

B.C.C./B.00. C. Clippard sent 6-19-19
to amended
in Detroit

DP-99 CENTRAL-RIDGE ~~ADDRESS~~ DUP
FILE # - southeast corner of
Central and Ridge Road.

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. *Approved and to* 5-24-79
be amended

B.C.C./B.C.C. *Approved and* 6-19-79
to amended
to date

DR-29
FILE #
General and Sales Dept.

Map No. 5047
Sec. 22
Twp. 27S
Range 1W

**DATA SHEET
COMMUNITY UNIT PLAN**

DP - 39
Z- _____
Filed 3-29-79
(Assoc. Z-2142)

APPLICATION REQUEST: Approval of proposed planned CENTRAL-RIDGE AMENDED CUP
Commercial development. FILE #2

1. Applicant Ritchie Brothers Construction Company
Address P.O. Box 4048, 67204 Phone 838-9301
2. Agent Dave Ritchie
Address P.O. Box 4048, 67204 Phone 838-9301
3. General Location Southeast corner of Central and Ridge Road
Address _____
4. Proposed Use _____

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning _____ Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 5-26-79 Action Approved sub to conditions

2. Governing Body

Date 6-19-79 Action Approved sub to amended conditions

LOUISIANA STATE DEPARTMENT OF REVENUE
BAGNOL, LOUISIANA 70002
U.S.A.

Standard
No. 2153C

GENERAL

TOTAL GROSS AREA = 29.02 ACRES±

TOTAL NET AREA = 25.8 ACRES± (EXCLUSIVE OF PUBLIC STREETS)

GENERAL PROVISIONS

1. CURB CUTS: THE MAXIMUM NUMBER OF CURB CUTS SHALL NOT EXCEED FOUR (4) ALONG RIDGE ROAD, FOUR (4) ALONG CENTRAL AND FOUR (4) ALONG WINTERSET LANE, AS INDICATED ON THE PLAN. ONE (1) CURB CUT TO RIDGE ROAD, AND TWO (2) CURB CUTS TO CENTRAL SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT MORE THAN ONE (1) LOT, IN PARCEL TWO (2) AND TWO A (2A) IS DEVELOPED UNDER THE SAME OWNERSHIP, WITH CONTIGUOUS BUILDING(S), THE SETBACK BETWEEN LOTS WILL NOT BE REQUIRED.

NO STRUCTURES SHALL BE PERMITTED CLOSER THAN 10 FEET TO THE FIRELANE - INGRESS/EGRESS DRIVES.

4. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
5. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A LOT GRADING AND DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS, AS MAY BE REQUIRED.
6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
7. A FIRE LANE, HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES TO BE CONSTRUCTED WITHIN PARCELS ONE (1), TWO (2), TWO A (2A), THREE (3) AND FOUR (4). SAID FIRE LANE SHALL BE A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE OR EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SURFACE OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.

A COVENANT, PROVIDING FOR THE MAINTENANCE OF THE FIRELANE INGRESS/EGRESS DRIVES, COMMON TO THE LOTS IN PARCEL TWO (2), TWO A (2A), THREE (3) AND FOUR (4), SHALL BE SUBMITTED WITH THE FINAL PLATS(S).

8. SCREENING AND LANDSCAPING: A PLANTING SCREEN, AS INDICATED IN PARCELS TWO (2), TWO A (2A), THREE (3) AND FOUR (4) SHALL BE PROVIDED WITH TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING SCREEN SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE SUBSTITUTED FOR THE PLANTING SCREEN IN PARCELS TWO (2), TWO A (2A) AND THREE (3), SHOULD THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT.

THE SERVICE AREAS OR STORAGE AREAS OF THE YMCA STRUCTURE IN PARCEL FOUR (4) SHALL BE ARCHITECTURALLY SCREENED SHOULD THEY FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT.

9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING SCREEN, INDICATING THE TYPE LOCATION AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS TWO (2) TWO A (2A), THREE (3), AND FOUR (4).
10. THE MAXIMUM NUMBER OF BUILDINGS FOR PARCELS ONE (1) AND TWO (2) SHALL NOT EXCEED ONE (1) PER LOT.

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - AUTOMOTIVE (EXCLUDING THE SALE OF NEW OR USED CARS), FINANCIAL, OFFICE, CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS.

GROSS AREA - 1.78 ACRES±
NET AREA - 0.96 ACRES±
MAXIMUM BUILDING COVERAGE - 30% OR 12,510 SQ. FT.
FLOOR RATIO - .40
MAXIMUM GROSS FLOOR AREA - 16,680 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - AUTOMOTIVE, FINANCIAL, OFFICE, TENNIS CLUB, RESTAURANTS, PROFESSIONAL, PERSONAL SERVICES, INDOOR AMUSEMENT ENTERPRISES, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 13.94 ACRES±
NET AREA - 11.54 ACRES±
MAXIMUM BUILDING COVERAGE - 30% OR 150,804 SQ. FT.
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 201,073
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO A

PROPOSED USE - SAME USES AS PROPOSED IN PARCEL TWO (2), OR TO BE DEVELOPED AS RESIDENTIAL STORAGE WAREHOUSING WITH PARCEL THREE (3).

GROSS AREA - 1.27 ACRES±
NET AREA - 1.27 ACRES±
MAXIMUM BUILDING COVERAGE - 30% OR 16,646 SQ. FT.
(45% OR 24,970 SQ. FT. IF DEVELOPED AS RESIDENTIAL STORAGE WAREHOUSING)
FLOOR AREA RATIO - .40 (.45 IF DEVELOPED AS RESIDENTIAL STORAGE WAREHOUSING)

MAXIMUM GROSS FLOOR AREA - 22,195 SQ. FT.
(24,970 SQ. FT. IF DEVELOPED AS RESIDENTIAL
STORAGE WAREHOUSING)
MAXIMUM BUILDING HEIGHT - 35 FEET (25 FEET FOR RESIDENTIAL STORAGE
WAREHOUSES)

PARCEL THREE
PROPOSED USE - RESIDENTIAL STORAGE WAREHOUSING (SUBJECT TO APPROVAL BY
THE BOARD OF ZONING APPEALS.)

GROSS AREA - 2.03 ACRES±
NET AREA - 2.03 ACRES±
MAXIMUM BUILDING COVERAGE - 45% OR 39,792 SQ. FT.
FLOOR AREA RATIO - .45
MAXIMUM GROSS FLOOR AREA - 39,792 SQ. FT.
MAXIMUM BUILDING HEIGHT - 25 FEET

PARCEL FOUR
PROPOSED USE - RECREATIONAL (YMCA)
GROSS AREA - 10 ACRES±
NET AREA - 10 ACRES±
MAXIMUM BUILDING COVERAGE - 30% OR 130,680 SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 130,680 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET

For the lots that face Ridge Road on Parcel 2, setbacks should be increased to 65' to accommodate 2 rows of 90° parking.

Setbacks should be established from Fire lane easements as they are serving almost the same as a public street. There should be no "0" setbacks as proposed on parcel 2A and the lot to the north as well as others.

I question whether park out parking should be permitted in the designated fire lanes.

Speed General Provision's statement about lights being directed away from Res area to the south.

These various lots are being set up to be sold off. There will be no combination drives shared by parcels. If circulation is important around buildings, such as between parcels 4 and 2, then there should be a 30' setback on each side,

I want to know what zoning has been requested. Also, I want to be in on the discussion with Gary W.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING AND APPROVAL OF COMMERCIAL CUP

03-04

05
66-20

CASE NO. Z-2142 & DP-39 CONSIDERED BY MAPC: 5-24-79

REQUEST FOR: Change from "AA" & "LC" to "LC" Approval of Commercial Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT)

"To comply with zoning requirement for proposed Central Ridge Community Unit Plan."

GENERAL LOCATION: Southeast corner of Central and Ridge Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of May 24, 1979)

3-1 Affirmed motion to conditionally approve Council 1 Amend add Philanthropic, also amend Board 1140

*Panel 1
- MC banks
- Amend 4
add Philanthropic
+ decision on 3.*

*2) Peter exclude full
Sue Bank
40*

APPLICANT: Ritchie Brothers Construction Co., P. O. Box 4048.

AGENT FOR APPLICANT: Gary Wiley, Professional Engineering Consultants, 1440 E. English.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North and West, "LC"; East, "A"; South, "AA".

LAND USE: Existing and East, Undeveloped; North, Vacant Service Station, Undeveloped, Apartments; South, Single Family; West, Shopping Center, General Business.

CPO RECOMMENDATION: CPO Council Area "A" recommended 6-0 for approval of the applications.

PLANNING COMMISSION RECOMMENDATION:

That Z-2142 be approved, and the associated DP-39 be approved subject to conditions as shown in excerpt from Planning Commission minutes of May 24, 1979. Bell moved, Bayouth seconded and it carried unanimously. Greider, Hennessy, Taylor and Jones were absent.

*1) amend add #4
MC 40*

no change.

ACTION 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and CUP subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
2. Return the applications to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

Part 1

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 24, 1979:

- 16a. Case No. Z-2142 - Ritchie Brothers Construction Company requests zone change from "AA" & "LC" to "LC" beginning at the northwest corner of the northwest 1/4 of Section 22, T27S, RLW of the 6th P.M.; thence south along the west line of said 1/4 section, 795.9 feet ±, to the north line of Newell Street, as extended from the east; thence easterly along the north line of Newell Street to the northern line of Wayside Lane; thence northeasterly along the northern line of Wayside Lane to the west line of Winterset Lane; thence northerly along the west line of Winterset Lane to the north line of said 1/4 section; thence west along the north line of said 1/4 section to the point of beginning. Generally located at the southeast corner of Central and Ridge Road.
- 16b. Case No. DP-39 - Ritchie Brothers Construction Company request amendment to Commercial Community Unit Plan beginning at the northwest corner of the northwest quarter of Section 22, Twp. 27S, Range 1W; thence south a distance of 501.63 feet, east 1334.48 feet, north 462.32 feet, and west 1335.7 feet to point of beginning; except that portion taken for streets. AND, all lots in Block A, Block B, and Block C, Country Acres Fourth Addition to Sedgwick County, Kansas. Generally located at the southeast corner of Central and Ridge Road.

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

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita which requires a Community Unit Plan to be submitted on commercial ownerships in excess of six acres, the applicant has submitted a development plan for review on subject property located at the southeast corner of Central and Ridge Road. Approximately six acres of the application area is zoned the "LC" Light Commercial District with the remainder currently zoned "AA" Single Family and a portion of that area platted into single family lots.

Subject property is located at the intersection of two arterial streets with commercial development on the three other corners. Approximately thirty-five single family dwellings which are owned by the Local Housing Authority are developed to the south of subject property. The Ridge Road Zoning Policy recommendations which were approved by the MAPC on April 26, 1979 state that: "the existing "LC" Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body".
2. The development plan indicates the required information pertaining to gross area, maximum building height, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and landscaping provisions.

The proposal is for a 29.02 acre commercial development consisting of two various commercial use parcels, one parcel of either various commercial use or residential storage warehouses, one parcel of residential storage warehouses, and one parcel of indoor recreational facilities

and outdoor recreational facilities limited to track and field, baseball, softball, tennis, soccer, and playground equipment. A total gross floor area of 282,515 square feet of commercial and 130,680 square feet of indoor recreational uses is proposed on the five parcels.

3. The design of the proposed plan does not lend itself to development of a mall or shopping center type development but rather is expected to develop as a series of small free-standing commercial uses along the Central and Ridge Road frontage with residential storage warehouses and a club type recreational facility developed on the southern portions of the plan. Site circulation is proposed to primarily occur on firelane ingress/egress easements as noted on the plan. Although "strip commercial" development such as is proposed has generally been discouraged over the past few years it should be noted that of the other three corners of the major intersection, two are set up for "strip commercial" and the other is developed with a shopping center which also has several free-standing uses on the frontage. The existence of the low-income housing units to the south of the application area would also tend to discourage the development of this site with residential uses. The additional development controls, setbacks, landscaping and height limitations associated with a Community Unit Plan makes this proposal better than the usual "strip commercial" found elsewhere in town. However, the Planning Commission should be aware that the nature of the proposal is not for a large neighborhood or community center.
4. Should the Planning Commission determine that a change of zoning and development plan approval is appropriate, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
 - b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
 - c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GALBRAITH stated that CPO Council Area "A" recommended 6-0 for approval of the applications with the suggested text change regarding the sale of 3.2 beer; and excluding "amusement halls" or game rooms which derive their income from any combination of pinball or arcade type machines or pool or billard tables.

There was no one present in opposition to the applications.

GARY WILEY, Professional Engineering Consultants, representing the applicant, stated that the applicant was agreeable with the CPO request. They would handle this by a statement that "an establishment that derives more than 50 percent of their income from the sale of 3.2 beer shall be excluded".

SAVINA felt that this was a condition of contract zoning. He did not think it was possible to make these kind of conditions for a condition of zoning.

GALBRAITH explained that it would be a condition of the CUP and that there are a whole range of conditions on CUP's.

BELL said that he would be in favor of the language that was requested as far as its functional use without putting a label on a tavern or amusement hall.

MOTION: Having considered the factors as contained in Policy Statement No. 10, in conjunction with zoning case no. Z-2142, and Community Unit Plan DP-39, and after considering the amount of "LC" zoning to the north and east, the length of time the property has remained undeveloped, the lack of opposition, and the favorable recommendation of staff, I move that we recommend to the Governing Body that the applications be approved subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
- b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the Plan or any portion thereof, but said Plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the Plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- e. Provide an additional statement under general provisions prohibiting any establishment which derives more than 50 percent of its income from the sale of 3.2 beer; and excluding amusement halls or game rooms which derive more than 50 percent of their income from any combination of pinball or arcade type machines and pool or billiard tables.

Bell moved, Bayouth seconded and it carried unanimously. Greider, Hennessy, Taylor and Jones were absent.

Meek

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE April 17, 1979

TO Mike Meek, Senior Planner, MAPD

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT DP-39 - Central-Ridge
Community Unit Plan

Comments on proposed subject as requested in your memo of April 11, 1979, are as follows:

1. Required fire lanes with all weather driving surfaces shall be provided prior to and during the time of construction of a building.
2. Dead-end fire lanes longer than 100 feet shall be provided with turn arounds.
3. Suitable access for fire equipment shall be provided within 150 feet of the exterior of any portion of any building or fire protection shall be provided as required by the Fire Chief.
4. Plans showing required fire access and protection shall be submitted to Central Inspection for approval prior to issuance of building permits for each building.

Robert B. Feldner
Robert B. Feldner
Superintendent of Central Inspection

RBF:mml



TE SLIP
PLEASE COMPLETE DESTINATION

City Manager	Dir. of Adm.	<u>Planning Dept.</u>
City Clerk	Auditing	Police Dept.
Community Dev.	Budget	Motor Pool
Housing	Data Proc.	Dir. of Public Works
Human Res. Dev.	Industrial Dev.	Administration
Model Cities	Man. Coord. Center	Central Insp.
Community Facilities	Personnel	Project Betty
Credit Union	P.S. Careers	Engineering
Fire Department	Public Info.	Traffic Engr.
Health Department	Purchasing	Maintenance
Director of Law	Duplicating	Flood Control
Prosecutor's Office	Ret. & Group Ins.	Sanitation
Municipal Court	Treasury	Urban Renewal
Transit Authority	Library	Water Department
	Park Department	Water Pol. Control

For Mike Mack
 For your information _____ Reply sending me _____ copies
_____ For your comments _____ Prepare reply for my signature
_____ Note and return _____ You handle. No report required.

MESSAGE:

Signature Greene Date 4-24-79
000-013 Flood Control

WICHITA-SEDGWICK COUNTY

April 11, 1979
~~March 30, 1979~~

METROPOLITAN AREA PLANNING DEPARTMENT

Max Greene, Director of Flood Control and Landfill Maintenance
Dick Linn, City Engineer
Paul Graves, Traffic Engineer
TO Robert B. Feldner, Superintendent of Central Inspection

FROM Mike Meek, Senior Planner

SUBJECT DP-39 - Central-Ridge Community Unit Plan

Attached is a copy of a commercial Community Unit Plan proposed for the southeast corner of Central and Ridge Road. Although a C.U.P. was submitted on this property in 1971, it was withdrawn prior to public hearing because of drainage problem on the site and you may not have any record of that plan. Please review and return any comments which you might have regarding drainage, access, setbacks, etc. by Tuesday, April 24, 1979. Would especially like comments relating to whether the proposed firelane - Ingress/Egress running from Ridge to Central should be a public commercial street as was done on the Ty-Cen C.U.P. at the southeast corner of Central and Tyler Road. Thanks for your assistance.



MM:el

Attachment

Mike Meek
Mike Meek
Senior Planner

4-23-79

1. Minimum pad restriction in area of 129 City of Salina
2. Need to take care of drainage from south of central & west of Ridge Rd if not tied into existing storm sewer.
3. Public Works needs Lot Grading Plan for the area.

Greene
Received

APR 13 1979

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS ENGINEERING

DATE MAY 1, 1979

TO Mike Meek, Senior Planner
FROM Mike Lindebak, Program Development Engineer

SUBJECT Community Unit Plan Comments

CENTRAL RIDGE CUP:

As stated in the text of the CUP, a drainage plan and lot grading plan will be required at the time a preliminary plat is filed.

PEBBLE CREEK CUP:

Parcels 12 and 13 have one common point of access to 21st Street North. The large number of units make this undesirable.

There are still some questions regarding^a controlled pedestrian/golf cart crossing of a public street.

CHERRY CREEK HILLS CUP:

Cypress Court will drain to the West and North along the West line of the CUP to the drainage easement shown. This will require a drainage system and easements.

CHERRY CREEK SHOPPING CENTER CUP:

It is suggested that accel-decel lanes be guaranteed at entrances on Harry and Rock Road. It is also suggested that a major entrance be provided to Parcel 1 at Rock Road. A drainage concept and lot grading plan will be needed at the time of platting.



Mike Lindebak
Mike Lindebak
Program Development Engineer

ML:ck

July 10, 1979

Dave Ritchie
P.O. Box 4048
Wichita, Kansas 67204

Re: DP-39 - Central Ridge C.U.P. -
Southeast corner of Central and
Ridge

Dear Dave:

In regard to your letter to Commissioner Peters on June 21, 1979 raising the question as to the intent of the motion to exclude "full service banks" under financial institutions for Parcel 1, attached is a copy of the City Commission proceedings which attempted to clarify the wording as you requested. As I discussed with you today, I am not sure how her motion will later be interpreted, however, I believe we all agree that the intent is to exclude "main banks" but not to prevent "branch banks" from being able to be developed on that parcel.

If you are agreeable, I would suggest that Gary change the wording to add after the word financial the following:

Financial Institutions (including a detached branch bank but excluding a main bank).

The other wording that I suggested in my letter of June 20th after the word "educational" should also be added and five copies returned to our office.

If there are questions concerning this latest suggested wording, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

Attachment

cc: Gary Wiley, P.E.C., P.A., 1440 E. English, 67211

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

- | | | |
|-------------------------|-----------------------------|----------------------------|
| Administration | Community Action | Planning Department |
| Budget | Community Services | Graphics |
| Contracts Admin. | Job Teams | Empl. & |
| Controller | Local Housing Authority | Training Center |
| Data Processing | Community Facilities | Police Department |
| Purchasing | Building Services | Motor Pool |
| Duplicating | Community Arts | Public Works |
| Stationery Stores | Omnisphere | Administration |
| Ret. & Insurance | Credit Union | Central Inspection |
| Treasury | Economic Development | Engineering |
| Airport Authority | Energy Resources | Flood Control |
| Art Museum | Industrial Development | Maintenance |
| City Manager | Emergency | Sanitation |
| C. P. O. | Communications | Traffic Engineering |
| City Clerk | Fire Department | Urban Renewal |
| City Commission | Grievance Office | Water Department |
| Com. Status of Women | Health Department | Accounting |
| Personnel | Law Department | Engineering |
| Personnel Training | Library | Filter Plant |
| Public Affairs | M. T. A. | Gas Utility |
| Civil Rights & E. E. O. | Municipal Court | Mains & Services |
| Community | Park Department | Water Pol. Control |
| Development | Forestry | |
| Administration | Recreation | |

For: Jack Galbraith
 For your information For your comments

MESSAGE: Per your request.

(Ref. 2-2142 v DP.39 - page 7553, 6/19/79)

Signed: John G Date: 7-9

Form #000-013 R7/78

COMMISSIONERS PROCEEDINGS

7610
76.9

June 26, 1979



PROCLAMATION

Proclamation.

Al Parks, Sr., requests that the week of July 30 through August 5, 1979, be proclaimed "BLACK EXODUS TO KANSAS WEEK".

Casado moved that issuance of the proclamation be authorized. Motion carried 5-0.

Motion--
--carried

Peters moved that the Commission reconsider the approval of the minutes of the previous meeting. Motion carried 5-0.

Commissioner Peters stated that her motion regarding a full service bank on Parcel 1 of 2-2142 was in error. She stated that apparently the term "full service bank" is a promotional or advertising name, and not a proper name. She stated that she would like to change her motion for that item concerning restrictions on Parcel 1 of 2-2142 and DP-19.

Motion--
--carried

Casado moved that the motion on the parcel containing the financial institution on 2-2142 be changed to "that detached banking facilities and financial institutions are acceptable". Motion carried 5-0.

Jane Denton

City Manager stated that the City Attorney had a report to make on litigation.

Motion--
--carried

Peters moved that the City Commission recess to Executive Session in the City Commission conference room on matters of consultation with the City Attorney which is privileged in the attorney-client relationship, and reconvene in the City Commission chambers at 7:00 P.M. Motion carried 5-0.

The City Commission recessed at 6:24 P.M. and reconvened at 7:12 P.M. Vice Mayor Knight declared the meeting adjourned at 7:12 P.M.

Dale E. Rea
Deputy City Clerk

Twin Lakes



Shopping Center • Apartments • Office Park

June 21, 1979



*Eddie
Felloni
DP-39*

Commissioner Connie Peters
CITY OF WICHITA
455 N. Main
Wichita, Kansas 67202

RE: Case No. Z-2142
DP-39

Dear Commissioner Peters:

Last Tuesday, June 19th, the City Commission approved our zoning on Central and Ridge Road on your motion. After the meeting, I realized that one part of the zoning approval will be difficult to administer because of the wording, and I am asking that the wording be changed a little to clarify the intent of your motion. The motion said "On Parcel 1, financial institutions are allowed, excluding full service banks". I agreed to that wording, but later realized that a "full service bank" is an advertising slogan and means different things to different banks.

I would like the motion to read "On Parcel 1, financial institutions and branch banks are allowed, but not a main bank". I believe this would insure the intent of the motion and clarify the zoning.

I understand that a Commissioner can bring up a subject like this at a Commission meeting to clarify some action that was taken. I would appreciate it very much if you would be willing to do this at your next Commission meeting. The Case number is Z-2142 and DP-39.

Sincerely,

Dave Ritchie

Dave Ritchie

DR:jd
cc/ Commissioner Tony Casado
Commissioner Bob Knight
Commissioner Bob Brown
Commissioner Gary Porter
✓ Mr. Bob Lakin, Planning Director

*No action taken
BCC
6-27-79*

June 20, 1979

Gary Wiley
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: Z-2142 - "AA"&"LC" to "LC"; and
DP-39 - Central Ridge C.U.P. -
Southeast corner of Central and
Ridge

Dear Mr. Wiley:

The Board of City Commission at its meeting on June 19, 1979, considered the above captioned cases. The action of the City Commission was to approve the zone change request and the Community Unit Plan subject to the conditions recommended by the Planning Commission, plus the following additional conditions:

Under Parcel #4 Proposed Use, add the following
after the word Educational: philanthropic,
eleemosynary institutions

Under Parcel #1 Proposed Use, add the following
after the word financial: (except full service bank)

Please make these corrections and submit five (5) copies to
our office at your earliest convenience.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Ritchie Bros. Construction Co., Box 4048, 67204

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING
AND APPROVAL OF COMMERCIAL CUP

CASE NO. Z-2142 & DP-39

CONSIDERED BY MAPC: 5-24-79

REQUEST FOR: Change from "AA" & "LC" to "LC"
Approval of Commercial Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To comply with zoning requirement for proposed Central
Ridge Community Unit Plan."

GENERAL LOCATION: Southeast corner of Central and Ridge Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
May 24, 1979)

APPLICANT: Ritchie Brothers Construction Co., P. O. Box 4048.

AGENT FOR APPLICANT: Gary Wiley, Professional Engineering Consultants,
1440 E. English.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North and West, "LC"; East, "A"; South, "AA".

LAND USE: Existing and East, Undeveloped; North, Vacant Service Station,
Undeveloped, Apartments; South, Single Family; West, Shopping Center, General
Business.

CPO RECOMMENDATION: CPO Council Area "A" recommended 6-0 for approval of
the applications.

PLANNING COMMISSION RECOMMENDATION:

That Z-2142 be approved, and the associated DP-39 be approved subject to
conditions as shown in excerpt from Planning Commission minutes of May 24,
1979. Bell moved, Bayouth seconded and it carried unanimously. Greider,
Hennessy, Taylor and Jones were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Plan-
ning Commission and approve the zone change and CUP subject to the recommended
conditions, and instruct the Planning Department to forward the ordinance for
first reading when the plat is forwarded to the City Commission; or
2. Return the applications to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the following
reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 24, 1979:

- 16a. Case No. Z-2142 - Ritchie Brothers Construction Company requests zone change from "AA" & "LC" to "LC" beginning at the northwest corner of the northwest 1/4 of Section 22, T27S, R1W of the 6th P.M.; thence south along the west line of said 1/4 section, 795.9 feet +, to the north line of Newell Street, as extended from the east; thence easterly along the north line of Newell Street to the northern line of Wayside Lane; thence northeasterly along the northern line of Wayside Lane to the west line of Winterset Lane; thence northerly along the west line of Winterset Lane to the north line of said 1/4 section; thence west along the north line of said 1/4 section to the point of beginning. Generally located at the southeast corner of Central and Ridge Road.
- 16b. Case No. DP-39 - Ritchie Brothers Construction Company request amendment to Commercial Community Unit Plan beginning at the northwest corner of the northwest quarter of Section 22, Twp. 27S, Range 1W; thence south a distance of 501.63 feet, east 1334.48 feet, north 462.32 feet, and west 1335.7 feet to point of beginning; except that portion taken for streets. AND, all lots in Block A, Block B, and Block C, Country Acres Fourth Addition to Sedgwick County, Kansas. Generally located at the southeast corner of Central and Ridge Road.

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

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita which requires a Community Unit Plan to be submitted on commercial ownerships in excess of six acres, the applicant has submitted a development plan for review on subject property located at the southeast corner of Central and Ridge Road. Approximately six acres of the application area is zoned the "LC" Light Commercial District with the remainder currently zoned "AA" Single Family and a portion of that area platted into single family lots.

Subject property is located at the intersection of two arterial streets with commercial development on the three other corners. Approximately thirty-five single family dwellings which are owned by the Local Housing Authority are developed to the south of subject property. The Ridge Road Zoning Policy recommendations which were approved by the MAPC on April 26, 1979 state that: "the existing "LC" Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body".

2. The development plan indicates the required information pertaining to gross area, maximum building height, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and landscaping provisions.

The proposal is for a 29.02 acre commercial development consisting of two various commercial use parcels, one parcel of either various commercial use or residential storage warehouses, one parcel of residential storage warehouses, and one parcel of indoor recreational facilities

and outdoor recreational facilities limited to track and field, baseball, softball, tennis, soccer, and playground equipment. A total gross floor area of 282,515 square feet of commercial and 130,680 square feet of indoor recreational uses is proposed on the five parcels.

3. The design of the proposed plan does not lend itself to development of a mall or shopping center type development but rather is expected to develop as a series of small free-standing commercial uses along the Central and Ridge Road frontage with residential storage warehouses and a club type recreational facility developed on the southern portions of the plan. Site circulation is proposed to primarily occur on firelane ingress/egress easements as noted on the plan. Although "strip commercial" development such as is proposed has generally been discouraged over the past few years it should be noted that of the other three corners of the major intersection, two are set up for "strip commercial" and the other is developed with a shopping center which also has several free-standing uses on the frontage. The existence of the low-income housing units to the south of the application area would also tend to discourage the development of this site with residential uses. The additional development controls, setbacks, landscaping and height limitations associated with a Community Unit Plan makes this proposal better than the usual "strip commercial" found elsewhere in town. However, the Planning Commission should be aware that the nature of the proposal is not for a large neighborhood or community center.
4. Should the Planning Commission determine that a change of zoning and development plan approval is appropriate, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
 - b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
 - c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GALBRAITH stated that CPO Council Area "A" recommended 6-0 for approval of the applications with the suggested text change regarding the sale of 3.2 beer; and excluding "amusement halls" or game rooms which derive their income from any combination of pinball or arcade type machines or pool or billard tables.

There was no one present in opposition to the applications.

GARY WILEY, Professional Engineering Consultants, representing the applicant, stated that the applicant was agreeable with the CPO request. They would handle this by a statement that "an establishment that derives more than 50 percent of their income from the sale of 3.2 beer shall be excluded".

SAVINA felt that this was a condition of contract zoning. He did not think it was possible to make these kind of conditions for a condition of zoning.

GALBRAITH explained that it would be a condition of the CUP and that there are a whole range of conditions on CUP's.

BELL said that he would be in favor of the language that was requested as far as its functional use without putting a label on a tavern or amusement hall.

MOTION: Having considered the factors as contained in Policy Statement No. 10, in conjunction with zoning case no. Z-2142, and Community Unit Plan DP-39, and after considering the amount of "LC" zoning to the north and east, the length of time the property has remained undeveloped, the lack of opposition, and the favorable recommendation of staff, I move that we recommend to the Governing Body that the applications be approved subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
- b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the Plan or any portion thereof, but said Plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the Plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- e. Provide an additional statement under general provisions prohibiting any establishment which derives more than 50 percent of its income from the sale of 3.2 beer; and excluding amusement halls or game rooms which derive more than 50 percent of their income from any combination of pinball or arcade type machines and pool or billard tables.

Bell moved, Bayouth seconded and it carried unanimously. Greider, Hennessy, Taylor and Jones were absent.

May 25, 1979
Gary Wiley
Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Re: 2-2142 & ~~DF-39~~ - "AA" & "LC" to "LC"
southeast corner of Central & Ridge

Dear Mr. Wiley:

At its regular meeting on May 22, 1979, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend approval of the zone change and commercial Community Unit Plan subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
- b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the Plan or any portion thereof, but said Plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the Plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Page 2
May 25, 1979
S-2142 & DP-39

- e. Provide an additional statement under general provisions prohibiting any establishment which derives more than 50% of its income from the sale of 3.2 beer; and excluding amusement halls or game rooms which derive more than 50% of their income from any combination of pinball or arcade type machines and pool or billiard tables.

It will be necessary that you provide us with ten (10) corrected copies of the C.U.P. by June 8, 1979 for this matter to be heard by the Board of City Commissioners at their regularly scheduled meeting on June 19, 1979. Said meeting to take place in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack M. Galbraith
Chief Planner

JMG:bbc
cc: Ritchie Bros. Construction Co., Box 4048 67204

THE CITY OF WICHITA
OFFICE OF Citizen Participation

DATE May 24, 1979

TO Jack Galbraith, Current Plans
FROM Gail Williams, CPO Administrative Aide

SUBJECT Z-2142 and DP-39:
Central-Ridge Zoning and CUP

At its meeting of May 23, CPO Council "A" discussed the captioned cases, and voted unanimously (6-0) to recommend approval of the requested zoning change, and approval of the development plan, on the following condition:

That the CUP text exclude taverns (defined by the Council as any establishment which derives more than 50 percent of its income from the sale of 3.2 beer), and exclude "amusement halls" or "game rooms" (defined by the Council as any establishment which derives its primary income from any combination of pinball or arcade-type machines, and pool or billiard tables).

Please advise the Planning Commission of the Council's recommendations when the cases are considered.

Gail Williams
Gail Williams
CPO Administrative Aide

GW:al

Noted:

Evelyn Pittman
Evelyn Pittman
Assistant CPO Coordinator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-24-79

Case No. Z-2142 Request: "AA" & "LC" to "LC"
DP-39 Amendment to Commercial
Community Unit Plan

Location: Southeast corner of Central and Ridge Road

Reason: "To comply with zoning requirement for proposed Central
Ridge Community Unit Plan."

Acres: 20 Size: 750' x 1650' (irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" & "LC"
North	Vacant Service Station, Undeveloped, Apartments	"LC"
East	Undeveloped	"A"
South	Single Family (LHA Units)	"AA"
West	Shopping Center, General Business	"LC"

Adequate street rights-of-way to be secured at time of platting.

Platted: A portion is platted into single family lots.
History: DP-39 Commercial C.U.P. filed in January, 1971
but withdrawn at applicant's request prior
to public hearing.

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita which requires a Community Unit Plan to be submitted on commercial ownerships in excess of six acres, the applicant has submitted a development plan for review on subject property located at the southeast corner of Central and Ridge Road. Approximately six acres of the application area is zoned the "LC" Light Commercial District with the remainder currently zoned "AA" Single Family and a portion of that area platted into single family lots.

Subject property is located at the intersection of two arterial streets with commercial development on the three other corners. Approximately thirty-five single family dwellings which are owned by the Local Housing Authority are developed to the south of subject property. The Ridge Road Zoning Policy recommendations which were approved by the MAPC on April 26, 1970 state that: "the existing "LC" Light Commercial at the southeast corner of Central and Ridge Road might be expanded or buffered by other districts should an overall Community Unit Plan be approved by the governing body".

2. The development plan indicates the required information pertaining to gross area, maximum building height, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and landscaping provisions.

The proposal is for a 23.02 acre commercial development consisting of two various commercial use parcels, one parcel of either various commercial use or residential storage warehouses, one parcel of residential storage warehouses, and one parcel of indoor recreational facilities and outdoor recreational facilities limited to track and field, baseball, softball, tennis, soccer, and playground equipment. A total gross floor area of 232,515 square feet of commercial and 130,630 square feet of indoor recreational uses is proposed on the five parcels.

3. The design of the proposed plan does not lend itself to development of a mall or shopping center type development but rather is expected to develop as a series of small free-standing commercial uses along the Central and Ridge Road frontage with residential storage warehouses and a club type recreational facility developed on the southern portions of the plan. Site circulation is proposed to primarily occur on firelane ingress/egress easements as noted on the plan. Although "strip commercial" development such as is proposed has generally been discouraged over the past few years it should be noted that of the other three corners of the major intersection, two are set up for "strip commercial" and the other is developed with a shopping center which also has several free-standing uses on the frontage. The existence of the low-income housing units to the south of the application area would also tend to discourage the development of this site with residential uses. The additional development controls, setbacks, landscaping and height limitations associated with a Community Unit Plan makes this proposal better than the usual "strip commercial" found elsewhere in town. However, the Planning Commission should be aware that the nature of the proposal is not for a large neighborhood or community center.

Page 3
Case No. Z-2142 & DP-30
MAPC AGENDA
5-24-70

4. Should the Planning Commission determine that a change of zoning and development plan approval is appropriate, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
 - b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
 - c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Z-2142 &
✓ DP-39

90 - "Notice to Adjoining Property Owners" mailed 5-10-79 for
the MAPC meeting for 5-24-79

1 (including map) to CPO Office

—
91 TOTAL of each case

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

May 10, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 24, 1979, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT, known as "CENTRAL-RIDGE C.U.P.", for property legally described as follows:

DP-39 - Beginning at the northwest corner of the northwest quarter (NW¹/₄) of Section 22, Twp. 27S, Range 1W, thence south a distance of 501.63 feet, east 1334.48 feet, north 462.32 feet, and west 1335.7 feet to point of beginning; except that portion taken for streets. AND

All lots in Block A, Block B, and Block C, Country Acres Fourth Addition to Sedgwick County, Kansas. Generally located at the southeast corner of Central and Ridge Road.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file at the Planning Department Office, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public inspection and review.

The Development Plan on file proposes a 29.02 acre commercial development consisting of two various commercial use parcels, one parcel of either various commercial use or residential storage warehouses, one parcel of residential storage warehouses, and one parcel of indoor recreational facilities and outdoor recreational facilities limited to track and field, baseball, softball, tennis, soccer, and playground equipment. A total gross floor area of 232,515 square feet of commercial and 130,680 square feet of indoor recreational uses is proposed on the five parcels. Included in the Development Plan is information concerning building setbacks, maximum height limitations, screening provisions, and proposed general land use on five designated parcels.

The hearing of this Development Plan, as provided in Section 23.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case 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

May 10, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

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 24, 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. Z-2142

Zone Change from the "AA" One Family Dwelling District
and the "LC" Light Commercial District
to the "LC" Light Commercial District

Beginning at the northwest corner of the northwest 1/4 of Section 22, T27S, R1W of the 6th P.M., thence south along the west line of said 1/4 section, 795.9 feet ±, to the north line of Newell Street, as extended from the east; thence easterly along the north line of Newell Street to the northern line of Wayside Lane; thence northeasterly along the northern line of Wayside Lane to the west line of Winterset Lane; thence northerly along the west line of Winterset Lane to the north line of said 1/4 section; thence west along the north line of said 1/4 section to the point of beginning. Generally located at the southeast corner of Central and Ridge Road.

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization CPO meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On a return of the case to the BCC, they may approve or deny or modify the change requested.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

It should be noted that the MAPC meeting constitutes the 'Public Hearing' on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

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 CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits multiple-family dwellings at a density of 12.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

April 11, 1979 ← MRM
~~March 30, 1979~~

Max Greene, Director of Flood Control and Landfill Maintenance
Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection

Mike Meek, Senior Planner

DP-39 - Central-Ridge Community Unit Plan

Attached is a copy of a commercial Community Unit Plan proposed for the southeast corner of Central and Ridge Road. Although a C.U.P. was submitted on this property in 1971, it was withdrawn prior to public hearing because of drainage problem on the site and you may not have any record of that plan. Please review and return any comments which you might have regarding drainage, access, setbacks, etc. by Tuesday, April 24, 1979. Would especially like comments relating to whether the proposed firelane - Ingress/Egress running from Ridge to Central should be a public commercial street as was done on the Ty-Cen C.U.P. at the southeast corner of Central and Tyler Road. Thanks for your assistance.

Mike Meek
Senior Planner

MM:el

Attachment

5047
22
275
10

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

DP 39
acc. 2-2142

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, 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.

- a. Applicant Ritchie Brothers Construction Company
 Address P. O. Box 4048 67204 Phone 838-9301
 Agent Dave Ritchie
 Address P. O. Box 4048 67204 Phone 838-9301
- 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.A The applicant hereby requests Community Unit Plan approval on property zoned "LC" and legally described as Lot(s) _____, Block(s) _____, Addition.

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

See attached

II.B There are 29.0 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 6501 West Central.

The general location is (use appropriate section)

- a. at the Southeast corner of Central
and Ridge Road; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. 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 and accompanied by a current abstractor's certificate as required in the instruction sheet.

Ritchie Brothers Construction
Company

By M. Ritchie By _____
Authorized Agent (if any) Authorized Agent (if any)

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
_____ (AM, PM) on _____ (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$_____.

Name

Title

Beginning at the northwest corner of the northwest 1/4 of Section 22, T27S, R1W of the 6th P.M.; thence south along the west line of said 1/4 section, 795.9 feet +, to the north line of Newell Street, as extended from the east; thence easterly along the north line of Newell Street to the northern line of Wayside Lane; thence northeasterly along the northern line of Wayside Lane to the west line of Winterset Lane; thence northerly along the west line of Winterset Lane to the north line of said 1/4 section; thence west along the north line of said 1/4 section to the point of beginning.

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

*Assoc. Cases:
 2-2142 +
 DP-39
 Central Ridge
 This is a duplicate copy*

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:

RECORD OWNERS within 1000 feet of a tract described as Beginning at the Northwest Corner of the Northwest Quarter, Section 22, Township 27, Range 1 West, thence South 501.63 Feet, East 1334.48 Feet, North 462.32 feet, West 1335.7 feet, EXCEPT that part taken for streets, and all of Lots in Block A, B, & C, Country Acres, Sixth Addition.



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.)

<u>TRACT</u>		<u>OWNERS & ADDRESSES</u>
A Tract beginning at the Northwest Corner of the Northwest Quarter, Section 22, Township 27, Range 1 West, thence South, 501.63', East 1334.48 feet, North 462.32 West 1335.7 feet to the beginning; EXCEPT that part taken for streets.		J. P. Ritchie, H. D. Ritchie, E. D. Ritchie, Doing Business As: RITCHIE BROTHERS CONSTRUCTION COMPANY P.O. Box 4048 Wichita, Kansas 67204
<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
1, 2, 3, 4, Block A;	COUNTRY ACRES SIXTH	J. P. Ritchie, H. D. Ritchie, E. D. Ritchie, d/b/a RITCHIE BROTHERS CONSTRUCTION CO. P.O. Box 4048 Wichita, Kansas 67204
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, Block B	COUNTRY ACRES SIXTH	J. P. Ritchie, H. D. Ritchie, E. D. Ritchie, d/b/a RITCHIE BROTHERS CONSTRUCTION CO. P.O. Box 4048 Wichita, Kansas 67204




<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESS</u>
1,2,3,4,5,6,7, 8,9,10,11,12,13 14,15,16 and EXCEPTION,Block C	COUNTRY ACRES SIXTH	J.P.Ritchie, H.D.Ritchie E.D.Ritchie,d/b/a RITCHIE BROTHERS CONSTRUCTION CO. P.O.Box 4048 Wichita, Kansas 67204
1,2,3, Block D	COUNTRY ACRES SIXTH	City of Wichita 455 N. Main Wichita, Kansas 67202
1,2,3,4,5,6,7, 8,9,10,11,12,13 14,15,16,17,18, 19,20,21,22,23, 24,25, Block E	COUNTRY ACRES SIXTH	City of Wichita 455 N. Main Wichita, Kansas 67202
1,2,3,4,5,6,7, 8,9,10,11,12,13 14,15,16,17,18, 19, Block F.	COUNTRY ACRES SIXTH	City of Wichita 455 N. Main Wichita, Kansas 67202
1,2,3, Reserve A and B, Block 1	FARMINGTON SQUARE	Max Cole 9000 E. Lincoln #810 Wichita, Kansas 67207
1, Block 2	FARMINGTON SQUARE	Max Cole 9000 E. Lincoln #810 Wichita, Kansas 67207
4,Block 3	FARMINGTON SQUARE	Max Cole 9000 E. Lincoln #810 Wichita, Kansas 67207
3, Block 3	FARMINGTON SQUARE	SYNTEK INVESTMENT, INC. 300 E. Wendover Greensboro, North Carolina and 27262 Jerry A. & Carolyn S. Gaddi 144 N. Oliver Wichita, Kansas 67208



Beginning at the Southeast Corner of the Northwest Quarter of said Section 22; thence West Five Hundred Ninety-Four(594) feet; thence North one thousand seven hundred sixty-five and five tenths(1765.5) feet; thence east two hundred thirty-four and eighty-eight hundredths (234.88)feet; thence along a zero degrees, fifty-four and thirty-two hundredths minutes(0°54.32') curve described by the following chord bearings and distances;South twelve degrees, thirty-eight minutes(12°38') East two hundred eighteen and thirty-seven hundredths (218.37)feet, South seventeen degrees, thirty-eight minutes(17°38')East five hundred fifty-two and twenty-five hundredths(552.25)feet, south twenty-two degrees,thirty-eight minutes (22°38') East four hundred and fifty-three hundredths(400.53)feet; thence South six hundred thirty-six and one hundredths(636.01) feet to the point of beginning,shown by actual survey to contain 18.89 acres,more or less,

City of Wichita
455 N. Main
Wichita, Kansas 67202

Fidelity  Title
COMPANY, INC.

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESS</u>
1	CENTRAL HEIGHTS	G. Gordon & Betty Jo Dotzou 110 N. Maize Road, Apt.19 Wichita, Kansas 67212
1,2,3,4,5,6,7, 8,9,10,Block A 1,2,3,Block B	CENTRAL HEIGHTS SECOND	James A. & Helen J. Catron 3246 N. Clarence Wichita, Kansas 67204
11, 12, Block A	CENTRAL HEIGHTS SECOND	Lowell D. Denniston 2809 Cornelison Wichita, Kansas 67203 and William T. Weir, Jr. 2325 Dogwood Lane Wichita, Kansas 67204
4,5,EXCEPT the North 125' of the East 125' of Lot 5, Block K	MEADOWVIEW ESTATES	Lowell D. Denniston 2809 Cornelison Wichita, Kansas 67203 and William T. Weir, Jr. 2325 Dogwood Lane Wichita, Kansas 67204
 North 125' of the East 125' of Lot 5, Block K	MEADOWVIEW ESTATES	G.A.Harpool, Jr., D.C.Harpool d/b/a HARPOOL BROTHERS 447 N. Rock Island Wichita, Kansas 67206
8, Block B	MEADOWVIEW ESTATES	Eldon K. & Nancy E. Harvey 7502 Jennie Wichita, Kansas 67212
9, Block B	MEADOWVIEW ESTATES	Dennis G. & Celia Lutz 646 Dunsworth Wichita, Kansas 67212
10, Block B	MEADOWVIEW ESTATES	Johnnie Bell 801 W. Douglas Wichita, Kansas 67213
11,12,14,Block B	MEADOWVIEW ESTATES	Jerry B. Malone Address Unknown
13, Block B	MEADOWVIEW ESTATES	Michael J. & Alicia A. Bingham 610 Dunsworth Wichita, Kansas 67212
North 190' of Lot 15, Block B	MEADOWVIEW ESTATES	Herbert D. & Mary J. Leffingwell 8917 Hornest Lane Wichita, Kansas 67212
15,EXCEPT the North 270.37	MEADOWVIEW ESTATES	Westlink Realty, Inc. 9100 W. Central Wichita, Kansas 67212
8, Block L	MEADOWVIEW ESTATES	Mary V. Winter 7426 Frazier Lane Wichita, Kansas 67212

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS AND ADDRESSES</u>
9, Block L	MEADOWVIEW ESTATES	Paul H. & LaDonna E. Williams 7416 Frazier Lane Wichita, Kansas 67212
10, Block L	MEADOWVIEW ESTATES	William & Carolyn S. Corbet 7402 Frazier Lane Wichita, Kansas 67212
11, Block L	MEADOWVIEW ESTATES	Michael E. & Diana J. Fuato 7340 Frazier Lane Wichita, Kansas 67212
12, Block L	MEADOWVIEW ESTATES	Michael G. & Juanita F. Olson 4929 E. Morris Wichita, Kansas 67218
13, Block L	MEADOWVIEW ESTATES	Herbert H. & Rita M. Shaner 7326 Frazier Lane Wichita, Kansas 67212
14, Block L	MEADOWVIEW ESTATES	Elberta C. Davis 7316 Frazier Lane Wichita, Kansas 67212
15, Block L	MEADOWVIEW ESTATES	Charles N. & Sharon A. Self 7308 Frazier Lane Wichita, Kansas 67212
4, Block M	MEADOWVIEW ESTATES	Ronald D. & Karen Kay Harroald 7420 Freeman Lane Wichita, Kansas 67212
5, Block M	MEADOWVIEW ESTATES	Josephine Ann Delcambre 7410 Freeman Lane Wichita, Kansas 67212
6, Block M	MEADOWVIEW ESTATES	Dean A. & Betty J. Marshall 7402 Freeman Lane Wichita, Kansas 67212
7, Block M	MEADOWVIEW ESTATES	Kerry D. & Shelby D. Parham 7330 Freeman Lane Wichita, Kansas 67212
8, Block M	MEADOWVIEW ESTATES	Gerald L. Mason 7322 Freeman Lane Wichita, Kansas 67212
9, Block M	MEADOWVIEW ESTATES	H. D. & M. L. Palmer 7316 Freeman Lane Wichita, Kansas 67212
10, 11, 12, Block M	MEADOWVIEW ESTATES	Lawrence A. & Carmen C. Suter 1251 Reece Road Goddard, Kansas 67052



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
13, Block M	MEADOWVIEW ESTATES	Helen R. Hobbs 7315 Frazier Lane Wichita, Kansas 67213
14, Block M	MEADOWVIEW ESTATES	Klon G. & Wilma L. Koster 7325 Frazier Lane Wichita, Kansas 67213
15, Block M	MEADOWVIEW ESTATES	L. R. & Freda Belford 7333 Frazier Lane Wichita, Kansas 67213
16, Block M	MEADOWVIEW ESTATES	Stanley R. & Ginger K. Unru 7339 Frazier Lane Wichita, Kansas 67213
17, Block M	MEADOWVIEW ESTATES	Michael L. & Lynn F. Melton 7401 Frazier Lane Wichita, Kansas 67213
18, Block M	MEADOWVIEW ESTATES	Charles W. Kissling and Eleanor Ann May 7415 Frazier Lane Wichita, Kansas 67213
19, Block M	MEADOWVIEW ESTATES	Richard & Lois Williams 7421 Frazier Lane Wichita, Kansas 67213
4, Block N	MEADOWVIEW ESTATES	Marcia Steele & Carla J Kin 454 Acadia Wichita, Kansas 67213
5, Block N	MEADOWVIEW ESTATES	City of Wichita 455 N. Main Wichita, Kansas 67213
6, Block N	MEADOWVIEW ESTATES	James L & Barbara A. Linn 442 Acadia Wichita, Kansas 67213
7, Block N	MEADOWVIEW ESTATES	Darryl L & Diana F. Jacques 434 Acadia Wichita, Kansas 67213
8, Block N	MEADOWVIEW ESTATES	Vernon R & Betty L Hozeltn 428 Acadia Wichita, Kansas 67213
9, Block N	MEADOWVIEW ESTATES	Neal M. Garland 420 Acadia Wichita, Kansas 67213
10, Block N	MEADOWVIEW ESTATES	Clewal Construction, Inc. 420 Acadia Wichita, Kansas 67213
11, Block N	MEADOWVIEW ESTATES	Rexford L. & Helga W. Walters 381 N. Brunswick Wichita, Kansas 67213
24, Block P	MEADOWVIEW ESTATES	Gary A & Gayla F Hefley 367 N. Brunswick Wichita, Kansas 67213



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
25, Block P	MEADOWVIEW ESTATES	Willard E & Sharon K Terry 375 N. Brunswick Wichita, Kansas 67213
26, Block P	MEADOWVIEW ESTATES	Dean D & Mary Lou Gillmore 379 N Brunswick Wichita, Kansas 67213
27, Block P	MEADOWVIEW ESTATES	Lois G & Robert L Shipp 401 Acadia Wichita, Kansas 67213
28, Block P	MEADOWVIEW ESTATES	Larry R & Annette R Cody 411 Acadia Wichita, Kansas 67213
29, Block P	MEADOWVIEW ESTATES	Eric Richard & Maurita C. Landgrebe 419 Acadia Wichita, Kansas 67213
30, Block P	MEADOWVIEW ESTATES	James B & Vera L Offutt 7315 Freeman Lane Wichita, Kansas 67213
31, Block P	MEADOWVIEW ESTATES	Robert E & Donna Fox, RECORD OWNERS %Kathryn Howell & Dixie Lea Westerhaus Contract Purchaser 7319 Freeman Lane Wichita, Kansas 67213
32, Block P	MEADOWVIEW ESTATES	Thomas J & Nancy J Little 7333 Freeman Lane Wichita, Kansas 67213
33, Block P	MEADOWVIEW ESTATES	Roy Lee & Deanna Lee Budd 7401 Freeman Lane Wichita, Kansas 67213
1, Block R	MEADOWVIEW ESTATES	Richard B & Nancy Hunter Clausing 376 N Brunswick Wichita, Kansas 67213
1, Block S	MEADOWVIEW ESTATES	Dickey L & Judi M Pavelski 380 N Brunswick Wichita, Kansas 67213
2, Block S	MEADOWVIEW ESTATES	William L & Nadine A Hickey 374 N Brunswick Wichita, Kansas 67213
1, Block 2	COUNTRY ACRES	Harry J & Dorothy M Ragland 701 Country Acres Wichita, Kansas 67212
2, Block 2	COUNTRY ACRES	John H & Potrosinia Oltmann 715 Country Acres Wichita, Kansas 67212



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
3, Block 2	COUNTRY ACRES	Francis F & Ruby O King 725 Country Acres Wichita, Kansas 67212
4, Block 2	COUNTRY ACRES	William Martin & Doris P Keith 735 Country Acres Wichita, Kansas 67212
5, Block 2	COUNTRY ACRES	Donald F & Victor Mayer 749 Country Acres Wichita, Kansas 67212
10, Block 2	COUNTRY ACRES	William G & Mary A Minshall 7523 Hale Wichita, Kansas 67212
11, Block 2	COUNTRY ACRES	Carl D & Ruth A Baird 7527 Hale Wichita, Kansas 67212
12, Block 2	COUNTRY ACRES	Frederick William & Elizabeth Louise Stump 7511 Cottontail Lane Wichita, Kansas 67212



Part of Lot 4, Block 5, COUNTRY ACRES
SECOND ADDITION, Sedgwick County, Kansas
beginning 150 feet West of the North-
east corner of said Lot 4; thence West
234.45 feet; thence South at right
angles 286.8 feet; thence East at right
angles 234.45 feet; thence North 286.8
feet to point of beginning

Ridge Bowl, Inc.
749 N Ridge Road
Wichita, Kansas 67212

Part of Lot 4, Block 5, COUNTRY ACRES
2ND ADDITION, Sedgwick County, Kansas,
described as beginning at a point of
the West line of said Lot 4, said point
being the South corner of Lot 3, in said
Block 5, thence Southerly on said West
line of said Lot 4, 334.08 feet, thence
East at a right angle a distance of 200
feet, thence Northeasterly to a point on
the North line of said Lot 4, said point
being 444.45 feet West of the Northeast
corner of said Lot 4, measured on the
North line of said Lot 4, thence North-
westerly on the North line of said Lot
4, 247.72 feet to the East corner of Lot 1
in said Block 5, thence Southwesterly on
the Southeast lines of Lots 1, 2, and 3,
in said Block 5, 240 feet to point of
beginning.

City of Wichita
455 N. Main
Wichita, Kansas 67202

8, Block 4 COUNTRY ACRES SECOND

Robert F. Swinson
836 Acadia
Wichita, Kansas 67212

9, Block 4 COUNTRY ACRES SECOND

City of Wichita
455 N. Main
Wichita, Kansas 67202



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS & ADDRESSES</u>
10, Block 4	COUNTRY ACRES SECOND	Jerry B. Malone Address Unknown
11, Block 4	COUNTRY ACRES SECOND	Eddie W & Jane E Trueblood 7307 Hale Wichita, Kansas 67212
12, Block 4	COUNTRY ACRES SECOND	Alan K & Miles B Beam 7313 Hale Wichita, Kansas 67212
16, Block 4	COUNTRY ACRES SECOND	William David & Cherie Louise Lehl 830 Denmark Wichita, Kansas 67212
17, Block 4, EXCEPT the East 36 feet	COUNTRY ACRES SECOND	Mary A. Christemson 824 Denmark Wichita, Kansas 67212
East 36', Lot 17 & 18, EXCEPT the East 68', Block 4	COUNTRY ACRES SECOND	Ray Alexander & Regina L. Clacher 822 Denmark Wichita, Kansas 67212
East 68' of Lot 18, Block 4	COUNTRY ACRES SECOND	Robert R, Jr. & Carol S. Zelmer 818 Denmark Wichita, Kansas 67212
19, Block 4	COUNTRY ACRES SECOND	Marcia M. Friend 808 Denmark Wichita, Kansas 67212
20, Block 4	COUNTRY ACRES SECOND	Meil D. & Berta K. Firkus 800 Denmark Wichita, Kansas 67212
1	ROBERSON ADDITION	Clarice H. Roberson 217 N. Atchinson El Dorado, Kansas 67042
1	WILCREST ADDITION	Myrnon C & Sylvia B Wilbur 943 Wilbur Lane Wichita, Kansas 67212
1	BRUCE ADDITION	The American Oil Company Address Unknown
Beginning 759.81 Feet West and 175 Feet North of Southeast Corner of the South- east Quarter North 75 Feet, East 150 Feet, South 75 Feet, West 150 Feet to Beginning; Section 16, Township 27, Range 1 West		William M & Victoria Hamra Address Unknown
All of Lot 1, Block 1, and par of Lot 3, Block 1, GENTRY 4TH ADDITION, Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Northeast corner or said Lot 3, Block 1; thence south on the east line of said Lot		Ridge Bowl, Inc. 749 N. Ridge Road Wichita, Kansas 67212





Fidelity Title
 COMPANY, INC.

TRACTS

OWNERS & ADDRESSES

3, Block 1, 165 feet; thence West at right angles, 150 feet; thence south at right angles, 31.8 feet; thence west at right angles, 262.35 feet to the west line of said Lot 3, Block 1; thence north on said west line, 70 feet to the north-west corner of said Lot 3, Block 1; thence east on the north line of said Lot 3, Block 1, 262.35 feet; thence north 126.8 feet; thence east 150 feet to the point of beginning.

(Ridge Bowl, Inc.)
 (749 N. Ridge Road)
 (Wichita, Kansas 67212)

A TRACT of land in Lot 3, Block 1, GENTRY 4TH ADDITION, Wichita, Sedgwick County, Kansas, described as: Beginning 165 feet south of the northeast corner of said Lot 3, Block 1, thence west at right angles 150 feet, thence south at right angles, 31.8 feet; thence west at right angles 40 feet, thence south at right angles 120 feet, thence east 165 feet, thence north 125 feet, thence east 25 feet, thence north to the point of beginning.

Phil G. Ruffin
 145 S. Willow Road
 Wichita, Kansas 67208

LOTS

ADDITION
 GENTRY 4TH ADDITION

OWNERS & ADDRESSES



2

Savina Builders, Inc.
 %D. Emmett Foley; Resident Agent
 300 West Douglas
 Wichita, Kansas 67202

1

BOTTENBERG SECOND

David W & Kathryn E
 Wigglesworth
 786 N Ridge Road
 Wichita, Kansas 67212

2

BOTTENBERG SECOND

Lakewood Village Apartments;
 A Massachusetts Limited Partnership
 3601 W Harry
 Wichita, Kansas 67212

3

BOTTENBERG SECOND

Urban Construction &
 Development, Inc.
 %Leo Wetta; Resident Agent
 200 W. Douglas
 Wichita, Kansas 67202

West 250 Feet, South 240 feet, of the West Half of the Southwest Quarter, Section 15 Township 27, Range 1 West

Hammett-Mason & Swartz Realty Co
 A General Partnership
 939 Conner Way #101
 Salt Lake City, Utah 84108
 Arthur W & Agatha P.M. Borst
 802 N. Ridge Road
 Wichita, Kansas 67212

Beginning 730' North of the Southwest corner of the Southwest Quarter, East 580.8 feet; thence North 300 feet; West 580' Feet; South 300' Feet to Beginning. Sec. 15, Twp 27, Range 1 West

All that part of the South half, of the Southwest Quarter lying Southerly of Queen Lake Addition, EXCEPT the West 580.8' thereof and EXCEPT that part condemned by City of Wichita and EXCEPT the following described tracts.

John T Arnold Associates, Inc
 Sutton Place
 Suite #810
 Wichita, Kansas 67202



TRACTS

Beginning 1494.4 Feet East & 40 Feet North of the Southwest Corner of the Southwest Quarter, North 400 Feet, East 150 feet, Southeasterly 396.48 feet, Southwesterly 224.12 feet, to beginning, EXCEPT CC-37371 CENTRAL AVENUE, Section 15, Township 27, Range 1 West;

AND

Beginning 1276.6 feet East & 40 Feet, North Southwest Corner of the Southwest Quarter, North 400 feet, East 217.8 feet, South 400 feet, West 217.8 feet to the beginning, EXCEPT the South 25 feet

AND

East Half of the Southwest Quarter, EXCEPT the West 238.4 feet of the East 764.78 feet of the South 375 feet and EXCEPT, Beginning 1855.83 feet East of the Southwest Corner of the Southwest Quarter, Northwest 862 feet, Northwest 1800 feet to the north line of the Southwest Quarter;

AND

West to the Northwest corner of the East Half of the Southwest Quarter, South to the southwest corner of the East Half of the Southwest Quarter, East to beginning EXCEPT Floodway, CCA-31849 and EXCEPT the point to City for Right-Of-Way, Section 15, Township 27, Range 1 West.



Commencing at the Southwest Corner of Section 15, Township 27 South, Range 1 West, thence East along South Section Line a distance of 1276.60 feet to a point, thence left with an angle of 90° 00' 00" a distance of 40.00 feet to the point of beginning, thence continuing on the same line a distance of 400.00 feet to a point thence right with an angle of 90° 00' 00" a distance of 217.80 feet to a point thence right with an angle of 90° 00' 00" a distance of 400.00 feet to a point, thence right with an angle of 90° 00' 00" a distance of 217.80 feet to the point of beginning,

AND

Commencing at the Southwest Corner of Section Fifteen(15), Township Twenty-Seven (27) South, Range One(1), West of the 6th P.M.; thence East along South Section line a distance of 1494.40 feet to a point; thence left with an angle of 90 degrees 00', a distance of 40.00 feet to the point of beginning; thence continuing on the same line a distance of 400.00 feet to a point; thence right with an angle 90 degrees 00' a distance of 150.00 feet to a point; thence right with an angle of 78 degrees 24' a distance of 396.48 feet to a point; thence right with an angle of 90

OWNERS & ADDRESSES

(John T Arnold Associates, Inc.
(Sutton Place)
(Suite #810)
(Wichita, Kansas 67202)

Robert Louis & Louise Maxin
Hayes
3227 Cromwell Drive
wichita, Kansas 67204

Fidelity  Title
COMPANY, INC.

TRACTSOWNERS & ADDRESSES

degrees 36' a distance of 224.12 feet to a point; thence right with an angle of 3 degrees 00' a distance of 5.88 feet to the point of beginning, containing two(2) acres, more or less, Sedgwick County, Kansas.

(Robert Louis & Louise Maxine
(Hayes)
(3227 Cromwell Drive)
(Wichita, Kansas 67204)

ALL that part of the East Half of the Southwest Quarter of Section 15, Township 27 South, Range 1 West, lying West of the West line of the Wichita Valley Center Flood Control Right-of-way as condemned in case A-31849, and east of a line described as commencing at the Northwest corner of said Southwest Quarter; thence East along the north line of said Southwest quarter, 1537.6 feet for a place of beginning; thence with an angle to the right of 85° 00' 30" a distance of 1800 feet; thence southeasterly 862 feet more or less to a point 1856.43 feet east of the southwest corner of said southwest quarter, EXCEPT beginning at a point on the south line of the southwest quarter of Section 15, Township 27, Range 1 West, 30 feet west of the west line of the Wichita Valley Center Flood Control Right-of-way as condemned in Case A-31849, thence West along said line a distance of 238.4 feet, thence north 375 feet, thence east 224.8 feet, thence south to the point of beginning, and EXCEPT that part deeded to the City of Wichita for the widening of Central Avenue.

Richard D & Verda M
Haskinson
990 N. Westlink
Wichita, Kansas 67212



Beginning 526.38 feet West of the Southeast Corner of the Southwest Quarter, West 238.4 feet North 375 Feet, East 224.8 feet South 375 Feet to the Beginning EXCEPT the South 55 Feet for Street, Section 15, Township 27, Range 1 West. CONDEMNED BY THE CITY OF WICHITA, C-30343.

Dated at Wichita, Kansas on this 28th day of September, 1978 at 7:00.

*Updated April 4th, 1979; 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *C. E. Bud Reilly*
Vice-President

Tracer No. 44109

*Tracer No. 46210

* Date the Ownership was updated and Tracer Number.

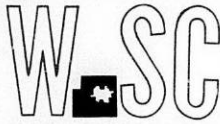
Fidelity  **Title**
COMPANY, INC.

DP-39
Z-2142

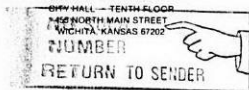
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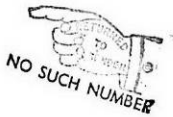
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT



Important! Notice of Meeting Enclosed



Resent 5-18

788-0012

THE AMERICAN OIL COMPANY -
1326 EAST 79TH ST SOUTH
WICHITA KS 67207



67233 by

*try (Amoco Products Inc.)
36 01 W. Harry 67213*

DP-39 & Z-2142



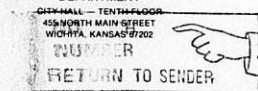
E. de



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT



Important! Notice of Meeting Enclosed

THE AMERICAN OIL COMPANY
3601 W. HARRY
WICHITA KS 67213



no other address

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

May 10, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 24, 1979, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT, known as "CENTRAL-RIDGE C.U.P.", for property legally described as follows:

DP-39 - Beginning at the northwest corner of the northwest quarter (NW $\frac{1}{4}$) of Section 22, Twp. 27S, Range 1W, thence south a distance of 501.63 feet, east 1334.48 feet, north 462.32 feet, and west 1335.7 feet to point of beginning; except that portion taken for streets. AND

All lots in Block A, Block B, and Block C, Country Acres Fourth Addition to Sedgwick County, Kansas. Generally located at the southeast corner of Central and Ridge Road.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file at the Planning Department Office, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public inspection and review.

The Development Plan on file proposes a 29.02 acre commercial development consisting of two various commercial use parcels, one parcel of either various commercial use or residential storage warehouses, one parcel of residential storage warehouses, and one parcel of indoor recreational facilities and outdoor recreational facilities limited to track and field, baseball, softball, tennis, soccer, and playground equipment. A total gross floor area of 232,515 square feet of commercial and 130,680 square feet of indoor recreational uses is proposed on the five parcels. Included in the Development Plan is information concerning building setbacks, maximum height limitations, screening provisions, and proposed general land use on five designated parcels.

The hearing of this Development Plan, as provided in Section 23.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and ECC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 263-4421.

Robert A. Lakin
Secretary

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

May 10, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

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 24, 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. Z-2142

Zone Change from the "AA" One Family Dwelling District
and the "LC" Light Commercial District
to the "LC" Light Commercial District

Beginning at the northwest corner of the northwest 1/4 of Section 22, T27S, R11W of the 6th P.M., thence south along the west line of said 1/4 section, 795.9 feet +, to the north line of Newell Street, as extended from the east; thence easterly along the north line of Newell Street to the northern line of Wayside Lane; thence northeasterly along the northern line of Wayside Lane to the west line of Winterset Lane; thence northerly along the west line of Winterset Lane to the north line of said 1/4 section; thence west along the north line of said 1/4 section to the point of beginning. Generally located at the southeast corner of Central and Ridge Road.

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization CPO meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On a return of the case to the BCC, they may approve or deny or modify the change requested.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

It should be noted that the MAPC meeting constitutes the 'Public Hearing' on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceeding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

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 CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits multiple-family dwellings at a density of 12.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

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

May 10, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 24, 1979, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT, known as "CENTRAL-RIDGE C.U.P.", for property legally described as follows:

DP-39 - Beginning at the northwest corner of the northwest quarter (NW¹/₄) of Section 22, Twp. 27S, Range 1W, thence south a distance of 501.63 feet, east 1334.43 feet, north 452.32 feet, and west 1335.7 feet to point of beginning; except that portion taken for streets. AND

All lots in Block A, Block B, and Block C, Country Acres Fourth Addition to Sedgwick County, Kansas. Generally located at the southeast corner of Central and Ridge Road.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file at the Planning Department Office, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public inspection and review.

The Development Plan on file proposes a 29.02 acre commercial development consisting of two various commercial use parcels, one parcel of either various commercial use or residential storage warehouses, one parcel of residential storage warehouses, and one parcel of indoor recreational facilities and outdoor recreational facilities limited to track and field, baseball, softball, tennis, soccer, and playground equipment. A total gross floor area of 232,515 square feet of commercial and 130,680 square feet of indoor recreational uses is proposed on the five parcels. Included in the Development Plan is information concerning building setbacks, maximum height limitations, screening provisions, and proposed general land use on five designated parcels.

The hearing of this Development Plan, as provided in Section 23.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 263-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 263-4421.

Robert A. Lakin
Secretary

DP-39
3-2142

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WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING
DEPARTMENT

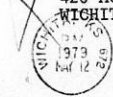
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

RETURN TO SENDER

Important! Notice of Meeting Enclosed

no address found

CLEWAL CONSTRUCTION, INC.
420 ACADIA
WICHITA KS 67213



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

May 10, 1979

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Robert A. Lakin
Secretary

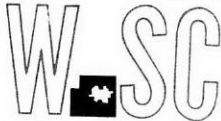
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DP 39
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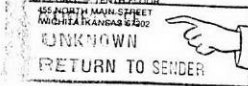
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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
325 NORTH MAIN STREET
WICHITA KANSAS 67202



Important! Notice of Meeting Enclosed



Recent

LAKWOOD VILLAGE APARTMENTS
A MASSACHUSETTS LIMITED PARTNERSHIP
3601 WEST HARRY
WICHITA KANSAS 67212



734 N. Ridge Rd
67212

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll # 1

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