

CU-257 - Crestview Development Co.
No. 1 requests Conditional Use to
Permit Construction of Two-Family
Dwellings on property proposed for
the "AA" One-Family Dwelling

closed

ACTION

DATE

COMMITTEE

M.A.P.C.

Approved subject to conditions

6-17-82

~~B.C.C./B. CO. C. *Cancelled*~~ *7-14-82*

B.C.C. *Approved as recommended* *7-21-82*

closed

*Posted
6-1-82*

CU-257 - Crestview Development Co.
No. 11 requests Conditional Use for
Dwelling Construction of Two-Family
Dwellings on property proposed for
the AA One-Family Dwelling.

Map No. 6348B
Sec. _____
Twp. _____
Range _____

DATA SHEET
~~XXXXXXXX~~ CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 257
Filed 5-26-82

ASSOCIATED CASE: SCZ-0502

APPLICATION DATA: From _____ to _____

1. Applicant: Crestview Development Company No 1, % John E. Shoaks
Address 1355 St. Andrews, Wichita 67230 Phone 733-0465
2. Agent: Reiss & Goodness Engineers
Address 2160 W. 21st St., Wichita 67203 Phone 832-0213
3. General Location: Northeast corner of Central Avenue & St. Andrews Drive
4. Proposed Use: To construct Two-Family Dwellings on property proposed for "AA" One-Family Dwelling District.

AREA DATA:

1. Acres: 10.1 (280 ^(11888/142) ft. by 900 ft.)
2. Adjoining Zoning: E "R-1" S Proposed "AA" W Proposed "AA" N "R-1"
3. Land Use: East UNDEVELOPED South UNDEVELOPED
West UNDEVELOPED North GOLF COURSE
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PROCEDURE DATA:

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

Date	Action
6-17-82	Approved as to conditions

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

Date	Action	Resolution
7-14-82	Meeting Cancelled	# 205-1982; 10-28-82
2-21-82	Approved as requested	

NOTES:

LOS ANGELES-CINCINNATI-LOGAN, OH
McMURDO, TX-ROBERT GROVE, OH
U.S.A.

Smith
No. 2153C

Map No. 6348B
Sec. _____
Twp. _____
Range _____

DATA SHEET
~~CONDITIONAL~~ CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 257
Filed 5-26-82

ASSOCIATED CASE: SCZ-0502

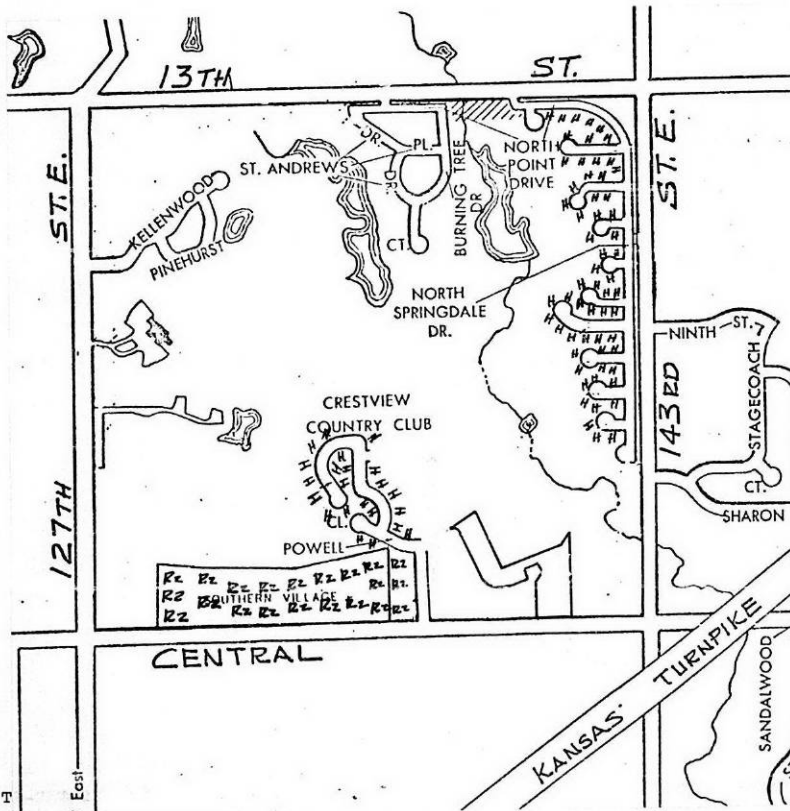
- APPLICATION DATA: From _____ to _____
1. Applicant: Crestview Development Company No. 1, % John F. Shanks
Address 1355 St. Andrews, Wichita 67230 Phone 733-0665
 2. Agent: Reiss & Goodness Engineers
Address 2160 W. 21st St, Wichita 67203 Phone 332-0213
 3. General Location: Northeast corner of Central Avenue & St. Andrews Drive
 4. Proposed Use: To construct Two-Family Dwellings on property proposed for "AA" One-Family Dwelling District.

AREA DATA:

1. Acres: 10.1 (290 (IRREGULAR) ft. by 900 ft.)
2. Adjoining Zoning: E "R-1" S Proposed "AA" Proposed "AA" "R-1"
3. Land Use: East UNDEVELOPED South UNDEVELOPED
West UNDEVELOPED North GOLF COURSE
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 # 205-1982

494A.00 200 Published in The Wichita Eagle-Beacon on 10-28-82, 1982

R E S O L U T I O N

CASE NO. CU-257

A RESOLUTION PERMITTING CONSTRUCTION OF TWO-FAMILY DWELLINGS 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.J AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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

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

A tract of land generally located in the southeast quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; said tract of land being more particularly described as follows:

From the southwest corner of said southeast quarter, thence easterly on the south line of said southeast quarter, on an assumed bearing of N 88°48'47" E, a distance of 1626.88 feet; thence N 01°11'13" W, 50.00 feet to the point of beginning; thence N 01°11'13" W, 333.00 feet; thence N 24°09'28" E, 99.92 feet; thence N 20°04'20" W, 145.00 feet; thence S 69°55'40" W, 150.00 feet; thence S 20°04'20" E, 76.00 feet to a point of curve, said curve having a radius of 70.00 feet, a central angle of 90°00'00" and a chord bearing and distance of S 24°55'40" W, 98.99 feet; thence along said curve a distance of 109.96 feet; thence S 69°55'40" W, 141.01 feet to a point of curve, said curve having a radius of 184.41 feet, a central angle of 83°58'53" and a chord bearing and distance of N 68°04'54" W, 246.74 feet; thence along said curve, a distance of 270.30 feet; thence N 26°05'27" W, 462.68 feet to a point of curve, said curve having a radius of 210.61 feet, a central angle of 17°35'54" and a chord bearing and distance of N 34°53'24" W, 64.43 feet; thence along said curve, a distance of 64.69 feet; thence N 43°41'21" W, 32.00 feet; thence N 46°18'39" E, 218.77 feet; thence S 26°05'27" E, 541.44 feet; thence N 69°55'40" E, 685.99 feet; thence N 33°19'30" E, 87.00 feet; thence S 01°11'13" E, 849.69 feet; thence S 88°48'47" W, 310.00 feet to the point of beginning. Generally located at the northeast corner of Central Avenue and St. Andrews Drive.

SUBJECT TO THE FOLLOWING:

- a. The approval of a zone change from "R-1" to "AA" by the Board of County Commissioners.
- b. Recording of the associated plat.
- c. There not exceeding one duplex for each platted lot.

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 21st day of July, 1952.



Jack Spratt, Chairman
Jack Spratt

Tom Scott, Commissioner
Tom Scott

Donald E. Gragg, Commissioner
Donald E. Gragg

ATTEST:

Dorothy K. White by Judy Smith, Deputy
Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin
William D. Rustin, County Counselor

July 8, 1982

Robert Previtera
Reiss & Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: SCZ-0502 - "R-1" to "AA"
CU-257 - Conditional Use Permit to
construct Two-Family Dwellings.
Northeast corner of Central and
St. Andrews Drive.

Dear Mr. Previtera:

This is to advise you that the above captioned cases will not be considered by the Board of County Commissioners on July 14, 1982 as you were previously notified. That meeting has been cancelled.

Subject cases will be scheduled for their meeting of July 21, 1982 which is held at 9:00 a.m. in Room 320, Sedgwick County Courthouse.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Crestview Development Company No. 1, & John F. Sheaks
1355 St. Andrews Drive, Wichita 67230

() Published in The Wichita Eagle-Beacon on _____, 1982

R E S O L U T I O N

CASE NO. CU-257

A RESOLUTION PERMITTING CONSTRUCTION OF TWO-FAMILY DWELLINGS 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.j AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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

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

A tract of land generally located in the southeast quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; said tract of land being more particularly described as follows:

From the southwest corner of said southeast quarter, thence easterly on the south line of said southeast quarter, on an assumed bearing of N 88°48'47" E, a distance of 1626.88 feet; thence N 01°11'13" W, 50.00 feet to the point of beginning; thence N 01°11'13" W, 333.00 feet; thence N 24°09'28" E, 99.92 feet; thence N 20°04'20" W, 145.00 feet; thence S 69°55'40" W, 150.00 feet; thence S 20°04'20" E, 76.00 feet to a point of curve, said curve having a radius of 70.00 feet, a central angle of 90°00'00" and a chord bearing and distance of S 24°55'40" W, 98.99 feet; thence along said curve a distance of 109.96 feet; thence S 69°55'40" W, 141.01 feet to a point of curve, said curve having a radius of 184.41 feet, a central angle of 83°58'53" and a chord bearing and distance of N 68°04'54" W, 246.74 feet; thence along said curve, a distance of 270.30 feet; thence N 26°05'27" W, 462.68 feet to a point of curve, said curve having a radius of 210.61 feet, a central angle of 17°35'54" and a chord bearing and distance of N 34°53'24" W, 64.43 feet; thence along said curve, a distance of 64.69 feet; thence N 43°41'21" W, 32.00 feet; thence N 46°18'39" E, 218.77 feet; thence S 26°05'27" E, 541.44 feet; thence N 69°55'40" E, 685.99 feet; thence N 33°19'30" E, 87.00 feet; thence S 01°11'13" E, 849.69 feet; thence S 88°48'47" W, 310.00 feet to the point of beginning. Generally located at the northeast corner of Central Avenue and St. Andrews Drive.

SUBJECT TO THE FOLLOWING:

- a. The approval of a zone change from "R-1" to "AA" by the Board of County Commissioners.
- b. Recording of the associated plat.
- c. There not exceeding one duplex for each platted lot.

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
Jack Spratt

_____, Commissioner
Tom Scott

_____, Commissioner
Donald E. Gragg

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND
CONDITIONAL USE PERMIT

CASE NO. SCZ-0502 & CU-257 CONSIDERED BY MAPC: 6-17-82

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

REASON FOR REQUEST (AS PROVIDED BY APPLICANT): "To permit the construction of single-family homes and duplex dwellings in proposed Southcrest Addition."

GENERAL LOCATION: Northeast corner of Central and St. Andrews Drive.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
June 17, 1982)

APPLICANT: Crestview Development Company No. 1, 1355 St. Andrews Dr.

AGENT FOR APPLICANT: Robert Previters, Reiss & Goodness Engineers,
2160 W. 21st Street.

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing, East and South, Undeveloped; North, Golf Course;
West, One & Two-family.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the associated Conditional Use case be approved subject to the approval of a zone change from "R-1" to "AA" by the Board of County Commissioners; recording of the associated plat with SCZ-0502, and subject to there not exceeding one duplex for each platted lot. Bayouth moved, Cazal seconded and it carried unanimously. Jones was not present. Hansen was absent. One vacancy.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the applications subject to recommended conditions of approval, adopt resolutions establishing the zone change and conditional use and instruct the Planning Department to withhold publication of the resolutions until the plat has been recorded with the Register of Deeds; or
2. Deny the applications.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 17, 1982

11a. Case No. SCZ-0502 - Crestview Development Company No. 1 requests zone change for a tract of land generally located in the southeast quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, said tract of land being more particularly described as follows: From the southwest corner of said southeast quarter, thence easterly, on the south line of said southeast quarter, on an assumed bearing of N 88°48'47" E, a distance of 572.19 feet; thence N 01°11'13" W, 50.00 feet to the point of beginning; thence N 01°11'13" W, 698.00 feet along the east line of St. Andrews Drive; thence S 88°48'47" W, 64.00 feet; thence N 01°11'13" W, 137.00 feet; thence N 88°48'47" E, 271.01 feet; thence N 46°18'39" E, 313.77 feet; thence S 26°05'27" E, 541.44 feet; thence N 69°55'40" E, 685.99 feet; thence N 33°19'30" E, 87.00 feet; thence S 01°11'13" E, 849.69 feet; thence S 88°48'47" W, 1364.69 feet to the point of beginning. Generally located at the northeast corner of Central Avenue and St. Andrews Drive.

11b. Case No. CU-257 - Crestview Development Company No. 1 requests Conditional Use Permit for a tract of land generally located in the southeast quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; said tract of land being more particularly described as follows: From the southwest corner of said southeast quarter, thence easterly on the south line of said southeast quarter, on an assumed bearing of N 88°48'47" E, a distance of 1626.88 feet; thence N 01°11'13" W, 50.00 feet to the point of beginning; thence N 01°11'13" W, 333.00 feet; thence N 24°09'28" E, 99.92 feet; thence N 20°04'20" W, 145.00 feet; thence S 69°55'40" W, 150.00 feet; thence S 20°04'20" E, 76.00 feet to a point of curve, said curve having a radius of 70.00 feet, a central angle of 90°00'00" and a chord bearing and distance of S 24°55'40" W, 98.99 feet; thence along said curve a distance of 109.96 feet; thence S 69°55'40" W, 141.01 feet to a point of curve, said curve having a radius of 184.41 feet, a central angle of 83°58'53" and a chord bearing and distance of N 68°04'54" W, 246.71 feet; thence along said curve, a distance of 270.30 feet; thence N 26°05'27" W, 462.68 feet to a point of curve, said curve having a radius of 210.61 feet, a central angle of 17°35'54" and a chord bearing and distance of N 34°53'24" W, 64.43 feet; thence along said curve, a distance of 64.69 feet; thence N 43°41'21" W, 32.00 feet; thence N 46°18'39" E, 218.77 feet; thence S 26°05'27" E, 541.44 feet; thence N 69°55'40" E, 685.99 feet; thence N 33°19'30" E, 87.00 feet; thence S 01°11'13" E, 849.69 feet; thence S 88°48'47" W, 310.00 feet to the point of beginning. Generally located at the northeast corner of Central Avenue and St. Andrews Drive.

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

Case No. SCZ-0502:

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 to "AA" One-family for a tract of land approximately 24.2 acres in size located on a major street (Central) and located in the Crestview Improvement District.

In conjunction with this application, the applicant has submitted a Conditional Use request (CU-257) to enable the construction of a series of duplexes on approximately 10.1 acres of the area asking to be rezoned. Such a development is in keeping with the Planning Commission's general policy of looking with favor on higher density residential uses adjacent to major streets.

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

Case No. CU-257:

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 two-family dwellings on property proposed for "AA" One-family zoning.

The County Zoning Resolution was amended in September, 1975, to permit two-family dwellings in the "AA" zone as a Conditional Use. The amendment provides that the lot area shall be not less than 10,000 square feet for each two-family dwelling. The amendment also provides that the off-street parking requirements shall be not less than two spaces per dwelling unit, of which one space for each dwelling unit may be located in the front yard setback.

2. In the event the Planning Commission determines that the proposed development can be compatible with existing and proposed development in the general area and recommends approval of the Conditional Use Permit, it should be subject to the approval of a zone change from "R-1" to "AA" by the Board of County Commissioners; and subject to there not exceeding one duplex for each platted lot.

JONES left the meeting.

GALBRAITH stated that in the past the Planning Commission has supported applications for "AA" Single-family zoning in the Crestview area. The "AA" zoning permits them to plat smaller lot sizes than the acre minimum required under the "R-1" classification. He said that precedent for conditional use cases for duplexes also had been set in this area. He said that staff recommended approval of the request for the "AA" part of the application. They feel that the part that is being requested for duplexes is consistent with the past actions of the Planning Commission and the Board of County Commissioners.

There was no one present in opposition to the applications.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the low density residential character of the general area; the golf course to the north; the one and two family uses to the west; the surrounding residential zoning; the suitability of the subject site for development with one and two family uses, and the recommendation of approval by staff; I move that we recommend to the County Commission that the zone change request be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the associated Conditional Use case be approved subject to the approval of a zone change from "R-1" to "AA" by the Board of County Commissioners; recording of the associated plat with SCZ-0502, and subject to there not exceeding one duplex for each platted lot. Bayouth moved, Cazal seconded and it carried unanimously. Jones was not present. Hansen was absent. One vacancy.

June 18, 1982

Robert Previtera
Reiss & Goodness Engineers
2160 West 21st Street
Wichita, Ks. 67203

Re: Case No. SCZ-0502 - "R-1" to "AA"
CU-257 - Conditional Use Permit to
construct Two-family Dwellings
Northeast corner of Central &
St. Andrews Drive

Dear Mr. Previtera:

At its regular meeting of June 17, 1982, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Commission was to recommend that the zone change request be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds. In addition, the Planning Commission also recommended the approval of the associated Conditional Use case subject to the approval of a zone change from "R-1" to "AA" by the Board of County Commissioners; recording the associated plat, and subject to there not exceeding one duplex for each platted lot.

These cases will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, July 14, 1982, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sd

cc: Crestview Development Company No. 1, % John F. Sheaks, 1355 St.
Andrews Drive, Wichita 67230
Ron Worley, County Zoning Officer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-17-82

Case No. CU-257 Request: Conditional Use Permit to
Construct Two-family dwell-
ings

Location: North side of Central in an area east of St. Andrews Drive.

Reason: To permit the construction of duplex dwellings in the
proposed Southcrest Addition.

Acres: 10.1 Size: Irregular Shape

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Golf Course	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Undeveloped	"R-1"

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

Platted: Being platted as a part of Southcrest Addition.

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 two-family dwellings on property proposed for
"AA" One-family zoning.

The County Zoning Resolution was amended in September,
1975, to permit two-family dwellings in the "AA" zone as a
Conditional Use. The amendment provides that the lot area
shall be not less than 10,000 square feet for each two-
family dwelling. The amendment also provides that the off-
street parking requirements shall be not less than two spaces
per dwelling unit, of which one space for each dwelling unit
may be located in the front yard setback.

2. In the event the Planning Commission determines that the pro-
posed development can be compatible with existing and pro-
posed development in the general area and recommends approval
of the Conditional Use Permit, it should be subject to the
approval of a zone change from "R-1" to "AA" by the Board of
County Commissioners; and subject to there not exceeding one
duplex for each platted lot.

SCZ-0502)
&) 51 Notice to Adjoining Property owners mailed 6-3-82 (double-
✓ CU-257) stuffed) for the MAPC meeting for 6-17-82.

1 of each to Ron Worley, County Director of Building,
Planning and Codes.

—
52 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021688

June 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a Conditional Use 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. 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 June 17, 1982, 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-257

Conditional Use to Permit Construction of
Two-Family Dwellings on Property Proposed for
the "AA" One-Family Dwelling District

A tract of land generally located in the southeast quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; said tract of land being more particularly described as follows:

From the southwest corner of said southeast quarter, thence easterly on the south line of said southeast quarter, on an assumed bearing of N 88°48'47" E, a distance of 1626.88 feet; thence N 01°11'13" W, 50.00 feet to the point of beginning; thence N 01°11'13" W, 333.00 feet; thence N 24°09'28" E, 99.92 feet; thence N 20°04'20" W, 145.00 feet; thence S 69°55'40" W, 150.00 feet; thence S 20°04'20" E, 76.00 feet to a point of curve, said curve having a radius of 70.00 feet, a central angle of 90°00'00" and a chord bearing and distance of S 24°55'40" W, 98.99 feet; thence along said curve a distance of 109.96 feet; thence S 69°55'40" W, 141.01 feet to a point of curve, said curve having a radius of 184.41 feet, a central angle of 83°58'53" and a chord bearing and distance of N 68°04'56" W, 246.74 feet; thence along said curve, a distance of 270.30 feet; thence N 26°05'27" W, 462.68 feet to a point of curve, said curve having a radius of 210.61 feet, a central angle of 17°35'54" and a chord bearing and distance of N 34°53'24" W, 64.43 feet; thence along said curve, a distance of 64.69 feet; thence N 43°41'21" W, 32.00 feet; thence N 46°18'39" E, 218.77 feet; thence S 26°05'27" E, 541.44 feet; thence N 69°55'40" E, 685.99 feet; thence N 33°19'30" E, 87.00 feet; thence S 01°11'13" E, 849.69 feet; thence S 88°48'47" W, 310.00 feet to the point of beginning. Generally located at the northeast corner of Central Avenue and St. Andrews Drive.

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

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

NOTICE TO ADJOINING PROPERTY OWNERS:

June 3, 1982

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 June 17, 1982, 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-0502

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

A tract of land generally located in the southeast quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, said tract of land being more particularly described as follows:

From the southwest corner of said southeast quarter, thence easterly, on the south line of said southeast quarter, on an assumed bearing of N 88°48'47" E, a distance of 572.19 feet; thence N 01°11'13" W, 50.00 feet to the point of beginning; thence N 01°11'13" W, 698.00 feet along the east line of St. Andrews Drive; thence S 88°48'47" W, 64.00 feet; thence N 01°11'13" W, 137.00 feet; thence N 88°48'47" E, 271.01 feet; thence N 46°18'39" E, 313.77 feet; thence S 26°05'27" E, 541.44 feet; thence N 69°55'40" E, 685.99 feet; thence N 33°19'30" E, 87.00 feet; thence S 01°11'13" E, 849.69 feet; thence S 88°48'47" W, 1364.69 feet to the point of beginning. Generally located at the northeast corner of Central Avenue and St. Andrews Drive.

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.

6348 B
N-R-1
S- ~~R-1~~ proposed AA
E-R-1
W- proposed AA

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

CU-257

(Add 502-0502)

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.

1. 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 Crestview Development Company No. 1, % John F. Sheaks
ADDRESS 1355 St. Andrews, Wichita, KS 67230 PHONE 733-0465
AGENT Reiss & Goodness Engineers
ADDRESS 2160 West 21st Street, Wichita, KS 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).

2. a. The applicant proposes to establish Duplex dwellings _____
_____ (use)
on property legally described as Lot(s) Lots 16-24, Block 2 and Lots 1-9,
Block 3, Block(s) _____
of the (Proposed) Crestview Country Club Estates Southcrest Addition.
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

(SEE ATTACHMENT)

for legal

2. b. There are 10.1 acres (round to nearest tenth) in the above described property.

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

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE Northeast CORNER OF Central Avenue AND
St. Andrews Drive, OR

B. ON THE _____ SIDE OF _____ (AVE.) STREET BETWEEN
_____ (AVE.) STREET AND _____ (AVE.) STREET.

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

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

To permit the construction of duplex dwellings in the proposed Southcrest Addition.

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

Crestview Development Company No. 1 _____

BY John F. Sheehan
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)

7. OFFICE USE ONLY

This application was received at the Planning Department at 11:20

(AM) on May 26, 1982 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 400.00.

B. Lynn Shirley Name
Jr. Planner Title

ATTACHMENT

A tract of land generally located in the southeast quarter of Section 14, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; said tract of land being more particularly described as follows:

From the southwest corner of said southeast quarter, thence easterly on the south line of said southeast quarter, on an assumed bearing of N 88° 48'47" E, a distance of 1626.88 feet; thence N 01°11'13" W, 50.00 feet to the point of beginning; thence N 01°11'13" W, 333.00 feet; thence N 24° 09'28" E, 99.92 feet; thence N 20°04'20" W, 145.00 feet; thence S 69°55'40" W, 150.00 feet; thence S 20°04'20" E, 76.00 feet to a point of curve, said curve having a radius of 70.00 feet, a central angle of 90°00'00" and a chord bearing and distance of S 24°55'40" W, 98.99 feet; thence along said curve a distance of 109.96 feet; thence S 69°55'40" W, 141.01 feet to a point of curve, said curve having a radius of 184.41 feet, a central angle of 83°58'53" and a chord bearing and distance of N 68°04'54" W, 246.74 feet; thence along said curve, a distance of 270.30 feet; thence N 26°05'27" W, 462.68 feet to a point of curve, said curve having a radius of 210.61 feet, a central angle of 17°35'54" and a chord bearing and distance of N 34°53'24" W, 64.43 feet; thence along said curve, a distance of 64.69 feet; thence N 43°41'21" W, 32.00 feet; thence N 46°18'39" E, 218.77 feet; thence S 26°05'27" E, 541.44 feet; thence N 69°55'40" E, 685.99 feet; thence N 33°19'30" E, 87.00 feet; thence S 01°11'13" E, 849.69 feet; thence S 88°48'47" W, 310.00 feet to the point of beginning, containing 10.11 Acres more or less.

FORM 21

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	