

CU-219 - H-C Properties request
Conditional Use Permit to estab-
lish Multi-Family Units on land
proposed for "AA" One Family
Dwelling District. Generally
located at the northwest corner

*5-10-79
K.P.P.*

ACTION

DATE

COMMITTEE

5-10-79

M.A.P.C. *Approved subject to
conditions*

B.C.C./B. CO. C. *Approved as
recommended*

6-6-79

closed

6249

Map No. Book 2
 Sec. b-12-B
 Twp. 10
 Range 27

DATA SHEET
 (ZONING & CONDITIONAL USE)

Z- _____
 SCZ- _____
 CU- 219
 Filed 4-11-79

(ASSOCIATED CASE SCZ-0427)

APPLICATION DATA: From _____ to _____

- Applicant: H-C Properties
 Address 1152 S. Clifton, 67218 Phone 681-3771
- Agent: Reiss and Goodness Engineers
 Address 2160 W. 21st St. 67203 Phone 832-0213
- General Location: Northwest corner of 13th St. North and 127th St. East.
 Address _____
- Proposed Use: to permit construction of multi-family units on land
proposed for "AA" One Family Dwelling District.

AREA DATA:

- Acres: 9.3 (650 ft. by 720 ft.)
- Adjoining Zoning: E _____ S _____ W _____ N _____
- Land Use: East _____ South _____
 West _____ North _____
- Sketch Plan Land Use is for: _____
- Present Land Use is for: _____
- Area (is) (is not) platted. _____

PROCEDURE DATA:

- Zoning Committee _____ by _____, _____, _____
- MAPC Meeting: _____

Date	Action
<u>5-10-79</u>	<u>Approved with conditions</u>
_____	_____
_____	_____

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

Date	Action	Resolution
<u>6-6-79</u>	<u>Approved with conditions</u>	<u>Aug. 29, 1980</u>
_____	_____	_____
_____	_____	_____

NOTES:

LOS ANGELES COUNTY PLANNING AND ZONING DEPARTMENT
 1000 WESTERN AVENUE, SUITE 1000
 LOS ANGELES, CALIFORNIA 90017
 U.S.A.

Standard
 No. 2151C

Map No. Book 2
D-12-B
Sec. 10
Twp. 27
Range 2E

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- _____
Filed 219
4-11-79

(ASSOCIATED CASE SCZ-0427)

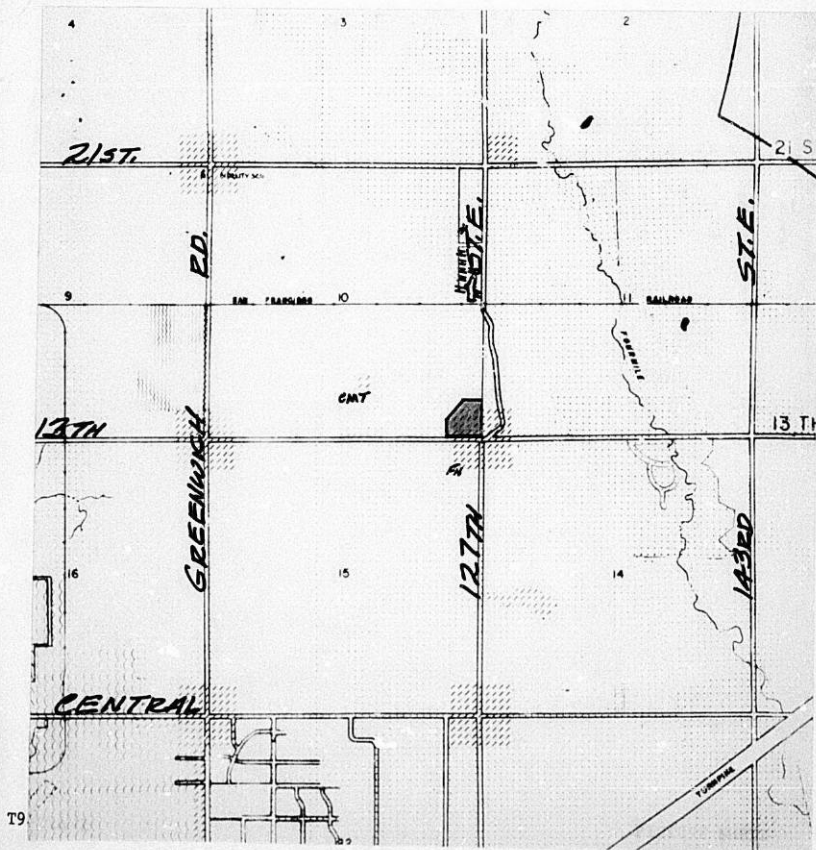
- APPLICATION DATA: From _____ to _____
1. Applicant: H-C Properties
Address 1152 S. Clifton, 67218 Phone 681-3771
 2. Agent: Russ and Goodness Engineers
Address 2160 W. 21st St. 67203 Phone 832-0213
 3. General Location: Northwest corner of 13th St. and 127th St. East.
 4. Proposed Use: to permit construction of multi-family units on land proposed for "AA" One Family Dwelling District.

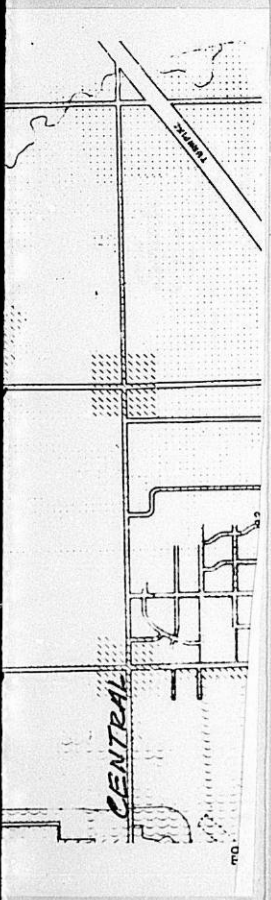
AREA DATA:

1. Acres: 9.3 (650 ft. by 720 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East _____ South _____
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted. _____

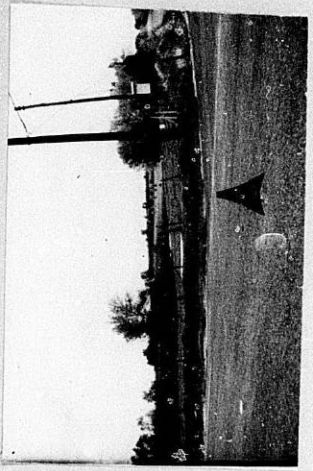
PHOTO DATA:

Taken by _____ Date _____ Time _____





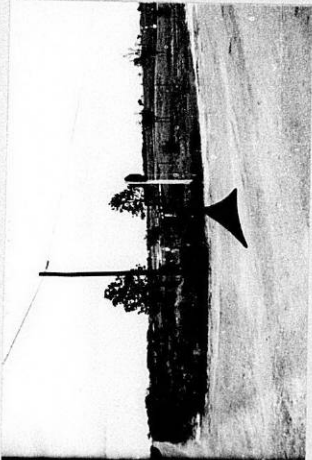
1



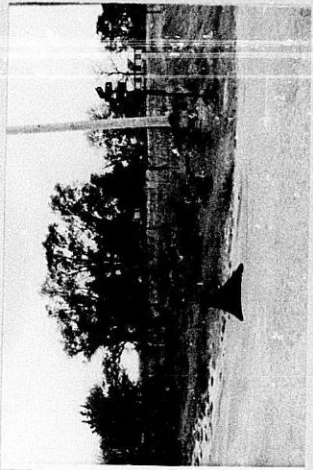
2



3



4



5

1980

(P#145-197) Published in The Wichita Beacon on Aug. 29, 1979

R E S O L U T I O N

CASE NO. CU-219

A RESOLUTION PERMITTING MULTIPLE FAMILY DWELLING IN THE "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED 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.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 Multiple Family Dwelling in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

Beginning at the Southeast Corner of Section 10, Township 27 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas; thence west 650 feet on the South Line of the SE 1/4 of said Section 10; thence North at a deflection angle to the right of 90°00' for a distance of 345 feet; thence Northeasterly to a point 320 feet West of the East Line of the SE 1/4 of said Section 10; thence East 320 feet to the West Line of the SE 1/4 of said Section 10; thence South at a deflection angle to the right of 90°00' for a distance of 720 feet to the point of beginning. Generally located at the northwest corner of 13th Street North and 127th Street East.

SUBJECT TO THE FOLLOWING:

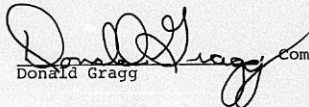
- A. Approval of the associated zone case SCZ-0427 by the Board of County Commissioners.
- B. The maximum building height shall not exceed 2-1/2 stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 75.
- C. Not less than 1-1/2 off-street parking spaces shall be provided for each dwelling unit.


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.

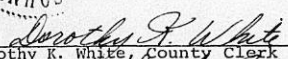
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 6th day of June, 1979.


Tom Scott, Chairman


Donald Gragg, Commissioner

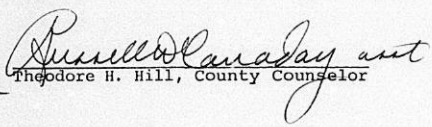

Everett Patrick, Commissioner




Dorothy K. White, County Clerk

By Dorothy K. White, Deputy
(SEAL)

Approved as to form by County Counselor

for 
Theodore H. Hill, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING
AND CONDITIONAL USE PERMIT

CASE NO. SCZ-0427 and CU-219 CONSIDERED BY MAPC: 5-10-79

REQUEST FOR: "R-1" & "LC" to "AA" and Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To allow construction of multi-family units."

GENERAL LOCATION: Northwest corner of 127th St. East and 13th St. North.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
May 10, 1979)

APPLICANT: H-C Properties, 1152 S. Clifton.

AGENT FOR APPLICANT: Kenny Hill, Reiss & Goodness Engineers,
2160 W. 21st St.

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing, North, East and West, Undeveloped; South, Farm House.

PLANNING COMMISSION RECOMMENDATION:

That SCZ-0427 be approved, and the associated CU-219 be approved subject to conditions as shown in the attached excerpt from minutes of the Planning Commission, May 10, 1979. Jones moved, Bayouth seconded and it carried unanimously.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, subject to the recommended conditions of approval, adopt resolutions effectuating the zone change and conditional use, and instruct the Planning Department to withhold publication until such time as the plat has been recorded; or

2. Take such action as the County Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 10, 1979:

- 22a. Case No. SCZ-0427 H-C Properties request zone change from "R-1" & "LC" to "AA" beginning at the Southeast Corner of Section 10, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence west 650 feet on the South Line of the SE 1/4 of said Section 10; thence North at a deflection angle to the right of 90°00' for a distance of 345 feet; thence Northeasterly to a point 320 feet West of the East Line of the SE 1/4 of said Section 10; thence East 320 feet to the West Line of the SE 1/4 of said Section 10; thence South at a deflection angle to the right of 90°00' for a distance of 720 feet to the point of beginning. Generally located at the northwest corner of 13th Street North and 127th Street East.
- 22b. Case No. CU-219 - H-C Properties request Conditional Use Permit for (See legal description above for Case No. SCZ-0427).

GALBRAITH pointed out adjacent land use, zoning, and showed slides of the general area. He reviewed the following staff reports:

SCZ-0427:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a change of zoning from "R-1" Suburban Residential and "LC" Light Commercial to "AA" One Family for a tract of land located at the northwest corner of 127th Street East and 13th Street North, both of which are major streets. The Planning Commission has a general policy of looking with favor on higher density residential development on major streets, taking into consideration existing development in the general area. In this instance, lands to the north, east and west are undeveloped, with a farm house located to the south.

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 a County Sewer District will provide sanitary sewage treatment for the subdivision of which subject property is a part.

2. A recommendation of approval should be subject to platting within one year from the date of zone change approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.

CU-219:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a Conditional Use Permit to construct multi-family dwellings on property proposed for "AA" One Family zoning.

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.

A site plan submitted with the application proposes a maximum of 5 structures on subject property which contains approximately 9.3 acres, of which approximately 4.2 acres will be utilized for street and 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 75 dwelling units.

2. 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-0427 by the Board of County Commissioners.
 - B. 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 75.
 - C. Not less than 1 1/2 off-street parking spaces shall be provided for each dwelling unit.

GALBRAITH stated that the staff questioned the type of sewer system that could finally be approved. The staff's preference is that the Crestview sewer system be enlarged so that there was not another lagoon.

KENNY HILL, Reiss & Goodness Engineers, representing the applicant, stated that there were 82 single family lots proposed on this tract, so that the density is low. He said that there would be a floodway through the southeast part of the tract that was proposed for multiple family usage which will be an open area.

There was no one present in opposition to the applications.

MOTION: Having considered the factors as contained in Policy Statement No. 10, in conjunction with zoning case no. SCZ-0427, and Conditional Use case no. CU-219, I move that we recommend to the Governing Body that the applications be approved for the following reasons:

The extent to which removal of the restrictions would affect nearby property, the lack of opposition by area residents, and the recommendations of professional staff. Said approval subject to platting within one year from the date of zone change approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the zone change not be published until the plat has been recorded with the Register of Deeds. In regard to the conditional use permit, said approval subject to the following conditions:

- A. Approval of the associated zone case SCZ-0427 by the Board of County Commissioners.
- B. 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 75.
- C. Not less than 1-1/2 off-street parking spaces shall be provided for each dwelling unit.

Jones moved, Bayouth seconded and it
carried unanimously.

() Published in The Wichita Beacon on _____, 1979

R E S O L U T I O N

CASE NO. CU-219

A RESOLUTION PERMITTING MULTIPLE FAMILY DWELLING IN THE "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED 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.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 Multiple Family Dwelling in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

Beginning at the Southeast Corner of Section 10, Township 27 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas; thence west 650 feet on the South Line of the SE 1/4 of said Section 10; thence North at a deflection angle to the right of 90°00' for a distance of 345 feet; thence Northeasterly to a point 320 feet West of the East Line of the SE 1/4 of said Section 10; thence East 320 feet to the West Line of the SE 1/4 of said Section 10; thence South at a deflection angle to the right of 90°00' for a distance of 720 feet to the point of beginning. Generally located at the northwest corner of 13th Street North and 127th Street East.

SUBJECT TO THE FOLLOWING:

- A. Approval of the associated zone case SCZ-0427 by the Board of County Commissioners.
- B. 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 75.
- C. Not less than 1-1/2 off-street parking spaces shall be provided for each dwelling unit.

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 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

May 14, 1979

Kenny Hill
Reiss and Goodness Engineers
2160 W. 21st St.
Wichita, Kansas 67203

Re: SCZ-0427 & CU-219
"R-1" & "LC" to "AA"
northwest corner of 13th St.
North & 127th St. East

Dear Mr. Hill:

At its regular meeting of May 10, 1979, the Metropolitan Area Planning Commission considered the above-captioned zone change request and conditional use permit. The action of the Commission was to recommend approval of the zone change subject to platting within one year from the date of zone change approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution effectuating the zone change not be published until the plat has been recorded with the Register of Deeds.

In regard to the conditional use permit, the action of the Commission was to recommend approval subject to the following conditions:

A. Approval of the associated zone case SCZ-0427 by the Board of County Commissioners.

If you have any questions con-

B. 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 75.

C. Not less than 1-1/2 off-street parking spaces shall be provided for each dwelling unit.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, June 6, 1979, in Room 320, Sedgwick County Courthouse.

Page 2
May 14, 1979
SC2-0427 & CU-219

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc
cc: Syd Werbin, County Zoning Officer
E-C Properties, 1152 S. Clifton 67218

If you have any questions con:
our office.

Jack H. Galbraith

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-10-79

Case No. CU-219 Request: Conditional Use Permit
for multi-family dwelling
in "AA" zoning.

Location: Northwest corner of 127th St. East & 13th St. North

Reason: To allow construction of multi-family units.

Acres: 9.3 Size: 650' x 720' (irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1" & "LC"
North	Undeveloped	"R-1"
East	Undeveloped	"R-1" & "LC"
South	Farm House	"R-1" & "LC"
West	Undeveloped	"R-1"

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

Platted: Being platted as a part of Bridgewood Addition to
Crestview Estates.

History: None.

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a Conditional Use Permit to construct multi-family dwellings on property proposed for "AA" One Family zoning.

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.

A site plan submitted with the application proposes a maximum of 5 structures on subject property which contains approximately 9.3 acres, of which approximately 4.3 acres will be utilized for street and floodway purposes. On

Page 2
Case No. CU-219
MAPC AGENDA
5-10-79

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 75 dwelling units.

2. 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-0427 by the Board of County Commissioners.
 - B. The maximum building height shall not exceed 2½ stories, excluding basement, or 35 feet and the maximum number of dwelling units shall not exceed 75.
 - C. Not less than 1½ off-street parking spaces shall be provided for each dwelling unit.

SCZ-0427 &
✓ CU-219

7 "Notice to Adjoining Property Owners" mailed 4-26-79 for
the MAPC meeting for 5-10-79.

1 to Grover C. McLure, Jr., County Dir. Dept. of Pub. Works

-

8 TOTAL

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

NOTICE TO ADJOINING PROPERTY OWNERS:

April 26, 1979

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 May 10, 1979, 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-0427

Zone Change from the "R-1" Suburban Residential District
and the "LC" Light Commercial District
to the "AA" One Family Dwelling District

Beginning at the Southeast Corner of Section 10, Township 27 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas; thence west 650 feet on the South Line of the SE $\frac{1}{4}$ of said Section 10; thence North at a deflection angle to the right of 90°00' for a distance of 345 feet; thence Northeasterly to a point 320 feet West of the East Line of the SE $\frac{1}{4}$ of said Section 10; thence East 320 feet to the West Line of the SE $\frac{1}{4}$ of said Section 10; thence South at a deflection angle to the right of 90°00' for a distance of 720 feet to the point of beginning. Generally located at the northwest corner of 13th Street North and 127th Street East.

AND

CASE NO. CU-219

Conditional Use Request to Permit Establishment of
Multi-Family Units on land proposed for
"AA" One Family Dwelling District

Legal Description and General Location as stated above.

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

Summary Description of County Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres.
- "R-1" - Suburban Residential District
Permits one single-family dwelling for each lot of 20,000 square feet of land area if served by a public water supply, or 40,000 square feet if served by a private domestic water supply source.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 6,500 square 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 one-family dwellings and any retail commercial uses conducted within an enclosed building.
- "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". Mobile home parks and trailer camps are not permitted.
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits. Mobile home parks and trailer camps are not permitted.
- "CU" - Conditional Use in any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.
- NOTE: - The above list is not intended to be all inclusive. For complete regulations see the Sedgwick County Zoning Resolution.

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
D-12-B
10-27-28

CU 219
(Assoc 502-0427)

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 H-C Properties

ADDRESS 1152 S. Clifton, Wichita, Kansas 67218 PHONE 681-3771

AGENT Reiss and Goodness Engineers

ADDRESS 2160 W. 21st St., Wichita, Kansas 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 Multi-Family

_____ (use)

on property legally described as Lot(s) _____

_____ Block(s) _____ of the _____

_____ Addition.

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

Beginning at the Southeast Corner of Section 10, Township 27 South, Range 2 East of the 6th P.M. Sedgwick County, Kansas; thence West 650 feet on the South Line of the SE $\frac{1}{4}$ of said Section 10; thence North at a deflection angle to the right of 90°00' for a distance of 345 feet; thence Northeasterly to a point 320 feet West of the East Line of the SE $\frac{1}{4}$ of said Section 10; thence East 320 feet to the West Line of the SE $\frac{1}{4}$ of said Section 10; thence South at a deflection angle to the right of 90°00' for a distance of 720 feet to the point of beginning.

OK for legal

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

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE Northwest CORNER OF 13th St. North AND
127th 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" & "2c"
(ZONING DISTRICT CLASSIFICATION).

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

To allow the construction of multi-family units as proposed in the
Bridgewood Hills Addition.

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRU-
TION 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 ABSTRACTOR
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.

H-C PROPERTIES

BY _____
AUTHORIZED AGENT (IF ANY)

BY Verlynn Tubb
AUTHORIZED AGENT (IF ANY) Vice-President

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 9:50
(AM, PM) on April 11, 1979 (day, month, year). It has been check
and found to be complete and accompanied by required documents and
the appropriate fee of \$ 70.00.

G. Lynn Shirkley Nan
J. Planner Tit

OWNERSHIP LIST

Doublestuffed
S22-0427 + C0-219

Tract

Property Owner

The East half of the SE $\frac{1}{4}$ of Section 10-27-2EH-C Properties
1152 South Clifton
67218The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10-27-2E✓ Lakeview Gardens Inc.
12122 East 13th St. 67206The NW $\frac{1}{4}$ of Section 11-27-2E✓ First National Bank in
Wichita, Trustee of
Margaret W. Reed
Revocable Trust
105 North Market 67202The SW $\frac{1}{4}$ of Section 11-27-2E✓ Arthur A. Krug
14005 East 21st Street
67230The NE $\frac{1}{4}$ of Section 15-27-2ED H-C Properties
1152 South Clifton 67218The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14-27-2E
except following described tract conveyed
to Bacho Development Company✓ Crestview Country Club
Association
1000 North 127th St. East
67206

Beginning at a point on the west line of Section 12-27-2E, 1492.95 feet south of the NW corner of said Section 14; thence North 89°11'12" East 50.00 feet to monument "1-A" thence North 84°48'23" East 180.48 feet to monument "2"; thence North 32°23'44" East 267.75 feet to monument "3"; thence north 35°37'17" East 541.87 feet to monument "4"; thence North 65°54'59" East 664.82 feet to monument "5"; thence South 52°49'40" East 78.27 feet to monument "6"; thence S 07°30'45" East 280.16 feet to monument "7"; thence South 55°17'52" West 189.85 feet to monument "8-A"; thence South 08°08'36" West 445.26 feet to monument "9-A"; thence South 75°59'50" West 645.00 feet to monument "10-A"; thence north 31°06'00" West 246.38 feet to monument "90"; thence south 60°23'44" West 90.00 feet to monument "91"; thence south 32°23'44" West 175.00 feet to monument "92"; thence south 89°11'12" West 250.00 feet to the west line of said Section 14; thence North 0°48'48" West 60.00 feet along said section line to the point of beginning

✓ Bacho Development Co.
1901 West 13th Street
67203

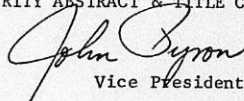
We hereby certify the foregoing to be a true and correct list of the property owners of:

A 1000 foot radius of: Beginning at the SE corner of Section 10-27-2E thence west 650 feet on the south line of the SE $\frac{1}{4}$ of Section 10; thence north at a deflection angle to the right of 90°00' for a distance of 345 feet; thence NEly to a point 320 feet west of the East line of the SE $\frac{1}{4}$ of said Section 10; thence East 320 feet to the East line of the SE $\frac{1}{4}$ of said Section 10; thence South at a deflection angle to the right of 90°00' for a distance of 720 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 6th day of April, 1979 at 7:00 o'clock A .M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By


Vice President

Order No. 275176
wh

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.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION

AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY