

DP-39 - CENTRAL-RIDGE COMMERCIAL
CUP - Amended File #1 - Southeast
corner of Central & Ridge.

Revised

ACTION

Passed

1-27-80

DATE

COMMITTEE _____

M.A.P.C. *Approved & recommended* 2-28-80

B.C.C./B.C.C. *Approved to* 3-25-80
recommnd

DP-39 - CAPITAL-RENTS CONTRACTUAL
CUP - MARKET FILE # - Southeast
corner of Capital & Ridge.

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

DATA SHEET
COMMUNITY UNIT PLAN

DP -39
Z-
Filed 1-28-90

APPLICATION REQUEST: Approval of proposed planned development. C.U.P. AMENDED FILE #1 CENTRAL-RIDGE COMM'L.

1. Applicant Ritchie Brothers Construction Company, et al
Address P.O. BOX 4048, Wichita, 67204 Phone 838-9301
2. Agent *Dave Ritchie & P.E.C. (Gary Wiley) *Phone: 838-9301
Address P.O. Box 4048, 67204 & 1440 E. English, 67211 Phone 262-2961
3. General Location Southeast corner of Central and Ridge
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 29.0 (_____ ft. by _____ ft.)
2. Existing Zoning "I.C." 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 | Action |
|----------------|-----------------------------------|
| <u>2-28-80</u> | <u>Approved on Recommendation</u> |
| _____ | _____ |
| _____ | _____ |

2. Governing Body

| Date | Action |
|----------------|--------|
| <u>3-25-80</u> | _____ |
| _____ | _____ |
| _____ | _____ |

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

DATA SHEET

AMENDED FILE #1
 DP- 39
 Filed 1-28-90

CENTRAL-RIDGE COMMERCIAL C.U.P.

APPLICATION DATA:

1. Applicant: Ritchie Brothers Construction Company, et al
 Address P.O. Box 4048, 67204 Phone 838-9301
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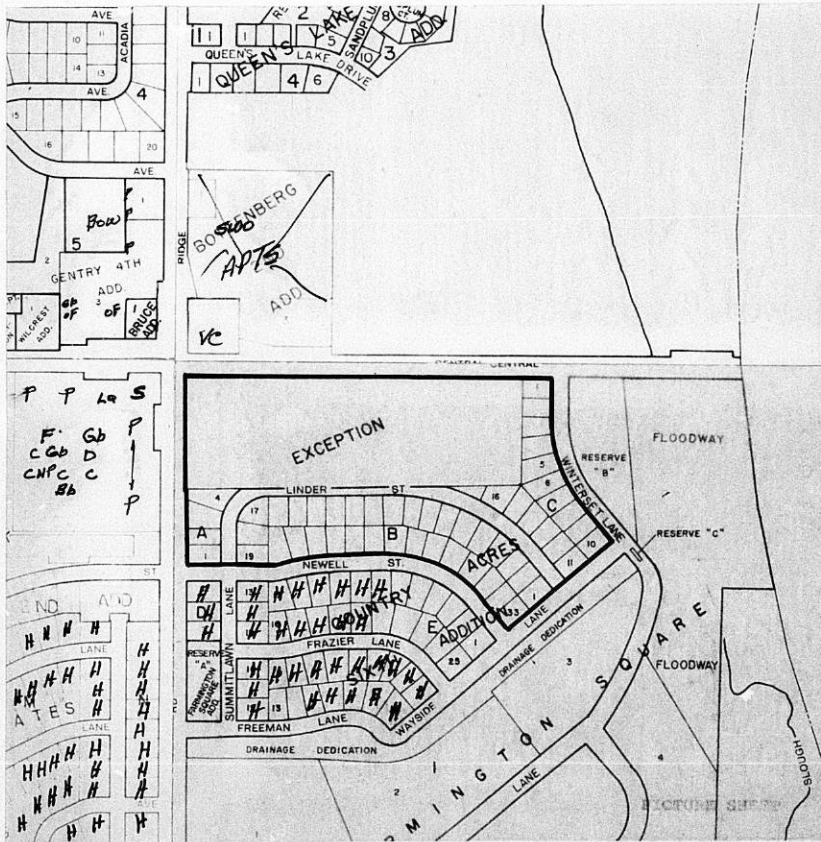
AREA DATA:

1. Acres: 29.0 (740 ft. by 1650 ft.) (IRREGULAR)
2. Existing Zoning: "LC"
3. Land Use: East UNDEVELOPED South SINGLE FARM
 West SHOPPING CENTER North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

DP-39

PHOTO DATA:

Taken by _____ Date _____ Time _____



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

February 14, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 28, 1980, 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 amendment to the CENTRAL-RIDGE COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-39 - 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 1335.48 feet, except that part taken for streets, and all of lots in Blocks A, B, and C, Country Acres, Sixth Addition to Wichita, Kansas. Generally located at the southeast corner of Central and Ridge.

The Development Plan of this area, originally approved on June 19, 1979, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the approved plan:

1. Reduction of number of parcels from 4 to 3.
2. A reduction of buildings from 13 to 8 on Parcels 1 and 2.
3. The addition of a masonry wall on the south property line of Parcel 2 along Newell Street.
4. The addition of 2 access points on Wayside.

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 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

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Robert A. Lakin
Secretary

April 2, 1980

Robert B. Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DP-39 - Central-Ridge Commercial C.U.P. - Generally located
at the southeast corner of Central and Ridge.

The Board of City Commissioners on March 25, 1980, considered
the above captioned C.U.P. Their action was to approve the
C.U.P. subject to the following conditions:

- A. Prior to scheduling for Board of City Commissioners
review, ten (10) revised copies reflecting the revised
building setback lines and the ingress/egress easements
shall be submitted to MAPD.
- B. Complete access control shall be granted, and shown on
the development plan, along the north and west boundaries
of Parcel 3.
- C. General Provision #2 shall be amended to read:

All utilities shall be installed underground,
provided that electrical lines rated at 12,000
volts or more may be installed above ground.
- D. Platting of subject property by June 19, 1980 or the
application be considered denied and closed.
- E. The development of this property shall proceed in accor-
dance with the development plan as recommended for ap-
proval by the Planning Commission and approved by the
governing body, 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.
- F. Any major changes in this development plan shall be re-
submitted to the Planning Commission and to the City
Commission for its consideration.
- G. The transfer of title of all or any portion of the land
included within the Community Unit Plan does not con-
stitute 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.

Page Two
Robert B. Feldner
April 2, 1980

Please note that prior to the issuance of any building permits, and in accordance with condition "D" above, the property must be platted.

Prior to the issuance of any building permits, and in accordance with General Provision #9, a landscape plan shall be submitted to the Planning Department for our review and approval.

In accordance with General Provision #2, a circulation plan shall be submitted to the Department of Public Works for their review and approval, prior to the issuance of building permits.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR APPROVAL OF AMENDED
COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. DP-39

CONSIDERED BY MAPC: 2-28-80

REQUEST FOR: Approval of Amended C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To revise parcel boundaries."

GENERAL LOCATION: Southeast corner of Central and Ridge.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
February 28, 1980)

APPLICANT: Ritchie Brothers Construction Company, et al, 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, Apartments and undeveloped;
South, Single family (LHA units); West, Shopping Center.CPO RECOMMENDATION: CPO Council Area "A" voted 6-0 to recommend approval
of the proposed amendments.

PLANNING COMMISSION RECOMMENDATION:

That the amended Commercial Community Unit Plan be approved subject to conditions as shown in the attached excerpt from Planning Commission minutes of February 28, 1980. Bayouth moved, Jones seconded and it carried unanimously. Cole and Lofton were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the Community Unit Plan subject to the recommended conditions; or

2. Return the application to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 28, 1980

17. Case No. DP-39 - Ritchie Brothers Construction Company, et al request approval of amendment to the Central-Ridge Commercial Community Unit Plan 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 1335.48 feet, except that part taken for streets, and all of lots in Blocks A, B, and C, Country Acres, Sixth Addition to Wichita, Kansas. Generally located at the southeast corner of Central and Ridge.

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

COMMENTS:

1. The following 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 an application has been submitted proposing an amendment to an approved Commercial Community Unit Plan (C.U.P.), located at the southeast corner of Central and Ridge. The amendment proposes to reduce the number of parcels from 4 to 3; reduce the number of buildings on Parcels 1 and 2 from 13 to 7; add a masonry screening wall along the south property line of Parcel 2, adjacent to Newell Street; and the addition of two access points along Wayside Lane. Proposed uses are to remain as previously approved.

2. The original C.U.P. and associated zone case Z-2142, were approved by the BCC in June 1979. The approval was subject to the submission of revised copies reflecting minor wording changes and replatting within one year. A plat was filed with MAPD in October 1979 and approved by the Subdivision Committee. Prior to the submission of the final plat the applicant filed the proposed amended C.U.P. He has also filed a revised preliminary plat, which was approved by the Subdivision Committee this month.
3. Staff feels that the proposed amendment is an improvement over the approved C.U.P. since the number of free standing buildings have been reduced. However, we believe that the three lots facing Ridge Road and the one lot fronting onto Central still represent "strip" development. In addition, the topography of the site and the proposed lot layout make it difficult to provide access to all lots without private access easements. Although the applicant has indicated that the building set back lines for the small lots will be changed and private access agreements provided, we still question the need for three free standing buildings along Ridge Road.
4. Should the Planning Commission determine that the proposed amendments are appropriate, the following are recommended conditions of approval.
- A. Prior to scheduling for Board of City Commissioners review, ten (10) revised copies reflecting the revised building setback lines and the ingress/egress easements shall be submitted to MAPD.
- B. Platting of subject property by June 19, 1980 or the application be considered denied and closed.

- C. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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 shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- E. 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.

CHAMBERS reviewed some history of the property. He said that in talking to the applicant, their plan was to grant complete access control along the west boundary line of Parcel 3, and there has been two access openings added to Parcel 3 because of the proposed ditch. They also added that all utilities should be underground provided that electrical lines rated at 12,000 volts or more may be installed aboveground. He said that the applicant has agreed to show the amended setbacks on the plat.

There was no one present in opposition to the application.

MOTION: That the Planning Commission recommend to the City Commission that the amended C.U.P. be approved subject to:

- A. Prior to scheduling for Board of City Commissioners review, ten revised copies reflecting the revised building setback lines and the ingress/egress easements shall be submitted to MAPD.
- B. Complete access control shall be granted, and shown as the development plan, along the north and west boundaries of Parcel 3.
- C. General Provision #2 shall be amended to read: All utilities shall be installed underground, provided that electrical lines rated at 12,000 volts or more may be installed aboveground.
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said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Bayouth moved, Jones seconded and it carried unanimously. Cole and Lofton were absent.

February 29, 1980

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas

Re: Case No. DP-39
Amended C.U.P.

Dear Mr. Wiley:

At its regular meeting on February 28, 1980, the Metropolitan Area Planning Commission considered the above captioned case. The action of the Planning Commission was to recommend the approval of the amended C.U.P. subject to the following conditions:

- A. Prior to scheduling for Board of City Commissioners review, ten (10) revised copies reflecting the revised building setback lines and the ingress/egress easements shall be submitted to MAPD.
- B. Complete access control shall be granted, and shown on the development plan, along the north and west boundaries of Parcel 3.
- C. General Provision #2 shall be amended to read: All utilities shall be installed underground, provided that electrical lines rated at 12,000 volts or more may be installed above ground.
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Page 2
DP-39

- F. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- G. 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.

It is necessary that we receive the 10 corrected copies by March 14, 1980 so that subject case can be scheduled for the Board of City Commissioners for consideration at their regular meeting on March 25, 1980, this meeting to be held 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 H. Galbraith
Chief Planner

JHG:sad

cc: Dave Ritchie, Ritchie Brothers Construction Co., P. O. Box
4048, 67204
Phil Ruffin, P. O. Box 17087, Wichita 67217

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE February 26, 1980

TO Jack Galbraith, Chief Planner, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT DP-39: Central-Ridge CUP Amendments

CPO Council "A" considered the captioned case at their February 20 meeting, and voted 6-0 to recommend approval of the proposed amendments. Council members particularly favored reducing the number of free-standing buildings, which they felt would improve the appearance of the development.

Please advise the Planning Commission of the Council's recommendation when the case is considered on February 28.

Gail Williams
Gail Williams
CPO Administrative Aide

GW:ml

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

RECEIVED
FEB 27 1980
METROPOLITAN PLANNING
ROUTE 75

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-28-80

Case No. DP-39 Request: Approval of Amended C.U.P.

Location: Southeast corner of Central and Ridge

Reason: To revise parcel boundaries

Acres: 29.0 Size: 740' x 1650' (irregular)

| | <u>Land Use</u> | <u>Zoning</u> |
|----------|---------------------------|---------------|
| Existing | Undeveloped | "LC" |
| North | Apartments % undeveloped | "LC" |
| East | Undeveloped | "A" |
| South | Single-family (LHA units) | "AA" |
| West | Shopping Center | "LC" |

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

Platted: Yes

History: SCZ-0035 "R-1" to "AA"
4-16-59 MAPC approve in part
4-34-59 BCoC approve
DP-39
2-4-74 Withdrawn by applicant
5-24-79 MAPC approve
6-19-79 BCC approve
Z-1257 "AA" & "LC" to "LC"
2-4-74 Withdrawn by applicant
Z-2142 "AA" & "LC" to "LC"
5-24-79 MAPC approve subject to
platting
6-19-79 BCC approve

COMMENTS:

1. The following 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 an application has been submitted proposing an amendment to an approved Commercial Community Unit Plan (C.U.P.) located at the southeast corner of Central and Ridge. The amendment proposes to reduce the number of parcels from 4 to 3; reduce the number of buildings on Parcels 1 and 2 from 13 to 7; add a masonry screening wall along the south property line of Parcel 2, adjacent to Newell Street; and the addition of two access points along Wayside Lane. Proposed uses are to remain as previously approved.

2. The original C.U.P. and associated zone case T-2142, were approved by the BCC in June 1979. The approval was subject to the submission of revised copies reflecting minor wording changes and replatting within one year. A plat was filed with MAPD in October 1979 and approved by the Subdivision Committee. Prior to the submission of the final plat the applicant filed the proposed amended C.U.P. He has also filed a revised preliminary plat, which was approved by the Subdivision Committee this month.
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4. Should the Planning Commission determine that the proposed amendments are appropriate, the following are recommended conditions of approval.
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DP-39
MAPC AGENDA
2-23-80

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DP-39 - 79 - "Notice to Adjoining property owners" mailed 2-14-80 for
the MAPC meeting for 2-28-80

1 (including map) to CPO Office

80 TOTAL

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

February 14, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 28, 1980, 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 amendment to the CENTRAL-RIDGE COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-39 - 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 1335.48 feet, except that part taken for streets, and all of lots in Blocks A, B, and C, Country Acres, Sixth Addition to Wichita, Kansas. Generally located at the southeast corner of Central and Ridge.

The Development Plan of this area, originally approved on June 19, 1979, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the approved plan:

1. Reduction of number of parcels from 4 to 3.
2. A reduction of buildings from 13 to 8 on Parcels 1 and 2.
3. The addition of a masonry wall on the south property line of Parcel 2 along Newell Street.
4. The addition of 2 access points on Wayside.

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 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

February 5, 1980

Gary Wiley
Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Kansas 67211

Re: DP-39- Central Ridge Commercial C.U.P. Generally located at
the southeast corner of Central and Ridge

Dear Gary:

We have reviewed the proposed amendments to the existing commercial C.U.P. at the above location and the following are our comments, as well as those of other City departments regarding the project.

The primary reservation I still have with this C.U.P. is the three proposed lots along Ridge Road and the one lot on Central. Although this revised C.U.P. is an improvement over the existing C.U.P., I still question the desirability of allowing three free standing buildings in front of a 60,000 square foot retail store. It is my understanding that the topography of the southwest corner of the site is rather significant, and a four to five foot retaining wall will be required at the rear property lines for two of the lots facing Ridge whenever buildings are constructed. This may cause circulation problems in the future.

If Parcels 1 and 2 are developed to the maximum allowable floor area, including a major traffic generator such as a David's Store, the traffic and parking situation would be extremely congested. In fact, this area, if developed in its current form, would probably create many of the same problems as are currently being experienced around the Sweetbriar Shopping Center.

If your client(s) feel that the small lots along Ridge and Central are necessary, a general provision should be added delineating how access is to be guaranteed for the three lots without access to Central or Ridge. A circulation plan should be submitted to the Department of Public Works for review and approval prior to the issuance of any building permits.

One area that has not been totally clarified is the problem of drainage. Paul Johnston of the Flood Control and Landfill Division has indicated that the drainage dedication south of Wayside Lane was

Gary Wiley
February 5, 1980
Page 2

not sized to handle the runoff from this C.U.P. However, after talking to you and Mike Lindebak of Public Works, it appears that the drainage dedication south of Wayside Lane might be utilized. It is my understanding that you are going to contact Mike Lindebak in order to resolve the problems. In any event the proposed drainage way along the north side of Parcel 3 should be reflected on the C. U. P.

Setbacks for the parcels are acceptable except as noted on the attached "marked" copy of the C.U.P. There should be a 30 foot rear yard setback as required by Section 28.04.190 (B) 5(c) of the Zoning Ordinance) on either side of the west boundary of Parcel 3.

In addition there should be a 30 foot rear yard between the drainage way on the north boundary of Parcel 3 and the building setback line for Parcel 2. This may be a combination of firelane, open space, maintenance access easement for the drainage way, etc., provided that buildings are set back a minimum of 30 feet from any ditch constructed.

Although we would not normally agree to access along Wayside Lane for the C.U.P., I feel that it is acceptable in this case due to the lack of developable land to the south and east. In addition, the proposed uses for Parcel 3 should not generate as much traffic as commercial uses would.

In addition to the above comments, it is suggested that you delete General Provision #10 and show the maximum number of buildings for each parcel within the parcel descriptions.

These are all our comments at this time. We have scheduled this item for consideration by the Planning Commission on February 28, 1980, and it is necessary that we receive fourteen (14) amended copies of the plan showing the drainage way, setbacks, etc., by February 10, 1980. If you have any questions, please call me or Art Chambers.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:AC
bh

cc: Dave Ritchie, Ritchie Brothers Construction Co., P.O. Box 4048, 67204
Phil Ruffin, P.O. Box 17087, 67217

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE January 22, 1980


TO Jack H. Galbraith, Chief Planner, MAPD

FROM Paul Johnston, Flood Control Engineer

SUBJECT - Central Ridge C.U.P.
DP-39

Reference is made to your request for comments for subject CUP which follow:

It appears that the drainage dedication south of Wayside Lane was not sized for this area. It will be necessary to convey the runoff east or southeast in which case necessary easements and approvals will be required from the Farmington Square Addition Homeowners Association. Required conveyance will probably be by storm sewer. Engineering should be able to comment on this.


Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Central Ridge CUP Addn. Plat File

RECEIVED
JAN 23 1980
METROPOLITAN PLANNING
ROUTE _____

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE January 25, 1980

TO Jack Galbraith, Chief Planner

FROM James H Jorgensen, Plans Examiner

SUBJECT Amendment to DP-39

I have no comments regarding the proposed amendment to Community Unit Plan 39.

James H. Jorgensen

James H. Jorgensen
Plans Examiner

JHJ:bg

RECEIVED

JAN 25 1980

METROPOLITAN PLANNING

ROUTE _____

January 14, 1980

Dean Sellers, Acting City Engineer
Robert B. Feldner, Superintendent of Central Inspection
Paul B. Graves, Traffic Engineer
Max Greene, Flood Control and Landfill Director
Jack H. Galbraith, Chief Planner

Amendment to DP-39 - CENTRAL RIDGE Commercial C.U.P. -
Southeast corner of Central and Ridge Road.

Attached is a copy of a proposed amendment to the above captioned C.U.P. The amendment proposes to reduce the number of parcels from 4 to 3. There have not been any major changes made to Parcels 1 and 3 on the attached plan. The maximum number of buildings has been reduced from a maximum of twelve on the original parcels 2, 2a and 3, to a maximum of 7 on Parcel 2.

Two access points have been added to Wayside Lane, along the southeast boundary of Parcel 3. The number of access points on the balance of the plan have not been changed, but the fire lane has been relocated due to the reduction of buildings.

I would appreciate any comments you might have regarding the proposed changes by January 22, 1980.

Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment

*McKinley doesn't appear to have any problems
1/21/80*

Central Ridge
SP-3 *Amendment #1*
APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

mm 5047
sec 225
4/22/75
R/W

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.

- Central Ridge DP. 39*
1. Name of applicant or applicants and/or their agent or agents. *Amended file #1*
- a. Applicant Ritchie Brothers Construction Company
- Address P.O. Box 4048 67204 Phone 838-9301 *correct*
- Agent D Dave Ritchie
- Address P.O. Box 4048 67204 Phone 838-9301
- b. Applicant Phil Ruffin (Contract Purchaser)
- Address P.O. Box 17087 67217 Phone 265-7201
- Engineer PROFESSIONAL ENGINEERING CONSULTANTS, P.A. (Gary Wiley)
- Address 1440 E. English Phone 262-2961
- 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.

T9-330-3

OK for
DP. 39 1-25-71 withdrawn

DP. 39 Filed 3-27-79

DP. 39 Amend. # 1 = 1-28-80

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 *O. U. 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

9:00 (AM, ~~PM~~) on Jan. 28, 1980 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400.00.

Arthur D. Chamberlain Name
Janice Plummer 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.

DP-39

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter 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>OWNERS & ADDRESSES</u> |
| 1, 2, 3, 4, Block A; | J.P. Ritchie, H.D. Ritchie, E. D. Ritchie, d/b/a RITCHIE BROTHERS CONSTRUCTION CO. P.O. Box 4048 Wichita, Kansas 67204 |
| <u>ADDITION</u> | <u>OWNERS & ADDRESSES</u> |
| 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 | |




| <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 | Car-Ree Enterprises, Inc. ADDRESS UNKNOWN |
| 1, Block 2 | FARMINGTON SQUARE | Max Cole 520 W. Holland, Suite 103 Wichita, Kansas 67209 |
| 4, Block 3 | FARMINGTON SQUARE | Car-Ree Enterprises, Inc. Address Unknown |
| 3, Block 3 | FARMINGTON SQUARE | SYNTEK INVESTMENT, INC. 300 E. Wendover Greensboro, North Carolina and 27262 Jerry A. & Carolyn S. Gaddis 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 | |



| <u>LOTS AND BLOCKS</u> | <u>ADDITION</u> | <u>OWNERS</u> |
|--|------------------------|---|
| Lot 1 | CENTRAL HEIGHTS | G. Gordon & Betty Jo Dotzour 110 N. Maize Rd., #19 Wichita, Kansas 67212 |
| Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block A, and Lots 1, 2, and 3, Block B, | CENTRAL HEIGHTS SECOND | James A. & Helen J. Catron 3246 N. Clarence Wichita, Kansas 67204 |
| Lots 11 and 12, Block A, | CENTRAL HEIGHTS SECOND | James A. & Helen J. Catron 3246 N. Clarence Wichita, Kansas 67204 |
| Lots 4 and 5, except the North 125 feet of the East 125 feet of Lot 5, Block K, | MEADOWVIEW ESTATES | Central Heights LTD. 1107 N. Broadway Wichita, Kansas 67214 |
| North 125 feet of the East 125 feet of Lot 5, Block K, | MEADOWVIEW ESTATES | G. A. HARPOOL, JR., D. C. Harpool d/b/a Harpool Brothers 447 North Rock Island Wichita, Kansas 67206 |
| Lot 8, Block B, | MEADOWVIEW ESTATES | Eldon K. & Nancy E. Harvey 7502 Jennie Wichita, Kansas 67212 |
| Lot 9, Block B, | MEADOWVIEW ESTATES | Dennis G. & Celia Lutz 646 Dunsworth Wichita, Kansas 67212 |
| Lot 10, Block B, | MEADOWVIEW ESTATES | Johnnie Bell 801 W. Douglas Wichita, Kansas 67213 |
| Lots 11, 12, and 14, Block B, | MEADOWVIEW ESTATES | Jerry B. Malone Address Unknown |
| Lot 13, Block B, | MEADOWVIEW ESTATES | William Luke, II and Sharon Lynn Fry Address Unknown |
| North 190 feet of Lot 15, Block B, <i>Ret + Resent 2-21-80 to: 7405 W. Central, 67212</i> | MEADOWVIEW ESTATES | Herbert D. & Mary J. Leffingwell 8917 Homast Lane Wichita, Kansas 67212 |
| Lot 15, except the North 270.37 feet, Block B, | MEADOWVIEW ESTATES | Westlink Realty, Inc. 9100 W. Central Wichita, Kansas 67212 |
| Lot 15, except North 428.37 feet, Block B, | MEADOWVIEW ESTATES | V. Jerry & Beverly Blue 638 Wetmore Drive Wichita, Kansas 67209 |
| Lot 8, Block 1, | MEADOWVIEW ESTATES | Mary V. Winter 7426 Frazier Lane Wichita, Kansas 67212 |


Fidelity
Title
Company,
inc.



| <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. Corbett ✓ 7402 Frazier Lane Wichita, Kansas 67212 |
| 11, Block L | MEADOWVIEW ESTATES | Michael E. & Diana J. Fueton ✓ 7340 Frazier Lane Wichita, Kansas 67212 |
| 12, Block L | MEADOWVIEW ESTATES | Weidman Metal Masters, Co. ✓ 2100 S. West Street Wichita, Kansas 67213 |
| 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 | James R. & S. Cheryl Laney ✓ 602 Dunswoth Street 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. Unruh ✓ 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 King ✓ 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 Hozeltine 428 Acadia Wichita, Kansas 67213 |
| 9, Block N | MEADOWVIEW ESTATES | ✓ Walter H & Clela Suter 420 Acadia Wichita, Kansas 67213 |
| 10, Block N | MEADOWVIEW ESTATES | ✓ Farmers & Merchants State Bank of Derby 330 E. Madison Derby, Kansas 67037 |
| 11, Block N | MEADOWVIEW ESTATES | ✓ Harvey J & Roxie D Herrman 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 | Mike Dennis & Pamela A. Baldwin Address Unknown |
| 26, Block P | MEADOWVIEW ESTATES | Dean D & Mary Lou Gillmore 379 N Brunswick Wichita, Kansas 67213 |
| 27, Block P | MEADOWVIEW ESTATES | Robert A. & Jacqueline A. Eisenhart Address Unknown |
| 28, Block P | MEADOWVIEW ESTATES | Larry R & Annette R Cody 411 Acadia Wichita, Kansas 67213 |
| 29, Block P | MEADOWVIEW ESTATES | Daniel V. & Cruz C. Sabori Address Unknown |
| 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 Oltmanns 715 Country Acres Wichita, Kansas 67212 |

Resent to: 1118 N. Meigs Rd 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 | Gregg A. & Diana M. Girrens 523 S. Gordon Avenue Wichita, Kansas 67213 |
| 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 | Larry G Bowe 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 | <input checked="" type="checkbox"/> Jerry B. Malone Address Unknown <i>69</i> |
| 11, Block 4 | COUNTRY ACRES SECOND | <input checked="" type="checkbox"/> Eddie W & Jane E Trueblood 7307 Hale Wichita, Kansas 67212 |
| 12, Block 4 | COUNTRY ACRES SECOND | <input checked="" type="checkbox"/> Alan K & Miles B Beam 7313 Hale Wichita, Kansas 67212 |
| 16, Block 4 | COUNTRY ACRES SECOND | <input checked="" type="checkbox"/> William David & Cherie Louise Lehl 830 Denmark Wichita, Kansas 67212 |
| 17, Block 4, EXCEPT the East 36 feet | COUNTRY ACRES SECOND | <input checked="" type="checkbox"/> Robert D & Alveta J Stubbsfield 824 Denmark Wichita, Kansas 67212 <i>Returned - no other address.</i> |
| East 36', Lot 17 & 18, EXCEPT the East 68', Block 4 | COUNTRY ACRES SECOND | <input checked="" type="checkbox"/> Ray Alexander & Regina L. Clacher 822 Denmark Wichita, Kansas 67212 |
| East 68' of Lot 18, Block 4 | COUNTRY ACRES SECOND | <input checked="" type="checkbox"/> Robert R, Jr. & Carol S. Zelmer 818 Denmark Wichita, Kansas 67212 |
| 19, Block 4 | COUNTRY ACRES SECOND | <input checked="" type="checkbox"/> Marcia M. Friend 808 Denmark Wichita, Kansas 67212 |
| 20, Block 4 | COUNTRY ACRES SECOND | <input checked="" type="checkbox"/> Robert Owen & Connie B. Randall 2150 N. Meridian Wichita, Kansas 67211 |
| 1 | ROBERSON ADDITION | <input checked="" type="checkbox"/> Clarice H. Roberson 217 N. Atchinson El Dorado, Kansas 67042 |
| 1 | WILCREST ADDITION | <input checked="" type="checkbox"/> Myrnon C & Sylvia B Wilbur 943 Wilbur Lane Wichita, Kansas 67212 |
| 1 | BRUCE ADDITION | <input checked="" type="checkbox"/> The American Oil Company Address Unknown <i>not the same - call 745277 - Meridian</i> |
| 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 | | <input checked="" type="checkbox"/> William M & Victoria Hamra Address Unknown <i>not in CD not in pg 6</i> |
| 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 | | <input checked="" type="checkbox"/> Ridge Bowl, Inc. 749 N. Ridge Road Wichita, Kansas 67212 |



Fidelity  **Title**
COMPANY, INC.

TRACTS

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.

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.

OWNERS & ADDRESSES

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

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

LOTS

ADDITION
GENTRY 4TH ADDITION

OWNERS & ADDRESSES



2

GENTRY 4TH ADDITION

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

*Ret. Rent 2.00-80 to:
1319 Seville Ave. 67209*

3

BOTTENBERG SECOND

X Synergy Oil Co., Inc.
Address Unknown *not in CD
not in pb*

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 Gen. Partshp
939 Conner Way #101
Salt Lake City, Utah 84108

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.

✓ Arthur W & Agatha P.M. Borst
802 N. Ridge Road
Wichita, Kansas 67212

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



TRACTSOWNERS & ADDRESSES

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;

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

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,

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

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

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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 24th day of January, 1980 at 7:00.

FIDELITY TITLE COMPANY, INC.

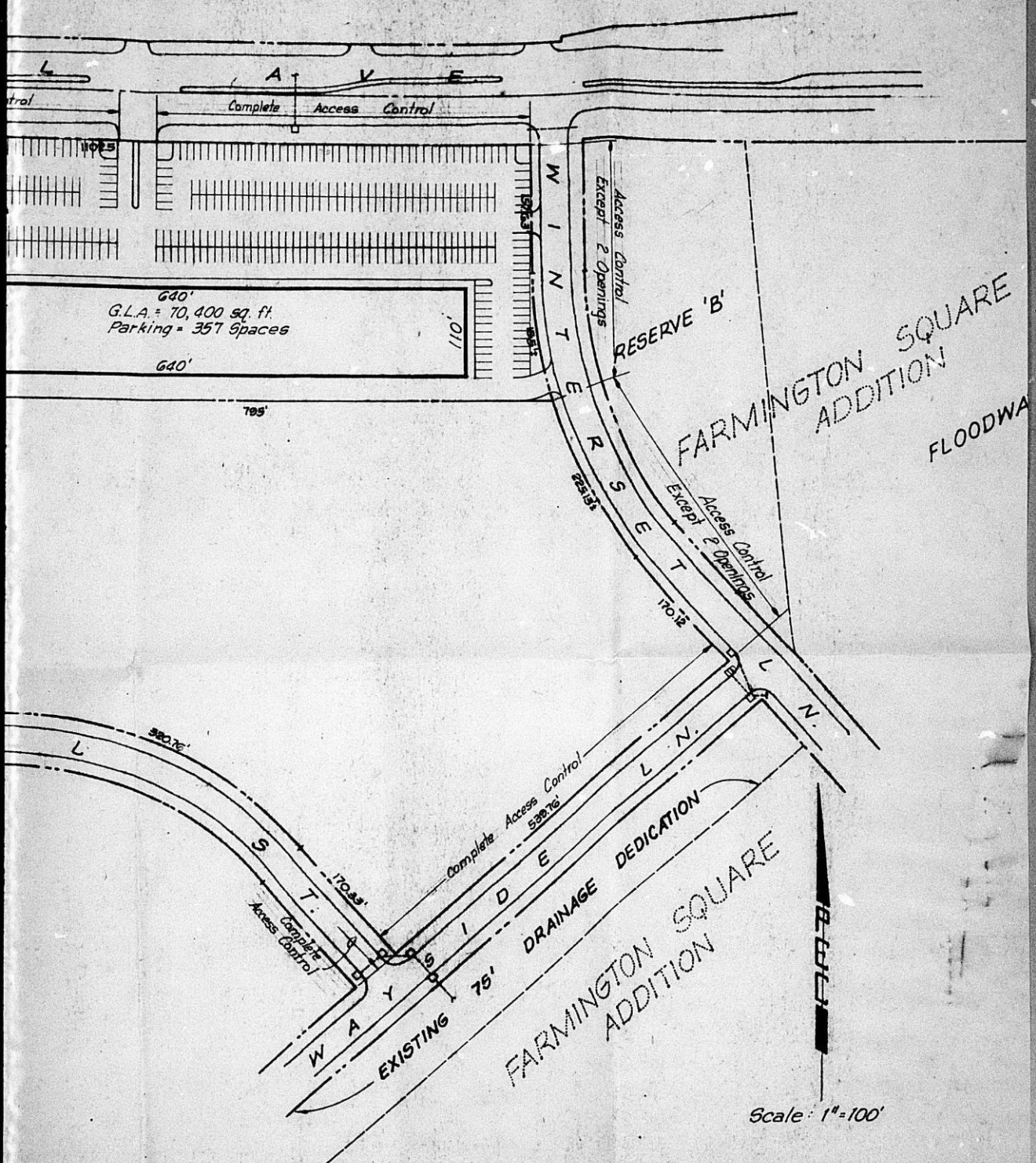
By *C. G. Bud Reilly*
Vice-President

Tracer No. 49664

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COMPANY, INC.

ION

MYRON C. WILBUR, ETUX



Scale: 1"=100'

SHOPPING CENTER

Total Area (G.L.A.) = 152,650 sq. ft.
Spaces = 925

*

This DP File
Has a Large Drawing
On 35mm Microfilm.
Roll # 1

*