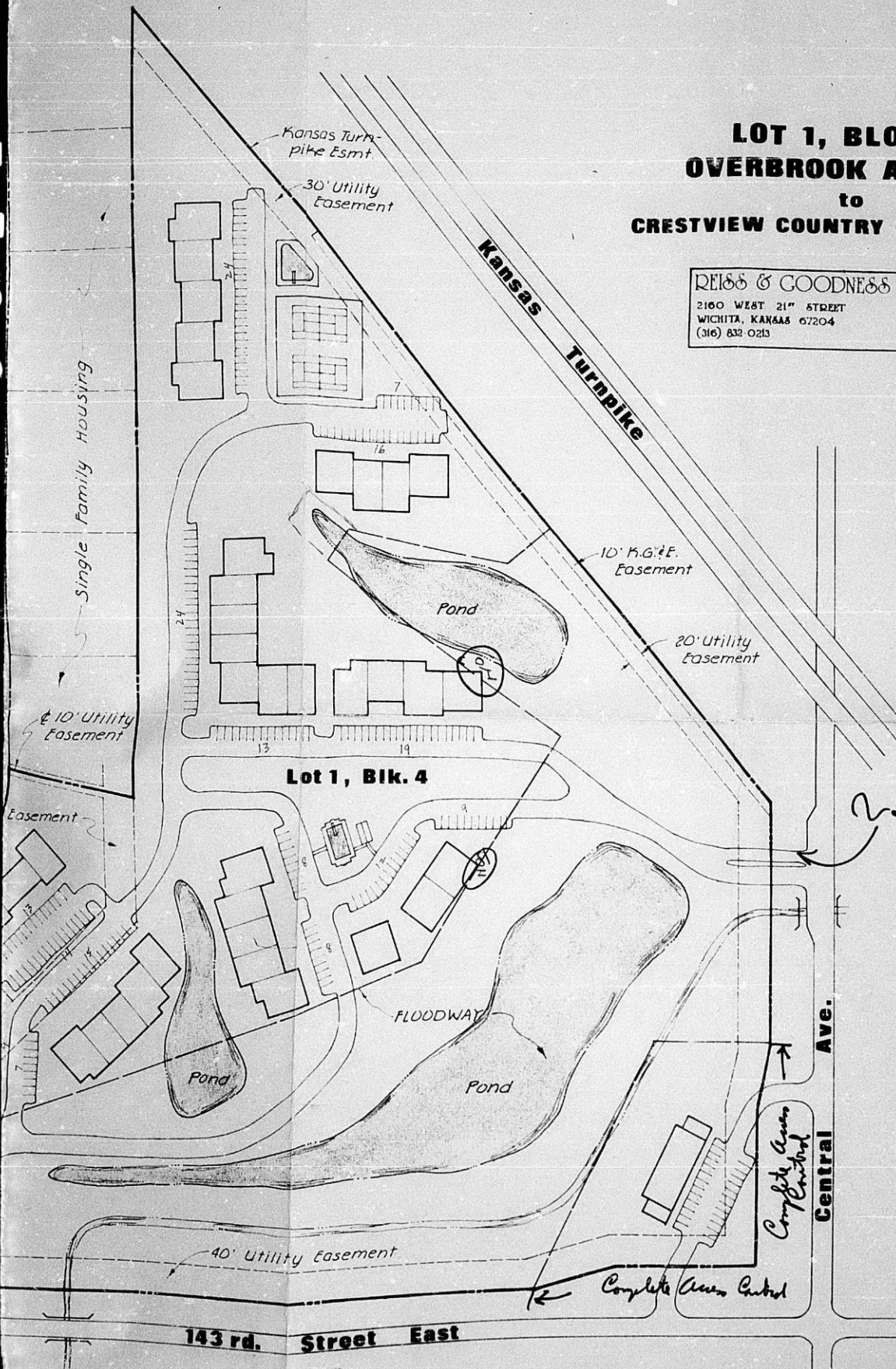
NORTH

Scale: 1" = 100'



**LOT 1, BLOCK 4
OVERBROOK ADDITION
to
CRESTVIEW COUNTRY CLUB ESTATE**

REISS & GOODNESS ENGINEERS
2160 WEST 21st STREET
WICHITA, KANSAS 67204
(316) 832-0213



*Participatory Frontier
Close to bridge
Do we need guarantee of land - deed line?*

Complete Access Control

Complete Access Control

143rd. Street East

Central Ave.

Lot 1, Blk. 4

*Kansas Turnpike Esmt.
30' Utility Easement*

Kansas Turnpike

10' R.G.E.F. Easement

20' Utility Easement

10' Utility Easement

Easement

FLOODWAY

Single Family Housing

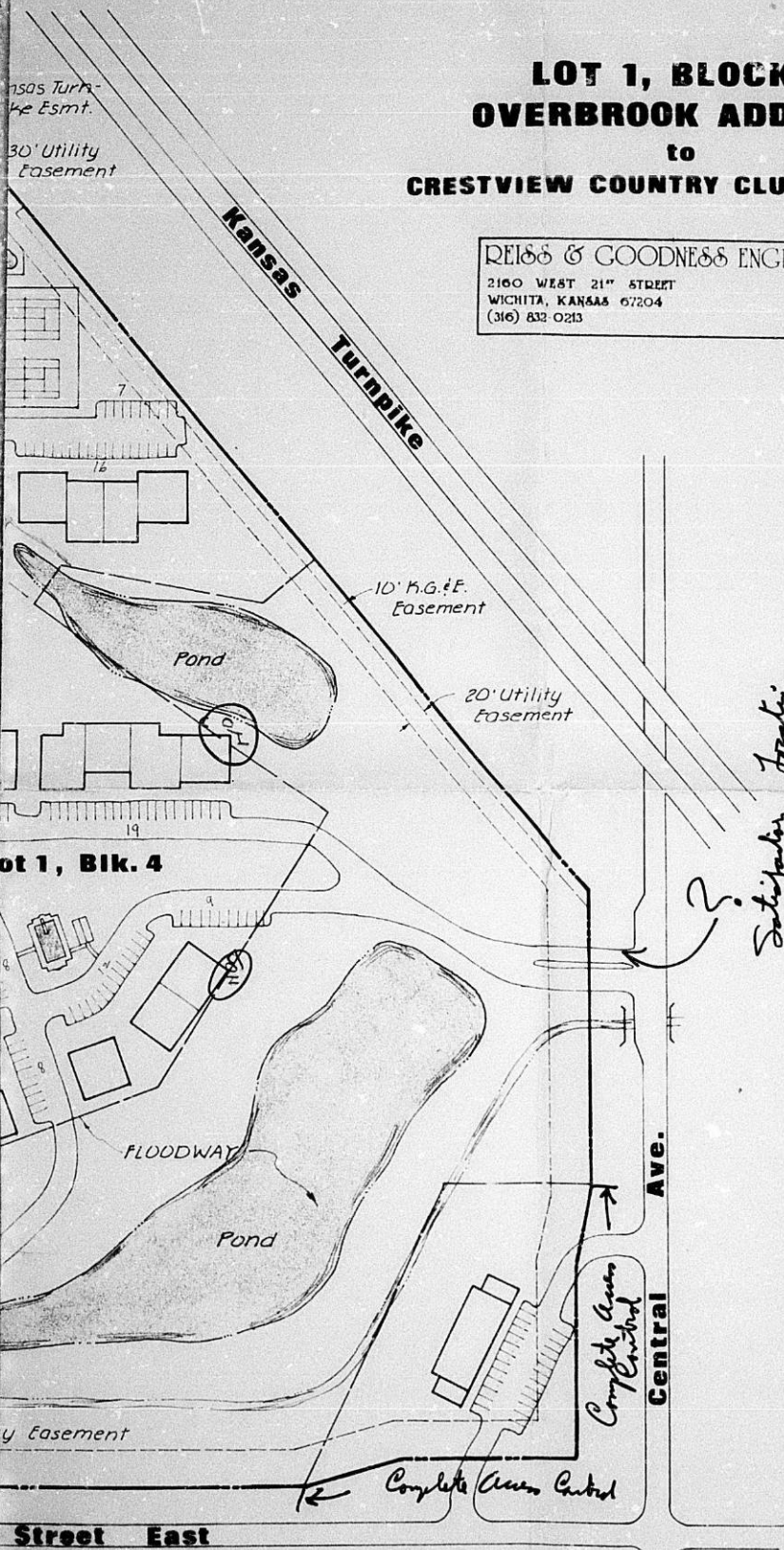
Flu

**LOT 1, BLOCK 4
OVERBROOK ADDITION
to
CRESTVIEW COUNTRY CLUB ESTATES**

REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832-0213



CU-210



?
Satisfactory location
Close to bridge
Do we need guarantee of land - deed here?

No of acres designated on the Plan.

- Height of Structure, No of Stories.
- Type of Apartment - Townhome, Garden Apt.
- Number of Buildings?
- Number of units per building?
- Review of Site Plan prior to signing of building permit.
- Number of D.U.'s Total and per acre.

Street East

*

This CU File

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

*