

60-50 FARMINGTON SQUARE - On the
SE of Ridge Rd. in an area S. of
Central - Max Cole & Associates by
PAC

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B. CO. C.

Approved

Approved

1-24-74

2-12-74

Posted
9-25-73

ACTION

| COMMITTEE | DATE |
|----------------------------------|----------------|
| M.A.P.C. <u>Approved</u> | <u>1-24-74</u> |
| B.C.C./B. CO. C. <u>Approved</u> | <u>2-12-74</u> |

PAVING STONE SQUARE - On the
ridges in an area S. of
- Max Cole & Associates by

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

DATA SHEET
COMMUNITY UNIT PLAN

DP-59
Z-
Filed 9-13-73

APPLICATION REQUEST: Approval of proposed planned Residential development.

1. Applicant Max Cole and Associates
Address Sutton Place Bldg. 67202 Phone 262-4459
2. Agent Professional Engineering Consultants, P.A.
Address 1440 E. English 67211 Phone 262-2691
3. General Location On the East side of Ridge Rd. in an area S of
Central Address _____
4. Proposed Use _____

AREA DATA

1. Acres 81.7 (irregular ft. by shape ft.)
2. Existing Zoning "AA" Proposed Zoning "A"
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 1-24-74 Action Approval

2. Governing Body

Date 2-12-74 Action Approval

September 4, 1980

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

DP-59 - Farmington Square C.U.P.

I have received an irrevocable letter of credit guaranteeing the plant materials as approved by the landscape plan for Parcels 10 and 11 of the above captioned C.U.P. The filing of the letter of credit was a requirement in order to obtain building permits for 18 fourplexes along Par Lane, in accordance with the conditions as outlined in your letter dated August 11, 1980 granting an administrative adjustment. We have no objection to the issuance of building permits for the 18 fourplexes.

If you have any questions, please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:el

BOULEVARD STATE BANK

JAN MURPHY
VICE PRESIDENT

2300 EAST LINCOLN
WICHITA, KANSAS 67211 • 316.261.5500

September 2, 1980

Wichita - Sedgwick County
Metropolitan Area Planning Department
Wichita, Kansas 67202

RE: Letter of Credit #155
Marvin L. Niedens

Dear Sirs:

We hereby establish our IRREVOCABLE LETTER OF CREDIT in your favor available by your drafts at sight on us for a sum not to exceed FIFTEEN THOUSAND DOLLARS (\$15,000.00) for the account of Marvin L. Niedens (Purchaser), to be accepted by your signed statement that drawing is due to default or failure to perform by Purchaser, the approved landscape plan for parcels 10 and 11 on DP-59 Farmington Square C.U.P., a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

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

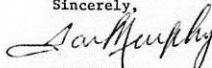
All drafts drawn hereunder must be marked: "Drawn under Boulevard State Bank, Letter of Credit #155, dated September 2, 1980.

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

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

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before Dec. 1, 1980.

Sincerely,



Jan Murphy
Vice President

JM/ddk

"OURS ARE BETTER"
A. W. BORST, OWNER

"SPECIALIZE
IN ROCK
GARDENS"



THE DUTCHMAN'S NURSERY & GARDEN CENTER

802 N. RIDGE ROAD WICHITA, KANSAS 67212
• PHONE (316) 943-0494 •

*Paul
Kelsey
945-9308*

A FINANCE CHARGE OF 1% PER MONTH, WHICH IS AN ANNUAL
PERCENTAGE RATE OF 18%, WILL BE MADE ON PAST DUE ACCOUNTS.

CUSTOMER'S
ORDER NO.

DATE *8-82*

NAME *Nieders - Estimate*

ADDRESS

SOLD BY CASH C.O.D. CHARGE ON ACCT. MOSE RETD. PAID OUT

| QUAN | DESCRIPTION | PRICE | AMOUNT |
|------|------------------------|----------------|-----------------|
| | <i>Subtotal</i> | | <i>2635.70</i> |
| | <i>labor</i> | | <i>1499.30</i> |
| | | | <i>41084.70</i> |
| | <i>tax</i> | | <i>122.53</i> |
| | | | <i>4206.93</i> |
| | <i>If you plant it</i> | <i>2635.70</i> | |
| | <i>tax</i> | <i>79.05</i> | |
| | <i>Total</i> | <i>2714.15</i> | |
| | <i>If we plant it</i> | <i>4206.93</i> | <i>4206.93</i> |
| | <i>with best seeds</i> | | <i>9915.30</i> |
| | <i>estimator</i> | | <i>1912.22</i> |
| | SALES TAX | | <i>1912.22</i> |
| | <i>Seeding lawn</i> | TOTAL | <i>9915.30</i> |

NG-4 ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL

8361

REC'D BY *Paul Kelsey*

will not be # for 1000

in Fargo - K31

Seeding lawn

9915.30

"OURS ARE BETTER"
A. W. BORST, OWNER

"SPECIALIZE
IN ROCK
GARDENS"



**THE DUTCHMAN'S
NURSERY & GARDEN CENTER**

802 N. RIDGE ROAD WICHITA, KANSAS 67212
• PHONE (316) 943-0494 •

A FINANCE CHARGE OF 1 1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%, WILL BE MADE ON PAST DUE ACCOUNTS.

CUSTOMER'S
ORDER NO.

DATE **8-18-80**

NAME **Niederer**

ADDRESS

PAID BY CASH C.O.D. CHARGE ON ACCT. MOSE RETD. PAID OUT

| QUAN | DESCRIPTION | PRICE | AMOUNT |
|------|------------------------------------|-------|--------|
| | Estimate | | |
| 14 | Austrian Pine 3 1/4-4' | 32.50 | 455.00 |
| 6 | Scotch Pine 3 1/2-4' | 32.50 | 195.00 |
| 4 | Juniper glauca 5-6' | 37.50 | 150.00 |
| 6 | Juniper canaerti 4-5' | 27.50 | 165.00 |
| 6 | Juniper Blue Haven 4-5' | 27.50 | 165.00 |
| 4 | Cottonless Cottonwood 6-8" BR | 16.95 | 67.80 |
| 3 | Hackberry 1 1/4-1 1/2" | 37.50 | 112.50 |
| 3 | Thornless Honeylocust 1 1/4-1 1/2" | 37.50 | 112.50 |
| 3 | Silverleaf Maple 1 1/4-1 1/2" | 37.50 | 112.50 |
| 6 | London Planetree 5 gal | 27.95 | 167.70 |
| 7 | Red Bud 6-8' | 39.95 | 279.65 |
| 4 | Russian Olive, 5 gal | 12.95 | 51.80 |
| 3 | Washington Hawthorne 5 gal | 25.95 | 77.85 |
| 4 | Golden Kaurtree 6-8" | 36.95 | 147.80 |
| | TOTAL | | |

FIG. 4 ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL.

8360

REC'D BY _____

PLANT LIST

| Code | Plant Name | Quantity | North Side | Cost/ft. | Total Cost |
|------|---|----------|--------------|-----------------|------------|
| R1 | Austrian pine - <i>pinus nigra</i> | 14 | 23 12'-10" | 38.95 | |
| R2 | Scotch pine - <i>pinus sylvestris</i> | 6 | 28 12'-10" | 38.95 | |
| R3 | Juniper <i>glauca</i> - <i>juniperus virginiana</i> | 4 | 23 5'-10" | ✓ 32.95 | |
| A4 | Carroll juniper - " | 6 | 28 5'-10" | ✓ 32.95 | |
| R5 | Box elder - <i>coccoloba</i> | 6 | 23 5'-10" | ✓ 32.95 | |
| A6 | Cottonwood - <i>populus deltoides</i> | 4 | 22 - 6-8' | ✓ 15.95 - 34.95 | |
| A7 | Hardberry - <i>Celtis occidentalis</i> | 3 | 23 - 11'-10" | 50.00 | |
| R8 | Thomas Henry Locust - <i>gleditsia triacanthos</i> | -8/3 | 23 11'-10" | ✓ 50.00 | |
| A9 | Silver Maple - <i>Acer saccharinum</i> | 3 | 23 11'-10" | ✓ 40.00 | |
| R0 | London Plane - <i>Platanus acerifolia</i> | 6 | 23 11'-10" | ✓ 50.00 | |
| R11 | Redbud - <i>Cercis canadensis</i> | 7 | 28 - 6-8' | ✓ 40.00 | |
| R12 | Russian Olive - <i>Elaeagnus argentea</i> | 4 | 28 - 6-8' | 35.00 | |
| R13 | Washington Hawthorn - <i>Crataegus phaenopynum</i> | 3 | 28 - 6-8' | ✓ 45.00 | |
| A14 | Golden Rain Tree - <i>Koeleria paniculata</i> | 4 | 28 - 6-8' | ✓ 35.00 | |

NOTES:

• Lawn areas for both parcels shall be seeded to Kentucky Fescue

• *Festuca arvensis* - 40 lbs. per acre

| | | | |
|-----|--|------|------------------|
| A3 | Juniper Glauca - Juniperus virginiana | 4 | BB 5' 1/2' 1/2' |
| A4 | Concord Juniper - " | 6 | BB 5' 1/2' 1/2' |
| A5 | Blue Haven Juniper - " Scopulorum | 6 | BB 5' 1/2' 1/2' |
| A6 | Callinless Calloway - Populus deltoides | 4 | BR 6' 8" |
| A7 | Macleod - Celtis occidentalis | 3 | BB 11' 1/2' 1/2' |
| A8 | Thomas Honey Locust - Gleditsia triacanthos | 8-13 | BB 11' 1/2' 1/2' |
| A9 | Silver Maple - Acer Saccharinum | 3 | BB 11' 1/2' 1/2' |
| A10 | London Planetree - Platanus acerifolia | 6 | BB 11' 1/2' 1/2' |
| A11 | Redbud - Cercis Canadensis | 1 | BB 6' 8" |
| A12 | Russian Olive - Elaeagnus angustifolia | 4 | BB 6' 8" |
| A13 | Washington Hawthorn - Prunus ^{Crataegus} | 3 | BB 6' 8" |
| A14 | Golden Rain Tree - Koeleria paniculata | 4 | BB 6' 8" |

NOTES:

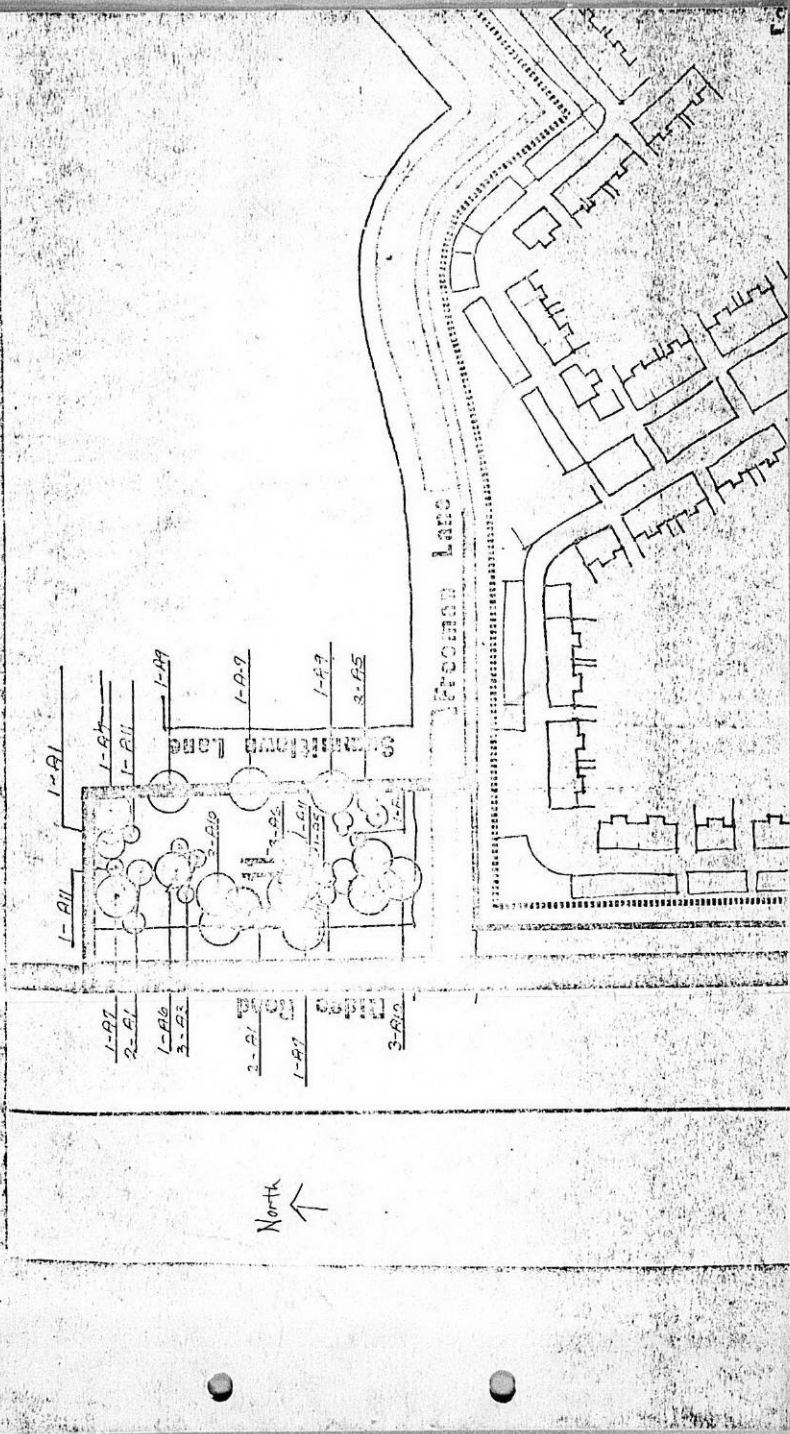
- Lawn areas for both parcels shall be seeded to Kentucky Fescue for Fall. Fescue germinates. It is suggested that seeding not be accomplished until after 15 September.
- All trees to be staked at time of planting and all deciduous trees to be wrapped up to second branch.



Existing plant material to remain - cleaning & pruning will be required.

- since parcel 10 contains numerous trees, it is suggested that this parcel should continue to remain natural in character.

CENTRAL



North
↑

August 13, 1980

Jeff Krehbiel
1021-1 E. Waterman
Wichita, KS 67211

RE: Administrative Adjustment on
DP-59 - Farmington Square CUP

Dear Jeff:

I have attached your copy of the memorandum granting the requested administrative adjustment on the above referenced CUP. One of the conditions of approval was the planting or guarantee of the landscape materials in accordance with the approved landscape plan for Parcels 10 and 11. You should have a nursery prepare an estimate for planting the plant materials. The estimate and financial guarantee should be submitted to us for review and approval. After we have approved the guarantee, I will notify Central Inspection and building permits can then be issued.

Sincerely,

Jack H. Galbraith
Chief Planner
Current Plans Division

JHG:ADC:vn
Attachment

cc: Robert Feldner, Superintendent of Central Inspection
Harvin Nieders, 125 South West Street, 67213

August 11, 1980

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

Request for Administrative Adjustment on DP-59 Farmington Square C.U.P. Generally located on the east side of Ridge Road in an area south of Central

I have attached a copy of a letter from Jeff Krehbiel requesting an administrative adjustment to permit the construction of duplex and four-plex units on Parcels 1,2,3,7 and 8 of the Farmington Square C.U.P.

Mr. Krehbiel has also indicated that the owners of this property intend to amend the C.U.P. by rezoning Parcel 10 to "LC" and deleting it from the C.U.P. One other reason given for amending the C.U.P. is to delete the open space and landscaping requirements on Parcels 9, 10 and 11. When this area is replatted and the C.U.P. amended, there will be a need to insure that Parcel 9 is landscaped and maintained and does not end up being sold at a tax sale. In regard to the landscaping requirements, I feel that until the C.U.P. is amended the landscaping should either be planted in accordance with the approved landscape plan or be guaranteed.


In reviewing the case file I noticed that we had administratively granted an adjustment to permit single-family housing on Parcels 1,2,3,7 and 8 in May 1979. That adjustment was granted subject to no negative comments from the City Commission (there were none), submission of five revised copies of the C.U.P., guaranteeing the landscaping and platting within six months. The area was never platted and the request is now considered denied. I feel that this request is not significantly different from the earlier request and is not a substantial deviation from the intent and purpose of the approved C.U.P.

I have no objections to the issuance of building permits for the 18 four-plexes along Par Lane as shown on the attached site plan. However, I would recommend that no occupancy permits for the four-plexes, or any additional building permits be issued until the area has been replatted. The entire area should be replatted at one time and not platted in portions. At the time of replatting and/or at the time the C.U.P. is amended, landscaping requirements as well as the ownership and maintenance of Parcel 9 will need to be addressed. Some form of release or agreement with the owner(s) of Parcels 4, 5 and 6 regarding the landscaping will be needed. I would also recommend that since the owners intend to amend the C.U.P., it should be done as soon as possible to resolve the previously mentioned items.

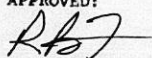
Based upon the above reasons and after review of the case file I would recommend that (1) we grant the request for duplexes and four-plexes on Parcels 1,2,3,7 and 8 and (2) that we authorize the issuance of building permits for the eighteen four-plexes on Parcel 8 subject to the following conditions:

- a. Submission of four copies of a revised C.U.P. depicting the proposed lotting of Parcels 1,2,3,7 and 8 with appropriate text changes to reflect the changed densities. Said copies shall be submitted with the final plat. An application to formally amend the C.U.P. will negate this requirement of having to submit revised copies of the existing C.U.P. to reflect the density changes.
- b. Guarantee of the required screening prior to the issuance of building permits on Parcels 1,2,3,7 and 8.
- c. No occupancy permits will be issued for the eighteen four-plexes along Par Lane and no building permits will be issued on the balance of the C.U.P. excluding Parcels 4,5 and 6, until the entire area (Parcels 1,2,3,7,8,9,10 and 11) has been replatted.

Upon your review of this memo, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the Community Unit Plan Provisions and is not a substantial deviation of the plan.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:sad

cc: Jeff Krehbiel, 1021-1 East Waterman
Marvin Niedens, 125 South West Street



**JEFF KREBIEL
ASSOCIATES, aia**
architecture · planning

July 24, 1980

Mr. Jack Galbraith
Metropolitan Area Planning Department
455 North Main
Wichita, Kansas 67202

Re: Farmington Square C.U.P. DP-59
Wichita, Kansas

Dear Mr. Galbraith:

The owners of the above mentioned property request an Administrative Interpretation for Parcels 1, 2, 3, 7 and 8 to allow duplex and fourplex housing as shown on the enclosed plan. As shown, Parcels 1, 2 and a portion of Parcel 3 would be used for duplex housing with all access to the parcels to be provided by loop streets and cul-de-sacs to prevent driveways along Shade Lane and creating a traffic hazard. The exception would be one lot at the northeast corner of Parcel 1 which would have direct access to Shade Lane. This entire area would be replatted to provide for dedicated streets and the associated easements, and 25 foot front yard setbacks.

The remainder of Parcel 3 and all of Parcels 7 and 8 would be used for fourplex housing as shown on the plans with no additional dedicated streets. All circulation would be provided to these properties by existing dedicated streets and interior private drives.

We feel these proposed uses are not a deviation to the original C.U.P. as they could be construed as Garden Apartments and/or Townhouse Dwelling Units. Adequate off-street parking would be provided for as originally specified in the General Provisions.

Mr. Jack Galbraith
July 24, 1960
Page 2

Under this Administrative Interpretation only the 9 lots (18 four-plexes) that abut Par Lane would be allowed to commence construction immediately, contingent upon proper building permits. Platting on these 9 four-plex lots would begin immediately.

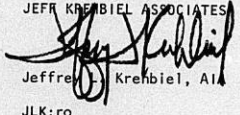
The owners also agree under this request that the C.U.P. will be amended immediately and brought up to date. This will include updating all parcels on the original C.U.P., but excluding Parcel 10 which is now a reserve. This Parcel will be excluded under the provisions for community unit plans and submitted separately for rezoning to "L C" zoning. We feel this is justified as the densities have decreased to the specified levels. The original specified maximum intensity of development was 14.00 D.U.'s/acre based on the land area of Parcels 1 through 10 or 987 total dwelling units. As shown on the plan the revised total development will consist of a maximum of 838 dwelling units. By deleting Parcel 10 as an open space reserve, the land area is reduced to 68.0 acres which would allow for 952 dwelling units which is still considerably more than the revised plan of 838 dwelling units.

The owners also agree that until the outcome of the Amended C.U.P. is known and prior to construction of any dwelling units, a letter of credit will be put up to cover the installation of the landscaping as presently required on Parcels 10 and 11. This will guarantee the landscaping in the event the rezoning of Parcel 10 is rejected. The amount of the letter of credit will be based upon the market value of the landscape plan as previously submitted.

We look forward to a favorable determination to this request. If any additional information is needed, please contact this office.

Sincerely,

JEFF KREMBIEL ASSOCIATES


Jeffrey Krembiel, AIA

JLK:ro

cc: Marvin Niedens

RF

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE: May 21, 1979

TO: The Honorable Board of City Commissioners
FROM: Robert G. Finch, Deputy City Manager

SUBJECT: Administrative Adjustment -- DP-59
Farmington Square Community Unit
Plan (CUP) located on the east side
of Ridge Road in an area south of
Central

Attached is correspondence from the Director of Planning relating to a request for an adjustment on the Farmington Square CUP. The request is to develop single family structures on parcels previously approved for multi-family uses. The area is immediately south of Local Housing Authority units which have been the subject of controversy over the past few years. Because of the history of the area, it was felt that the City Commissioners should be given an opportunity to comment on the adjustment if they so desire.

Community Unit Plans are approved subject to the provisions that: "Any major changes in the development plan shall be resubmitted to the MAPC and the City Commission..." The Superintendent of Central Inspection and Director of Planning can make administrative adjustments when not of a major nature."

The request has been administratively approved subject to the absence of negative comment by the City Commission.

Should the Commission desire to make comment pertaining to the adjustment, it is suggested that the matter be taken up off-agenda on Tuesday, May 22, 1979.

Robert G. Finch
Robert G. Finch
Deputy City Manager

RGF/hpd
Attachment
cc: Robert A. Lakin, Director of Planning
Robert Feldner, Superintendent of Central Inspection

5/22/79 I heard no objections



WICHITA-SEDGWICK COUNTY

DATE

May 14, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT Request for Administrative Adjustment on DP-59 -
Farmington Square C.U.P. (Parcels 1,2,3,7, and 8
of the C.U.P. platted as Lots 1,2, and 3, Block 1;
Lot 1, Block 2; and Lot 4, Block 3, all in
Farmington Square Addition).

Attached is a copy of a letter received from Mr. Keith Parker, architect, requesting an administrative adjustment on the Farmington Square C.U.P. located on the east side of Ridge Road in an area south of Central.

Mr. Feldner and I have reviewed the request and have given our approval subject to several conditions, as noted in our memo. One of the conditions is:

1. Absence of negative comment by the Board of City Commissioners regarding the adjustment by Tuesday, May 22, 1979.

The request is detailed in the attached memo but is basically a request to develop single family structures on parcels previously approved for multi family uses. Our initial conversations indicate that the single family housing would be lower cost type housing. This area is immediately south of Local Housing Authority units which have been the subject of controversy over the past few years. Because of the history of the area, Mr. Feldner and I felt that the Board of City Commissioners should be given an opportunity to comment on the adjustment if they so desire, prior to our jointly making a favorable interpretation.

Please relay this material to the Commission and notify us should they desire to comment.

Robert A. Lakin
Robert A. Lakin
Director of Planning

RAL:MM:el
Attachments

cc: Robert B. Feldner, Superintendent of Central Inspection
Gail Williams, CPO Administrative Aide

WICHITA-SEDGWICK COUNTY

DATE
May 14, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT Request for Administrative Adjustment on DP-59 -
Farmington Square C.U.P. (Parcels 1,2,3,7, and 8
of the C.U.P. platted as Lots 1,2, and 3, Block 1;
Lot 1, Block 2; and Lot 4, Block 3, all in
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Attached is a copy of a letter received from Mr. Keith Parker, architect, requesting an administrative adjustment on the Farmington Square C.U.P. located on the east side of Ridge Road in an area south of Central.

Mr. Feldner and I have reviewed the request and have given our approval subject to several conditions, as noted in our memo. One of the conditions is:

1. Absence of negative comment by the Board of City Commissioners regarding the adjustment by Tuesday, May 22, 1979.

The request is detailed in the attached memo but is basically a request to develop single family structures on parcels previously approved for multi family uses. Our initial conversations indicate that the single family housing would be lower cost type housing. This area is immediately south of Local Housing Authority units which have been the subject of controversy over the past few years. Because of the history of the area, Mr. Feldner and I felt that the Board of City Commissioners should be given an opportunity to comment on the adjustment if they so desire, prior to our jointly making a favorable interpretation.

Please relay this material to the Commission and notify us should they desire to comment.

Robert A. Lakin
Robert A. Lakin
Director of Planning

RAL:MM:el
Attachments
cc: Robert B. Feldner, Superintendent of Central Inspection
Gail Williams, CPO Administrative Aide

WICHITA-SEDGWICK COUNTY

DATE

May 14, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning
SUBJECT Request for Administrative Adjustment on DP-59 -
Farmington Square C.U.P.

Attached is a copy of a letter received from Mr. Keith Parker, architect, requesting an administrative adjustment on parcels 1,2,3,7, and 8 of the Farmington Square Community Unit Plan. The proposed adjustment would permit the construction of single family houses on those parcels, which under the approved plan are limited to garden apartment/townhouse residential dwelling units.

In reviewing Mr. Parker's request, we have noted that similar adjustments have been made on other C.U.P.'s in the past and that the proposed adjustment would lessen the number of dwelling units from the 603 dwelling units permitted now to approximately 155 to 175 single family units depending upon how it is platted.

The area to the north of subject property is developed with 34 public housing units owned by the Local Housing Authority which have been the subject of much controversy over the past few years regarding adverse effects on adjacent neighborhoods and commercial property. Mr. Parker states that they are in contact with 3 different builders regarding housing costing from \$28,000 to \$55,000 and we have even been contacted about mobile homes on permanent foundations in this area. Such development could conceivably impact this area with lower cost housing units and intensify the current problems. Although I can generally support the requested adjustment, Community Unit Plans are approved subject to the provisions that: "Any major changes in the development plan shall be resubmitted to the MAPC and to the City Commission for its consideration" and that "the Superintendent of Central Inspection and Director of Planning can make administrative adjustments when not of a major nature." The question then becomes one of what is "major". Given the history of problems in this area, I am reluctant to approve such an adjustment without the Board of City Commissioners first having an opportunity to comment on the need for "resubmission to the MAPC and BCC."

Page Two
Robert B. Feldner, Superintendent of Central Inspection
May 14, 1979


I might add that no permits can be issued on these sites until such time as the landscaping has been planted in accordance with the approved landscape plan (see attached memo of 8-26-76). In addition, the sketch plans submitted for possible future single family lotting arrangements are not acceptable because of single family lots proposed to have direct frontage on an arterial, too many lots with access to the collector street, center line offsets of less than 150 feet, and single family lots proposed to directly face the apartments currently under construction to the south of the parcels involved in this request.

In summation, I can make a favorable adjustment that the development of single family houses on parcels 1,2,3,7, and 8 of the Farmington Square is not a major deviation of the approved plan. Such interpretation is subject to the following:

1. Absence of negative comment by the Board of City Commissioners regarding the adjustment by Tuesday, May 22, 1979.
2. Submission of five copies of a revised CUP plan depicting the proposed lotting of these parcels with appropriate text changes to reflect the density. Said copies shall be submitted with the final plat.
3. Guarantee of the required screening prior to the issuance of building permits on the site.
4. Approval of a plat on subject property which conforms to accepted standards as found in the Subdivision regulations and within 6 months of this interpretation, or such request shall be considered denied.

Upon your review of this memo, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the Community Unit Plan provisions and is not a substantial deviation of the plan.

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection


Robert A. Lakin
Director of Planning

RAL:MM:el
cc: continued on page three

Page Three
Robert B. Feldner, Superintendent of Central Inspection
May 14, 1979

Attachments

cc: Gail Williams, CPO Administrative Aide

Keith Parker, 239 Pattie, Suite 2, Wichita, Ks. 67211



April 30, 1979

Mr. Jack Galbraith
Chief Planner
Metropolitan Area Planning Department
455 North Main
Wichita, Kansas 67202

Re: Farmington Square
Wichita, Kansas

Dear Mr. Galbraith:

This letter is in response to our discussion concerning the above referenced project on Tuesday of last week. This letter is our formal request for administrative interpretation and adjustment of the existing community unit plan for Farmington Square tract. Specific reference is made to parcels 1, 2, 3, 7 and 8. The approved CUP indicates townhouse and garden apartment type development on these tracts. In response to the need for individual single family residence within the City of Wichita and in keeping with a more appropriate use, we would propose to redevelop this tract into a single family residential subdivision. As originally proposed the CUP allows for 603 dwelling units on approximately the 35 acres comprised in the referenced tracts. Preliminary layouts on these same tracts indicate that there is a possibility of from 155 to 175 single family lots. We feel this considerable reduction in the number of dwelling units is a definite plus in favor of single family subdivision.

To date we have discussed the possibility of utilizing the land for single family subdivision with three national builders who are interested in the Wichita area. They have indicated to this office that housing prices would run from \$28,000.00 to \$55,000.00 and would contain various options and accessories that would go with different floor plans that would be presented. We are discussing two and three bedroom single family homes with one to one and a half baths, with options to go to two and a half baths. The homes could have two car attached or detached garages, single car garages or carports. The homes would be energy efficient in keeping with insulation requirements of the City. Central heating and air conditioning would be provided as well as maintenance free exteriors in every case. No determination has been made at this time as to the exact floor plans or architectural styling that will be constructed on the site.

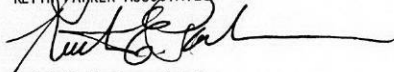
April 30, 1979
Mr. Jack Galbraith
Page 2

The demand for moderately priced single family housing in Wichita is quite obvious. The 30 million dollar mortgage bonds that have just been authorized by the City would more than likely come into focus in this particular development. We feel with the tremendous demand for this type of housing, the reduction in density in the area, and the fact that single family dwellings under private ownership would provide a better land use than the multi-family concept provided on the CUP.

We will appreciate your review and be willing to discuss your assessments of the project at your convenience.

Sincerely yours,

KEITH PARKER ASSOCIATES



Keith E. Parker, A.I.A.

KEP:ep



Mr. Jack Galbraith
Chief Planner
Metropolitan Area Planning Department
455 North Main - City Hall
Wichita, Kansas 67202

May 14, 1979

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

Request for Administrative Adjustment on DP-59 - Farmington Square C.U.P. (Parcels 1,2,3,7, and 8 of the C.U.P. platted as Lots 1,2, and 3, Block 1; Lot 1, Block 2; and Lot 4, Block 3, all in Farmington Square Addition).

Attached is a copy of a letter received from Mr. Keith Parker, architect, requesting an administrative adjustment on the Farmington Square C.U.P. located on the east side of Ridge Road in an area south of Central.

Mr. Feldner and I have reviewed the request and have given our approval subject to several conditions, as noted in our memo. One of the conditions is:

1. Absence of negative comment by the Board of City Commissioners regarding the adjustment by Tuesday, May 22, 1979.

The request is detailed in the attached memo but is basically a request to develop single family structures on parcels previously approved for multi family uses. Our initial conversations indicate that the single family housing would be lower cost type housing. This area is immediately south of Local Housing Authority units which have been the subject of controversy over the past few years. Because of the history of the area, Mr. Feldner and I felt that the Board of City Commissioners should be given an opportunity to comment on the adjustment if they so desire, prior to our jointly making a favorable interpretation.

Please relay this material to the Commission and notify us should they desire to comment.

Robert A. Lakin
Director of Planning

RAL:MM:c1

Attachments

cc: Robert B. Feldner, Superintendent of Central Inspection
Gail Williams, CPO Administrative Aide

May 14, 1979

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

Request for Administrative Adjustment on DP-59 -
Farmington Square C.U.P.

Attached is a copy of a letter received from Mr. Keith Parker, architect, requesting an administrative adjustment on parcels 1, 2, 3, 7, and 8 of the Farmington Square Community Unit Plan. The proposed adjustment would permit the construction of single family houses on those parcels, which under the approved plan are limited to garden apartment/townhouse residential dwelling units.

In reviewing Mr. Parker's request, we have noted that similar adjustments have been made on other C.U.P.'s in the past and that the proposed adjustment would lessen the number of dwelling units from the 603 dwelling units permitted now to approximately 155 to 175 single family units depending upon how it is platted.

The area to the north of subject property is developed with 34 public housing units owned by the Local Housing Authority which have been the subject of much controversy over the past few years regarding adverse effects on adjacent neighborhoods and commercial property. Mr. Parker states that they are in contact with 3 different builders regarding housing costing from \$28,000 to \$55,000 and we have even been contacted about mobile homes on permanent foundations in this area. Such development could conceivably impact this area with lower cost housing units and intensify the current problems. Although I can generally support the requested adjustment, Community Unit Plans are approved subject to the provisions that: "Any major changes in the development plan shall be resubmitted to the MAPC and to the City Commission for its consideration" and that "the Superintendent of Central Inspection and Director of Planning can make administrative adjustments when not of a major nature." The question then becomes one of what is "major". Given the history of problems in this area, I am reluctant to approve such an adjustment without the Board of City Commissioners first having an opportunity to comment on the need for "resubmission to the MAPC and BCC."


Page Two
Robert B. Feldner, Superintendent of Central Inspection
May 14, 1979

I might add that no permits can be issued on these sites until such time as the landscaping has been planted in accordance with the approved landscape plan (see attached memo of 8-26-76). In addition, the sketch plans submitted for possible future single family lotting arrangements are not acceptable because of single family lots proposed to have direct frontage on an arterial, too many lots with access to the collector street, center line offsets of less than 150 feet, and single family lots proposed to directly face the apartments currently under construction to the south of the parcels involved in this request.

In summation, I can make a favorable adjustment that the development of single family houses on parcels 1,2,3,7, and 8 of the Farmington Square is not a major deviation of the approved plan. Such interpretation is subject to the following:

1. Absence of negative comment by the Board of City Commissioners regarding the adjustment by Tuesday, May 22, 1979.
2. Submission of five copies of a revised CUP plan depicting the proposed lotting of these parcels with appropriate text changes to reflect the density. Said copies shall be submitted with the final plat.
3. Guarantee of the required screening prior to the issuance of building permits on the site.
4. Approval of a plat on subject property which conforms to accepted standards as found in the Subdivision regulations and within 6 months of this interpretation, or such request shall be considered denied.

Upon your review of this memo, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the Community Unit Plan provisions and is not a substantial deviation of the plan.

APPROVED:

Robert B. Feldner
Superintendent of Central Inspection

Robert A. Lakin
Director of Planning

RAL:MM:el
cc: continued on page three

Page Three
Robert B. Feldner, Superintendent of Central Inspection
May 14, 1979

Attachments

cc: Gail Williams, CPO Administrative Aide

Keith Parker, 239 Pattie, Suite 2, Wichita, Ks. 67211

May 24, 1978

John Holtman
Suite 205 A
4210 Johnson Drive
Shawnee Mission, KS 67205

SUBJECT: Farmington Square

Dear Mr. Holtman:

This will confirm our telephone conversation this morning concerning the above residential community unit plan. After referring to Bob Lakin's letter to you on March 24, 1977, there has been no change in the status of the three proceedings referred to - zoning, community unit plan, and the subdivision plat. There is no time limit on the development having to take place. The "A" Two Family zoning classification appears on the official maps, and as long as development complies with the conditions of approval as reflected on the CUP, densities, setbacks, heights, construction of garden apartments or townhouses, etc., there should be no problems in obtaining building permits.

The only other item that I believe to be significant and that was forwarded to you with Lakin's original letter is my memorandum to Robert Feldner dated August 26, 1976. As far as I know, there has been no landscaping on Parcels 9, 10, and 11, and in accordance with that memorandum, certain parcels are not to be issued building permits until planting in conformance with an approved landscape plan has occurred.

If I can furnish additional information please call (316)268-4421.

Sincerely,

Jack H. Galbraith
Chief Planner
Current Plans Division

JHG:vn

March 24, 1977

John Holtman
Suite 205-A
4210 Johnson Drive
Shawnee Mission, Kansas 66205

Subject: Farmington Square

Dear Mr. Holtman:

You have asked that I respond as to the status of the Farmington Square project. This project has involved three proceedings before the City of Wichita: (1) a zoning case to change the zoning from "AA" Single Family to "A" Two Family; (2) a Community Unit Plan to provide for the modification as to types of housing under the "A" Two Family Dwelling density; (3) and a subdivision known as Farmington Square. All of these have been approved by the governing body, subject to several conditions. The City Commission approved the zoning and the Community Unit Plan subject to the conditions A through F on the last page of the minutes of the Planning Commission as attached. An additional modification to this is contained in a memorandum dated August 26, 1976, re the landscaping. Therefore the use regulations, including density, setbacks, general design of the project, housing type, and other general constraints were approved in the C.U.P. drawing (plan) and attached conditions.

The subdivision then was approved by the City Commission subject to the several conditions listed on the attached sheet, which included provisions for sewer, paving, water, sidewalks and drainage. Also required was a Home Association Agreement and/or covenant relating to the maintenance of private drives, open space, etc. You are advised that all conditions to the approval of the plat have been met prior to the recording of the plat with the Register of Deeds. Our file shows this recording to have occurred on February 10, 1975.

As to your inquiry on flooding, this issue is considered at the platting stage and as a part of our subdivision regulations and therefore plat approval. No building site nor building elevation is allowed to be established at less than the 100 year flood period. You will also note in the condition of

John Holtman
March 24, 1977
Page 2

approval the requirements for an avigational easement. Since this may be an item not often reviewed, I would want to bring it to your attention. I am attaching a copy of the restrictive covenant and avigational easement relating to this project. Inasmuch as this project is in a general approach area to Wichita Mid-Continent and is subject to certain noise exposure, we require these documents to (1) hold harmless the public for possible future damages, and (2) to put the builder on notice that special construction techniques should be used to minimize noise impact.

I trust the above information will satisfy you and your bank's needs relative to closing. If there is any additional information you need, please call.

Sincerely yours,

Robert A. Lakin
Director of Planning

Attachments:
Excerpt from Planning Commission
minutes 1-24-74
Subdivision approval 8-8-74
Avigational easement and
Restrictive Covenant 9-6-74
Memorandum to Central Inspection
from JGalbraith 8-26-76

RAL:ew

August 26, 1976

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

Landscape plan requirement for Farmington Square C.U.P.

As you may recall, the approved Farmington Square community unit plan contained the following general provision:

"10. A landscape plan for Parcels 9, 10, and 11 shall be prepared by a licensed landscape architect and submitted to the Planning Department for their review and approval prior to the issuance of building permits on Parcels 1 through 8."

This is to advise that the Planning Department has received a landscape plan that covers Parcels 10 and 11 of the C.U.P. with a notation on Parcel 9 that the parcel is reserved for flood control purpose and that the exact limits of permissible planting within the parcel cannot be determined at this time.

We are also in receipt of a letter from the original owner of the property encompassed by Farmington Square C.U.P. which indicates his agreement to install the required landscaping. The installation of landscape materials is to be accomplished prior to development of the lots within the Farmington Square plat other than Lots 1, 2 and 3 of Block 3 (Parcels 4, 5 and 6 on the approved community unit plan). A copy of the letter is attached for your reference and files.

On the basis of our review of the landscape plan and the letter concerning the installation of plant materials, the landscape plan is hereby approved subject to the following conditions:

- A. Conditional approval of the landscape plan is being made at the present time for the purpose of allowing the issuance of building permits on Lots 1, 2 and 3 of Block 3, Farmington Square Addition (parcels 4, 5 and 6 on the approved community unit plan).
- B. Prior to the issuance of building permits on the remaining lots in Farmington Square Addition (Lots 1, 2 and 3, Block 1; Lot 1, Block 2; and, Lot 4, Block 3 (Parcels 1, 2, 3, 7 and 8 on the approved community unit plan) / the landscape materials shall have been installed on Parcels 10 and 11 as indicated on the landscape plan. The materials shall be properly located and in a healthy growing condition as determined by an on site inspection by staff of the Metropolitan Area Planning Department and/or the office of the Superintendent of Central Inspection.

Robert Feldner, Superintendent
Central Inspection
August 26, 1976
Page 2

C. In addition to the installation of appropriate landscape materials, the property owner shall have made contact with the office of the Wichita-Valley Center Flood Control Project to determine the limits of drainageway improvements within Parcel 9 of the approved community unit plan. If areas within Parcel 9 remain outside the drainageway improvements and are available for landscape treatment as determined by the Flood Control office, the landscape plan shall be modified to include such areas and the same shall be planted in the first growing season following completion of drainageway improvements.

We are by copies of this memoranda advising those interested in the conditional approval of the required landscape plan. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:RLY:rme
Attachment

cc: Max Cole, 3841 W. 13th, 67203
Bill G. Yung, R. R. #2, Valley Center, Ks., 67147
William P. Higgins, Attorney, Penthouse, Sutton Place, 67202
Jerry Gaddis, 144 N. Oliver, 67208



REAL ESTATE
INVESTMENTS

August 24, 1976

Mr. Jack H. Galbraith
Planning Department
455 North Main Street
Wichita, Kansas 67202

RE: Farmington Square CUP

Dear Mr. Galbraith:

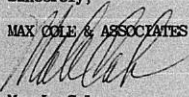
In conformity with your request relative to the reserve for public areas and the plantings required therein under the Farmington Square CUP, this letter will serve as my agreement to install said plantings in conformity with a landscaping plan presented to you by Bill Yung and approved by you, said installation to be accomplished prior to my or anyone else developing lots in said plat other than Lots 1, 2 and 3.

This letter is given to assure that said plantings will be made, and for the purpose of your allowing a building permit to be issued to Mr. Jerry Gaddis, purchaser under contract of Lots 1, 2 and 3.

Thank you in advance for your prompt attention to this matter.

Sincerely,

MAX COLE & ASSOCIATES


Max L. Cole

MLC/sw

MAX COLE & ASSOCIATES

3841 West 13th. / Wichita, Kansas 67203 / (316) 942-7481

July 16, 1976

Mr. Bill Yung
Design Consultant
Route 2
Valley Center, Kansas 67147

Re: Landscape Plan
Farmington Square C.U.P.

Dear Bill:

We have reviewed the landscape plans submitted by you for the Farmington Square C.U.P. In our review, we noticed a discrepancy in the number of thornless Honey Locust shown on the plan and the number in the plant list. We are also concerned as to when and by whom the landscaping will be accomplished. In this regard, it is suggested that the landscape plan be resubmitted with an indication, either on the face of the plan or in a cover letter, of the current owners of parcels 9, 10 and 11, approval of the plan and their intended schedule for planting the same. We are also concerned about the manner by which the landscaped areas will be supervised and maintained in future years. As there have been no home association agreements established with the parcels proposed for development as required by general provision No. 6 of the C.U.P., there should be some written indication of the arrangements made for continuous landscape maintenance.

If you have any questions regarding our concerns, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:RLY:rme

cc: William P. Higgins, Attorney at Law
Penthouse/Sutton Place, Wichita 67202

May 21, 1976

Robert Feldner, Superintendent of Central Inspection
Robert A. Lakin, Director of Planning

DP-59 - Request for Administrative Adjustment on the
Farmington Square C.U.P. - On the east side
of Ridge Road, south of Central.

We have reviewed the letter from Allen Kershner, of which you received a copy, requesting an administrative adjustment on the above C.U.P. as to the number of dwelling units on Parcels 4, 5 and 6. One of the conditions of approval of this C.U.P. was as follows:

The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and City 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.

On behalf of the developer of these three parcels, Jerry Gaddis, Mr. Kershner is requesting a favorable interpretation that they can increase the number of dwelling units on Parcel 6 from 119 to 135 provided that they reduce the number of dwelling units on Parcels 4 and 5 so as not to exceed the total permitted units of 384.

Based on the provision that one developer is developing these three parcels, it is our opinion that the proposal is in keeping with the intent of the C.U.P. and that it is appropriate to permit the change in the number of units on each parcel, as submitted on the attached plan, subject to their not exceeding the approved total of 384 units. This adjustment in the number of units does not alter any of the other conditions of approval.


Page Two
Robert Feldner
May 21, 1976


One condition of approval that should be called to your attention is General Provision #10 which reads as follows:

A landscape plan for parcels 9, 10, and 11 shall be prepared by a licensed landscape architect and submitted to the Planning Department for their review and approval prior to the issuance of building permits on Parcels 1 through 8.

As of this time, we have not been furnished a landscape plan and permits are not to be issued until one is submitted and approved.

Upon your review of this memo, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the Community Unit Plan provisions, and is not a substantial deviation of the plan.

APPROVED: 
Robert A. Lakin
Director of Planning

APPROVED: 
Robert Feldner, Superintendent
of Central Inspection

RAL:JHG:el
Attachment

cc: Allen Kershner, Robson, Kuhnel & Spangenberg, A.I.A.
Architects and Planners, P.A.
7701 E. Kellogg, Suite 815, Wichita 67207

Jerry Gaddis, 144 N. Oliver, Wichita 67208

Union National Bank, % Bill McAdoo, Main at First St., 67202

Max Cole, 3841 W. 13th, Wichita 67203

robson kuhnel and spangenberg a.i.a. architects and planners p.a.

JK

19 May 1976

Mr. Robert Lakin
Director of Planning
MAPC
City of Wichita

Re: CUP - Farmington Square Apartment

On behalf of the developer, Jerry Gaddis, we are requesting an administrative interpretation for adjustment to the C.U.P. for the combined single use of parcel numbers 4, 5 & 6.

Enclosed is a copy of the approved C.U.P. with the newly proposed site plan including dwelling units and parking. As indicated we exceed the allowable dwelling units for parcel no. 6, but are within the total limit set for the combined parcels 4, 5 & 6 equalling 384 dwelling units.

We are including the names and addresses of all parties connected to the project. They are as follows:

Jerry Gaddis
144 N. Oliver
Wichita, Kansas 686-7431

Union National Bank
c/o Bill McAdoo
Main at First Street
Wichita, Kansas 264-0111

Max Cole
3841 W. 13th
Wichita, Kansas 942-7481



We believe this redistribution allows for a better relationship between parking and dwelling units. Our layout provides nearly two parking stalls to each dwelling unit versus a required ratio of 1:1.

We would request your review of this proposal at your earliest convenience.

Sincerely,

Allen Kershner
Allen Kershner

7701 east kellogg

wichita, kansas 67207

cc: Robert Feldner

suite 815

telephone 316 685-4234

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE February 27, 1975

Jo
Nanty.

TO Ralph Wulz, City Manager
FROM R. W. Bruggeman, Director of Public Works

SUBJECT Public Improvements - Farmington Square

I have been informed this date by Mr. Lyle Botkin, Controller, that the Local Housing Authority Special Assessments for drainage and pavement in connection with the platting of Farmington Square should be charged to the following fund:

SCEH 501 410

Mr. Botkin further advises that Local Housing Authority funds are available for this purpose. By copy of this memo to Dick Linn, City Engineer, he is advised to make the appropriate charges to this fund.

RWB Bruggeman
R. W. Bruggeman
Director of Public Works

RWB:gr

cc: Robert A. Lakin, Director of Planning ✓
Jeremiah Smith, Director of Community Development
John Dekker, Director of Law
Don E. Anderson, Director of Administration
Charles Porter, Local Housing Authority Coordinator
Dick Linn, City Engineer



CITY MANAGER

January 29, 1975

John Dekker, Director of Law
Jeremiah Smith, Director of Community Development
Ray W. Bruggeman, Director of Public Works

Robert G. Finch, Assistant City Manager

**Public Improvements -
Farmington Square**

At the meeting of January 28, 1975, the City Commission approved petitions for a drainage swale and paving of Wayside Lane as part of approval of the plat of Farmington Square. This area is located on the east side of Ridge Road south of Central.

Included in the benefit district for the storm water drainage swale are 44 lots owned by the City and leased to the Local Housing Authority. Also, 22 of these lots are included in the paving benefit district.

Estimated cost of the proposed drainage is \$41,900 to the 44 LHA lots and the estimated cost of paving is \$13,470 for the LHA lots.

Since the City is the owner of these lots and LHA is the lessee, the question of paying this special assessment needs to be resolved.

Please work together to resolve the liability for these costs and the source of funding for the City portion of the cost. The Director of Public Works is requested to assume responsibility for coordination of this matter.


Robert G. Finch
Assistant City Manager

RGF/kmp

cc: **Robert A. Lakin, Director of Planning** ✓
Charles Porter, Housing Coordinator
Dick Linn, City Engineer
Don E. Anderson, Director of Administration



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 9, 1974

TO The File
FROM Jack H. Galbraith, Chief Planner *JHG*
SUBJECT DP-59 Farmington Square

On this date Bill Higgins raised the question of density on Parcels #1, 2 and 3 on the CUP which are being platted with opposite numbers on the lots on the plat of Farmington Square. His specific request was that because of the plat dedicating drainage right-of-way on the north side of these three parcels, does this reduce the density permitted on the CUP. In discussing this matter previously with Bob Lakin, it was agreed that we would treat this drainage dedication as if it were an easement, that it does not reduce the area of the related lot and therefore, the density as shown on the CUP is permissible.

JHG:js

February 19, 1975

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-59 FARMINGTON SQUARE - On the east side of Ridge Road in an area south of Central.

The Board of City Commissioners on February 12, 1974, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- c. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

Attached for your information and files is an approved copy of the CUP.

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

Jack H. Galbraith
Chief Planner

JHG:js
Attachment

WICHITA-SEDGWICK COUNTY

DATE

February 13, 1974

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files
FROM Jack H. Galbraith, Chief Planner *JHG*
SUBJECT DP-59 Farmington Square located on the east side of Ridge Rd.
in an area between Second Street and Central, and Zone Case Z-1590

The Board of City Commission in considering the above captioned CUP and associated zone case on February 12, 1974, approved the request as recommended. In their discussion however the Commission requested that consideration be given at the time of platting, to requiring the applicant to guarantee the construction of and provide additional rights-of-way for accel/decel lanes at the intersections of the proposed collector street and Ridge Road and Central. This is to be reviewed at the time the plat is submitted.

JHG:js

cc: Curtis Newby

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONING
AND APPROVAL OF DEVELOPMENT PLAN

CASE NO. Z-1590 and DP-59 CONSIDERED BY MAPC: 1-24-74

REQUEST FOR: Change from "AA" to "A", and approval of
Residential Community Unit Plan
REASON FOR REQUEST (AS PROVIDED BY APPLICANT):This property is proposed for development in accordance
with the associated CUP No. DP-59."GENERAL LOCATION: East side of Ridge Road in an area
between 2nd Street and Central

LEGAL DESCRIPTION:

See attached excerpt from Planning Commission
minutes of January 24, 1974.

APPLICANT: Max Cole and Associates, Sutton Place Building 67202

COUNSEL FOR APPLICANT: William P. Higgins, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north is "AA" and "LC"; east and west is
"AA"; south has been approved as a Residential
CUPLAND USE: Subject property and that to the south is undeveloped;
north is an animal clinic and tavern; east is drainage way;
west is single-family

PLANNING COMMISSION RECOMMENDATION:

That zone change request Z-1590 and Community Unit Plan DP-59 be
approved subject to the following conditions: (See attached
excerpt of Planning Commission minutes of January 24, 1974 for
conditions.) Kamen moved, Blakey seconded and it carried unani-
mously. (Arnholz, Gardenhire and Hill absent.)

ACTION 1. Approve the zone change and CUP as recommended by the Metro-
politan Area Planning Commission, 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; or2. Return the applications 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 JANUARY 24, 1974:

- 20a. Case No. Z-1590 - Max Cole and Associates request change from "AA" to "A" for:

A tract in the NW 1/4 of Sec. 22, T-27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the west line of said NW 1/4 1548.17' N of the SW corner of said NW 1/4, said point being on the extended north line of Lot 4, Block D, Country Acres Sixth Addition, an Addition to Sedgwick County, Kansas; thence east along the extended north line and the north line of said Lot 4 to the west line of Summitlawn Lane as platted in said Country Acres Sixth Addition; thence south along the west line of said Summitlawn Lane to the extended south line of Freeman Lane as platted in said Country Acres Sixth Addition; thence easterly and southeasterly along the southerly and southwesterly line of said Freeman Lane to the southerly line of Wayside Lane as platted in said Country Acres Sixth Addition; thence east-northeasterly along the southerly line of said Wayside Lane to the easterly line of Winterset Lane as platted in said Country Acres Sixth Addition; thence northwesterly and north along the easterly and east line and extended east line of said Winterset Lane to the north line of said NW 1/4; thence east along the north line of said NW 1/4, 659.02 feet more or less to the westerly line of the Wichita-Valley Center floodway right-of-way; thence southerly along the west line of said right-of-way, 883.2 feet more or less; thence west 231.26 feet more or less to a point 1765 feet north and 594 feet west of the SE corner of said NW 1/4; thence south parallel with the east line of said NW 1/4, 1765.5 feet to the south line of said NW 1/4; thence west along the south line of said NW 1/4, 2061.53 feet to the SW corner of said NW 1/4; thence north along the west line of said NW 1/4, 1548.17 feet to the point of beginning. Generally located on the east side of Ridge Road in an area south of Central.

- 16b. Case No. DP-59 - Max Cole and Associates request approval of Residential Community Unit Plan for:

A tract in the NW 1/4 of Sec. 22, T-27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the west line of said NW 1/4 1548.17' N of the SW corner of said NE 1/4, said point being on the extended north line of Lot 4, Block D, Country Acres Sixth Addition, an Addition to Sedgwick County, Kansas; thence east along the extended north line and the north line of said Lot 4 to the west line of Summitlawn Lane as platted in said Country Acres Sixth Addition; thence south along the west line of said Summitlawn Lane to the extended south line of Freeman Lane as platted in said Country Acres Sixth Addition; thence easterly and southeasterly along the southerly and southwesterly line of said Freeman Lane to the southerly line of Wayside Lane as platted in said Country Acres Sixth Addition; thence east-northeasterly along the southerly line of said Wayside Lane to the easterly line of Winterset Lane as platted in said Country Acres Sixth Addition; thence northwesterly and north along the easterly and east line and extended east line of said Winterset Lane to the north line of said NW 1/4; thence east along the north line of said NW 1/4, 659.02 feet more or less to the westerly line of the Wichita-Valley Center floodway right-of-way; thence southerly along the west line of said right-of-way, 883.2 feet more or less; thence west 231.26 feet more or less to a point 1765 feet north and 594 feet west of the SE corner of said NW 1/4; thence south parallel with the east line of said NW 1/4, 1765.5 feet to the south line of said NW 1/4; thence west along the south line of said NW 1/4, 2061.53 feet to the SW corner of said NW 1/4; thence north along the west line of said NW 1/4, 1548.17 feet to the point of beginning. Generally located on the east side of Ridge Road in an area south of Central.

GALEBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. As permitted under the Residential CUP provisions of the zoning ordinance, the applicant has submitted a preliminary residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches, and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
2. The plan proposes a "cluster" type development of garden apartments and townhouses, with the main points of ingress and egress being to Central and Ridge Road via Winterset Lane. The proposed density of the development, 987 dwelling units on approximately 71.4 net acres, exceeds that permitted in the "AA" Single-family zoning district and, therefore, the applicant is requesting the "A" two-family zoning district in order to increase the density from 7.2 to 14.0 dwelling units per acre.
3. Should the Planning Commission determine that the request for "A" zoning is appropriate and find that the four conditions listed in comment #1 have been satisfied, 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. Add the following to Parcel Description (1-3): "Maximum land coverage by buildings shall not exceed 30%."
 - c. Add the following to Parcel Description (1-3): "Off street parking shall be provided as required by ordinance."
 - d. Add the following to Parcel Description (1-3): "No building shall exceed three (3) stories or thirty-five (35) feet in height."
 - 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
 - f. 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.

- g. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GALBRAITH said he had been advised that the applicant has some questions about the 30% ground coverage limitation suggested. When questioned, he said the area adjacent on the north is 235 housing, all completed and occupied.

WILLIAM P. HIGGINS, attorney for the applicant, said that Ralph Martin of Walter Richardson Association in California, was also present to speak on behalf of this application. He stated that the CUP as submitted is the result of much negotiation and meetings in an attempt to arrive at something that would conform to acceptable plans. He said that Mr. Keltner of Professional Engineering Consultants was also present.

HENNESSY asked if there was anything already in this general area of the nature proposed. GALBRAITH said there are similar developments proposed on previously approved CUP's for the area north of Central and for the Willo-Esque development which is directly south of this application and north of Maple.

RALPH MARTIN, representing Walter Richardson of California, submitted a colored illustration of what is proposed, showing the street system, open space and structures proposed. He pointed out that two access points to the major streets are proposed for the development and attempts have been made to provide several more or less individual housing components so that residents would associate with their own particular neighborhood and could relate to the open space, and not have the nuisance of a great deal of through traffic. He stated that the entryways are proposed to be so designed as to discourage vehicles unless specifically destined for a point in the area.

As for ground coverage, MARTIN said it is very unusual to establish lot density as well as a ground coverage limitation. He pointed out that if such a requirement was imposed in a single-family area, there would be very little housing that could meet the requirement. He stated that by the time the required setbacks are observed on an average sized lot, the average ground coverage left would be about 58%. For that reason he considered it unreasonable to make such a requirement in a multiple family area. He stated also that if not limited as to ground coverage, units could be spread out more and structures would not be forced to go as high. He said in this particular case if limited to 30% they could not cover the carport area being proposed. He said such a limitation would also force lower quality units, and he felt that the assurance which specifies 14 dwelling units per acre in the zoning ordinance should be sufficient.

MARTIN said they expect to make use of the floodway area to the northeast for recreational purposes.

GRAGERT felt the proposed density was misleading because of the flood land and that only a portion of the entire tract is really going to be used for housing units. He questioned the useability of the open space since it is on the edge of the development.

GALBRAITH pointed out that the flood land is figured in the square footage when computing open space and density per acre. He said the coverage of land area would probably not be over 30% when considering the total site.

MARTIN said on the CUP the density per parcel was indicated as 20 to 22 units, but when spread over the entire ownership, the density does not exceed 14 dwelling units per acre.

As for the four conditions which must be found to exist before the Commission can recommend favorably on this request, MARTIN felt that what is proposed would definitely enhance the surrounding area;

the public welfare would be served; the buildings would be used only for residential purposes and accessory uses as indicated to be necessary; and that the lot area per family complies with the requirements of the zoning requested.

No one appeared in opposition.

RISING said there were some ladies present that probably wanted to speak in opposition, but that they had left and would probably be back later.

MOTION: That the Planning Commission recommend to the City Commission that this zone change request (Z-1590) and Community Unit Plan (DP-59), be approved subject to the following:

- 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. Add the following to Parcel Description (1-8): "Off street parking shall be provided as required by ordinance."
- c. Add the following to Parcel Description (1-8): "No building shall exceed three (3) stories or thirty-five (35) feet in height."
- d. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- e. 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.
- f. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Kamen moved, Blakey seconded and it carried unanimously. (Arnholz, Gardenhire and Hill absent.)

HENNESSY asked that it be pointed out to the City Commission that overall the ground coverage would be no more than 30% even though the Planning Commission has not made that as a specific recommendation.

LAW OFFICES
OF
WILLIAM P. HIGGINS

SUITE 313
FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
316/263-6148

February 11, 1974

Mrs. Donna Beck
309 Acadia
Wichita, Kansas 67212

Mrs. Lou Gillmore
379 N. Brunswick
Wichita, Kansas 67212

Mrs. William Hickey
374 Acadia
Wichita, Kansas 67212

Mr. Harold McCall
367 N. Brunswick
Wichita, Kansas 67212

This will confirm that you are the persons who appeared at the Planning Commission meeting of January 24, 1974, in relation to the Community Unit Plan and zoning change on Farmington Square. Subsequent to the meeting you were contacted by Mr. Sam Catanese, and their entire project was reviewed for you, at which time you indicated your interest in seeing the project proceed as Mr. Catanese outlined.

I am writing this letter to clarify statements made at the occasion of Mr. Catanese's explanation of the project, which I understand were all favorable from each of you. It is my further understanding that you recommend and support the efforts of my clients in development of Farmington Square as outlined by the Community Unit Plan.

Your signatures on the lines provided on the lower left hand portion of this letter will indicate your affirmation to the correctness of my analysis contained herein.

Yours truly,
William P. Higgins
WILLIAM P. HIGGINS

WPH/jsp

Donna Beck

Mrs. Donna Beck
Lou Gillmore

Mrs. Lou Gillmore
Mrs. William Hickey

Mrs. William Hickey
Harold McCall

Mr. Harold McCall

January 25, 1974

Mr. William P. Higgins, Attorney
313 First National Bank Building
Wichita, Kansas 67202

Re: Z-1590 - "AA" to "A", and
DP-59 - Residential CUP -
East side of Ridge Road in
an area between 2nd Street
and Central

Dear Mr. Higgins:

At the regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission on January 24, 1974, the above-captioned applications were considered. It was the action of the Commission to recommend the approval of the zone change request and Community Unit Plan subject to conditions a. and c. through g. of the Planning Department report. The condition eliminated was regarding the 30% building coverage factor.

It is necessary that Conditions c. and d. be corrected on the Community Unit Plan and nine amended copies be submitted to our office by 5:00 p.m. on February 6, 1974, so that this matter may be forwarded to the City Commission for consideration on February 12, 1974, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Max Cole and Associates, Sutton Place Bldg. 67202
William Keltner, Professional Engineering Consultants,
1440 East English 67211
Donna Beck, 309 Acadia 67212
Lou Gillmore, 379 Brunswick 67212
City Manager's Office

January 25, 1974

Mrs. Donna Beck
309 Acadia
Wichita, Kansas 67212

Re: Z-1590 - "AA" to "A", and
DP-59 - Residential CUP -
East side of Ridge Road in
an area between 2nd Street
and Central

Dear Mrs. Beck:

At the regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission on January 24, 1974, the above-captioned applications were considered. It was the action of the Commission to recommend the approval of the zone change request and Community Unit Plan subject to certain conditions listed in the Planning Department report which is attached. By a copy of our letter to Mr. Higgins which is enclosed, you will note that condition c. was eliminated.

If you wish to submit a protest petition, it should be filed in the Office of the City Clerk not later than 5:00 p.m. on Thursday, February 7, 1974. A protest petition form is enclosed for your use. Additional copies may be obtained from our office if there are others in the area who wish to register their opposition.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
Enclosure

cc: Lou Gillmore, 379 Brunswick 67212

WICHITA-SEDMICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Jan. 24, 1974

Case No. Z-1590
Case No. DP-59

Request: "AA" to "A"
Approval of a Residential CUP

Location: East side of Ridge Road in an area
between 2nd Street and Central

Reason: "This property is proposed for development in accordance
with the associated CUP No. DP-59."

Acres: 71.4

Size: Irregular shape

| | Land Use | Zoning |
|----------|------------------------|-------------|
| Existing | Undeveloped | "AA" |
| North | Animal clinic & tavern | "AA" & "LC" |
| East | Drainageway | "ZB" |
| South | Undeveloped | "AA"* |
| West | Single-family | "AA" |

*Approved as Residential CUP

Necessary street and drainage rights-of-way to be acquired at the
time of platting. Platted: In Part. Sidewalk: No

History: SCZ-0035 - "R-1" to "AA". MAPC: 4-16-59 App. in part
B.Co.C: 4-23-59 App. Case closed.
SCZ-0254 - "R-1" to "LC". MAPC: 8-27-70 App. B.Co.C: 9-9-70
App. Case closed - area annexed.
Z-1199 - "AA" to "BB". MAPC: 8-27-70 Denied. BCC: 9-15-70 Denied
Z-1200 - "AA" to "B". MAPC: 9-24-70 App. "R-6". BCC: 10-13-70
App. "R-6". Closed 9-12-73 - failed to plat.
Z-1250 - "AA" to "LC". MAPC: 2-11-71 App. BCC: 3-2-71 App.
Closed 9-12-73 - failed to plat.

Comments

1. As permitted under the Residential CUP provisions of the zoning ordinance, the applicant has submitted a preliminary residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

- b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.7) to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "IC" district can be established through the regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
2. The plan proposes a "cluster" type development of garden apartments and townhouses, with the main points of ingress and egress being to Central and Ridge Road via Winterset Lane. The proposed density of the development, 987 dwelling units on approximately 71.4 net acres, exceeds that permitted in the "AA" Single-family zoning district and, therefore, the applicant is requesting the "A" two-family zoning district in order to increase the density from 7.2 to 14.0 dwelling units per acre.
3. Should the Planning Commission determine that the request for "A" zoning is appropriate and find that the four conditions listed in comment #1 have been satisfied, 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. Add the following to Parcel Description (1-8): "Maximum land coverage by buildings shall not exceed 30%."
 - c. Add the following to Parcel Description (1-8): "Off street parking shall be provided as required by ordinance."
 - d. Add the following to Parcel Description (1-8): "No building shall exceed three (3) stories or thirty-five (35) feet in height."
 - 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
 - f. 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.

Page 3 - Case Z-1590 and DP-59
January 24, 1974

- g. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
-

DP-59 - 117 Notices sent to Property Owners 1-10-74

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
WICHITA, KANSAS 67202

January 10, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on Thursday, January 24, 1974, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-59 - A tract in the NW 1/4 of Sec. 22, T-27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the west line of said NW 1/4 1548.17' N of the SW corner of said NE 1/4, said point being on the extended north line of Lot 4, Block D Country Acres Sixth Addition, an Addition to Sedgwick County, Kansas; thence east along the extended north line and the north line of said Lot 4 to the west line of Summitlawn Lane as platted in said Country Acres Sixth Addition; thence south along the westline of said Summitlawn Lane to the extended south line of Freeman Lane as platted in said Country Acres Sixth Addition; thence easterly and southeasterly along the southerly and southwesterly line of said Freeman Lane to the southerly line of Wayside Lane as platted in said Country Acres Sixth Addition; thence east-northeasterly along the southerly line of said Wayside Lane to the easterly line of Winterset Lane as platted in said Country Acres Sixth Addition; thence north westerly and north along the easterly and east line and extended east line of said Winterset Lane to the north line of said NW 1/4; thence east along the north line of said NW 1/4, 659.02 feet more or less to the westerly line of the Wichita-Valley Center floodway right-of-way; thence southerly along the west line of said right-of-way, 883.2 feet more or less; thence west 231.26 feet more or less to a point 1765 feet north and 594 feet west of the SE corner of said NW 1/4; thence south parallel with the east line of said NW 1/4, 1765.5 feet to the south line of said NW 1/4; thence west along the south line of said NW 1/4, 2061.53 feet to the SW corner of said NW 1/4; thence north along the west line of said NW 1/4, 1548.17 feet to the point of beginning. Generally located on the East side of Ridge Road in an area South of Central.

The Development Plan of this area has been submitted as provided for 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, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

This Residential Community Unit Plan on file proposes an approximate 71.4 acre townhouse and garden apartment development, the density of which shall not exceed 14 dwelling units per net acre or a total of 987 dwelling units for the entire site. In addition to indicating the proposed building locations for townhouses and garden apartments, the Development Plan indicates information on maximum building coverage, maximum building heights, setbacks for structures, proposed usable open space, means of ingress and egress in and through the area, interior circulation and proposed parking ratio.

The hearing of 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.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

- OK 1. This planned development is proposed to contain Garden Apartment and Townhouse residential dwelling units.
- OK 2. At the time of platting a preliminary plat for the entire property shall be submitted.
- OK 3. At the time of platting a drainage plan shall be submitted for approval for the entire area.
- OK 4. At the time of platting, a covenant shall be submitted to the Planning Department which will contain provisions for the development, ^{planting} and continued maintenance and operation of the open space and green areas represented by Parcels 9, 10 and 11.
- ? 5. At the time of platting an avigational easement and restrictive covenant shall be submitted assuring construction to minimum noise within the dwelling units.
6. A homes association agreement, providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc., shall be submitted with each plat, if it is proposed that each dwelling unit ^{apartment bldg} will be individually owned.
- OK 7. Appropriate firelane easements will be considered at the time of platting, and more specifically defined prior to issuance of building permits for all parcels.
8. A strip of land five feet in width shall be dedicated for street purposes along the east side of Winterset Lane in Parcel 10 at the time ~~Parcel 1 and/or~~ the extension of Winterset Lane through the property is platted.
- OK 9. Building setback lines bordering public streets and along the south and west boundaries of the property shall be as noted on the plan. Building setback lines between parcels either side of side yards indicated thus (?) on the plan, shall be controlled by the following criteria:
- a. When adjacent parcels are developed separately without regard to architectural compatibility or continuity of design, side yard building setback distances shall be six feet, minimum.
 - b. When adjacent parcels are developed with compatible architecture, construction details, and continuity of design, carports and parking or storage garages may be constructed back to back as integral units with zero side yard setback distances. Construction plans for such structures shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.
- OK 10. A landscape plan for parcels 9, 10, and 11 shall be prepared by a licensed landscape architect and submitted to the Planning Department for their review and approval prior to the issuance of building permits on Parcels 1 through 8.

- OK
11. An architectural screening wall and/or open parking for the proposed development of parcels 1 through 8 may be permitted to within 15 feet of public street right-of-way, provided that within said 15 feet a planting strip is installed. In such instances a landscape plan shall be prepared by a licensed landscape architect and submitted to the Planning Department for their review and approval, prior to the issuance of building permits on the applicable parcel. Carports and parking or storage garages shall be controlled by the building setback lines noted on the plan and described in Note 9.
 12. Signs or monuments designating the name of the development shall be permitted at the entrance to the proposed development on parcels 1, 3, 4, ~~and 5~~. These shall be permitted if they follow in accordance with the provisions of Section 28.04.070.A.12 of the Code of the City of Wichita.
 13. All utilities shall be installed underground.
 - ? 14. All sanitary sewer extensions shall be made from the east to the southwest corner of the property.
 15. Development of Parcels 2 and 3 as shown on the plan shall be modified as necessary to provide for conveyance of storm drainage runoff between Ridge Road and the intersection of Freeman Lane and Wayside Lane.
 16. The density for the entire development shall not exceed 14 DU's per net acre or a total of 987 DU's. (Note: Parcel 11 has not been included in the calculation of total allowable DU's.)

Zoning proposed for entire property is "A"

Parcels 9, 10 and 11

Proposed use: Open area and green space.

| Parcel No. | S.F. | Net Area | Acres |
|------------|--------------|----------|------------|
| 9 | 509,652 | | 11.7 |
| 10 | 108,900 | | 2.5 |
| 11 | 39,204 | | 0.9 |
| Sub Total | 657,756 S.F. | | 15.1 Acres |

Parcels 1 through 8

| Parcel No. | S.F. | Net Area | Acres | Max. Density DU's/Acre | Max. No. of DU's |
|------------|----------------|----------|------------|------------------------|------------------|
| 1 | 235,224 | | 5.4 | 18.52 | 100 |
| 2 | 374,616 | | 8.6 | 11.98 | 103 |
| 3 | 370,260 | | 8.5 | 16.48 | 140 |
| 4 | 313,632 | | 7.2 | 22.92 | 165 |
| 5 | 243,936 | | 5.6 | 17.86 | 100 |
| 6 | 370,260 | | 8.5 | 14.00 | 119 |
| 7 | 187,308 | | 4.3 | 22.33 | 96 |
| 8 | 357,192 | | 8.2 | 20.00 | 164 |
| Sub Total | 2,452,248 S.F. | | 56.3 Acres | | 987 DU's |

Total Net Area 3,110,184 S.F. 71.4 Acres

Average Density for Parcels 1 through 10=14.00 DU's/Acre

Average Density for Parcels 1 through 8= 17.54 DU's/Acre

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE December 20, 1973



**ON SAFETY
PHASE II**

TO Jack H. Galbraith, Chief Planner
FROM William G. McKinley, Assistant Traffic Engineer
SUBJECT Farmington Square CUP

From time to time, we have discussed the proposed platting of Farmington Square with representatives of the developer. The realignment of Freeman Lane and Wayside Lane is not ideal, but under the existing conditions, is probably the maximum we can expect.

It has always been my opinion that the 70-foot right-of-way for the street running through the middle of this plat would be a public street. If it is a public street, the intersection of Winterset Lane and Wayside Lane is basically a T-intersection and would create no adverse traffic problems for us.

William G. McKinley

William G. McKinley
Assistant Traffic Engineer

WGM/g1
cc:R. W. Bruggeman



December 20, 1973

Mr. Robert Blevins
Kansas Gas & Electric
Estimating Department
P. O. Box 208
Wichita, Kansas 67201

Re: Farmington Square Residential
C.U.P. on the east side of
Ridge Road in an area south
of Central.

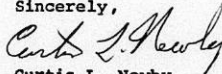
Dear Bob:

Enclosed is a copy of a proposed residential C.U.P. which is being processed by our office. In our review of the C.U.P., it has been brought to our attention that there is a KG&E transmission line running east and west along the south line of the C.U.P. (along the half section line). The applicant proposes to dedicate the north half (35 feet) of Second Street to correspond to the south half street dedication for Second Street in the Willo-Esque Addition preliminary plat.

We would appreciate your advising us as soon as possible as to whether or not the street dedication will present problems regarding your company's line, and we would also like to know how wide an easement you have for the line and if possible the location of the line in reference to the half section line or south line of the applicant's property.

Thank you for your assistance in this matter, and if you have any questions please call.

Sincerely,



Curtis L. Newby
Junior Planner

CLN:rme

December 20, 1973

William P. Higgins
Attorney at Law
1st National Bank Building
Wichita, Kansas 67202

Re: DP-59 - Farmington Square
C.U.P. Generally located
on the east side of Ridge
Road in an area south of
Central.

Dear Mr. Higgins:

As we discussed this morning with you and Mr. Keltner, we have again reviewed the above referred to C.U.P. in its revised form. As we agreed, the C.U.P. needs further revision prior to scheduling it for consideration together with the associated zone case Z-1590 by the Planning Commission. The additional revisions to be made in the C.U.P. are as follows:

1. Adding the following statements under general provisions:
 - A. A landscape plan shall be prepared by a landscape architect for Parcels 9, 10 and 11, and shall be submitted to the Planning Department for review and approval prior to the issuance of any building permits on Parcels 1-8.
 - B. A landscape plan shall be prepared by a landscape architect for those areas designated as planting screens on the plan and shall be submitted to the Planning Department for review and approval prior to the issuance of building permits on the Parcels designating the screening areas.
 - C. At the time of platting, a covenant providing for the development and continued maintenance of Parcels #9, #10 and #11, shall be submitted.
 - D. At the time of platting, adequate provisions will be made for the handling of the drainage to be carried across Parcels #2 and #3 from Ridge Road to the east.

William P. Higgins
December 20, 1973
Page 2

2. The individual proposed development densities and number of dwelling units for each Parcel shall be indicated in the Parcel Descriptions.
3. "Complete access control" adjacent to Central Avenue shall be indicated adjacent to Parcels #9 and #10.
4. A 20 foot utility easement shall be indicated along the east line of Parcels #6 and #7, and a 10 foot utility easement shall be indicated along the south line of Parcels #5 and #6.
5. Indicate "2nd Street" for the street along the south property line.

I believe these are all the additions and changes which were discussed this morning. At such time as the corrections are made, 14 copies of the revised C.U.P. should be submitted to our office. Should you wish to discuss this matter further or prior to resubmitting the revised C.U.P., please contact me.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme

cc: Mr. Jay B. Samra
Max Cole and Associates
Sutton Place Building, 67202

William Keltner
Professional Engineering Consultants
1440 East English, 67211

December 13, 1973

Paul Graves, Traffic Engineering
M. S. Mitchell, Superintendent of Public Works Maintenance
Jack H. Galbraith, Chief Planner

DP-59 - FARMINGTON SQUARE CUP - On the East side of Ridge Road
in an area South of Central

Attached is the revised copy of the Farmington Square CUP. Paul, I would like for you to review and comment on the intersection of Wayside Lane and Winterset Lane and their private street. It would seem to me that this intersection needs to be redesigned so that their private street appears to be private. Also note that they are proposing to curve the intersection of Wayside and Freeman Lane. Please be advised that all of their interior streets are private.

Mitchell, Dick Linn has advised that a storm sewer needs to be provided from Wayside to Ridge Road. Any comments you have on drainage would be appreciated.

JHG:rw

attachment

September 24, 1973

Mr. Jay B. Samra
Max Cole and Associates
Sutton Place Building
Wichita, Kansas 67202

RE: DP-59 - Farmington Square CUP
Generally located on the East
side of Ridge Road South of
Central

Dear Mr. Samra:

We have reviewed the above captioned CUP with representatives of the Department of Public Works. As you are aware, the submitted CUP is for property which was originally platted as Country Acres Sixth Addition and only the area immediately north of your proposal is developed for single family. In our discussion with Public Works, we were again advised of the serious overall drainage problems for the area. We were advised that when Summitlawn and Freeman were paved, it was anticipated that Wayside Lane would continue to Ridge Road and that Summitlawn would continue as a paved street to Brunswick Avenue. These particular intersections that are already paved present the most problems for drainage. Should this plan be accepted, it would appear that both intersections would have to be repaved and the corners rounded on property that is not owned by you. Inasmuch as there appears to be this major problem at the intersections of Summitlawn and Freeman, and Freeman and Wayside, both with pavement and storm sewers, I would recommend that you contact the City Engineer before the final CUP is submitted.

Parcel #9 cannot be a part of the CUP if the request is for the "BB" Office District. A residential CUP does not permit a "BB" Office parcel. Since the street extension surrounding Parcel #9 seems to be the major drainage problem, you may prefer to redesign Parcel #9 for residential uses. Provided that

Mr. Jay B. Samra
Page 2

drainage problems can be resolved, you may prefer to submit an application for "BB" zoning on Parcel #9 and indicate it as an "exception" as was indicated for Parcel #11.

An application is also needed on the remaining parcels depending on the density proposed. One zoning classification can be requested for the entire area which would permit the density desired. We are concerned about the indicated density. As you are aware, the residential CUP to the south has mixed residential uses (single family, townhouses and garden apartments); however, a zone change was not necessary as the total density did not exceed 7 DU per acre.

In addition to these major problems, density, drainage, and Parcel #9, the following are brief comments that need your consideration:

1. General Provision #9 - Are carports proposed on these parcels extending to within 15 feet of street rights-of-way?
2. Parcels #3 and #4 should maintain a 25' building setback line from Ridge Road.
3. Public Works request a 20' utility easement on the east side of Parcels #6 and #7.
4. Why is a zoning change needed on Parcel #10, when it is proposed for a Floodway?
5. General Provision #1 - Eliminate the word "possible".
6. General Provision #2 - Include all parcels if individual buildings or dwelling units are to be separately owned.
7. General Provision #7 - Density does not check out with area of residential parcels.
8. Provide acres and square footage for each parcel.
9. Is total access control proposed for Parcels #3 and #4 to Ridge Road?
10. All dedicated street pavement widths shall be 40 feet. 35 feet of half street right-of-way shall be indicated for the street on the south.

Mr. Jay B. Samra
Page 3

11. At the time of platting, an Avigational Easement and Restrictive Covenant assuring construction to minimize noise within the dwelling units shall be submitted.
12. General Provision #3 shall be changed to read as follows:
"At the time of platting, a drainage plan shall be submitted for approval for the entire area".
13. It is not necessary to state "three stories" under proposed heights as 35' is permitted under the "R-5" and "R-6" districts.
14. Sewer extension has to be made from the east to the southwest corner of the CUP.

These are most of the comments we have at this time. After you review the overall drainage problems with the City Engineer and after you review our comments, it is necessary that you revise the plan and submit 14 copies to our office. Also, we need the appropriate zone change request so that both the zone change and CUP can be advertised together.

Please contact me if you have any questions or desire a meeting to discuss our comments. I have enclosed the marked copy of the CUP with a copy of this letter to Bill Keltner.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rw

cc: Bill Keltner, Professional Engineering Consultants, 1440 E. English,
67211
Dick Linn, City Engineer

September 14,
1973

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Supt. of Public Works Maintenance
Jack H. Galbraith, Chief Planner

DP-59 - Farmington Square - Generally located on the East side of
Ridge Road in an area South of Central

Attached is a copy of the above captioned CUP. In our brief review of this plan, we call to your attention that the applicants are proposing a zone change on the area designated as Parcel #9 from "AA" to "BB", a zone change from "AA" to "R-5" on Parcels #1 and #2, and a zone change from "AA" to "R-6" on Parcels #3 through #10. We are of the opinion that inasmuch as Parcel #10 is designated as a "floodway reserve" that no change of zoning should occur on this parcel. It should be pointed out that in our initial discussions with the applicants, it was indicated they do not desire to have access to the east-west street adjacent to Parcel #4 on the south.

We would appreciate your reviewing this CUP and advising us of your comments by September 21, 1973. Please call if you have any questions.

JHG:rw
attachment

DP-59

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

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 Max Cole and Associates 67202
 Address Sutton Place Bldg., Wichita, Kans Phone 262-4459
 Agent Professional Engineering Consultants, P.A. *To Bill Keltner*
 Address 1440 E. English, Wichita, Kansas 67211 Phone 262-2691
- b. Applicant _____
 Address _____ Phone _____
 Agent William P Higgins
 Address First National Power Bldg Phone 263-6148
Wichita Kansas 67202
- 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 AA 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 sheet.

II.B There are 81.7 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) _____.

The general location is (use appropriate section)

a. at the _____ corner of _____
and _____; or

b. on the East side of Ridge Road (Ave.,
~~Street~~) between 2,000 feet south (Ave., Street) and
of Central Avenue. (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.

Way B. Samra
FOR MAX GIE AND ASSOCIATES

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

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

V. OFFICE USE ONLY

This application was received at the Planning Department at
4:45 PM (AM, PM) on Sept 13, 1973 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400.

Curtis L. Hewley Name
Junior Planner Title

August 20, 1973

A tract in the NW 1/4 of Sec. 22, T-27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas. Described as beginning at a point on the west line of said NW 1/4 1548.17 Feet north of the S.W. corner of said NW 1/4, said point being on the extended north line of Lot 4, Block D Country Acres Sixth Addition, an Addition to Sedgwick County, Kansas; thence east along the extended north line and the north line of said Lot 4 to the west line of Summitlawn Lane as platted in said Country Acres Sixth Addition; thence south along the west line of said Summitlawn Lane to the extended south line of Freeman Lane as platted in said Country Acres Sixth Addition; thence easterly and southeasterly along the southerly and southwesterly line of said Freeman Lane to the southerly line of Wayside Lane as platted in said Country Acres Sixth Addition; thence east-northeasterly along the southerly line of said Wayside Lane to the easterly line of Winterset Lane as platted in said Country Acres Sixth Addition; thence north westerly and north along the easterly and east line and extended east line of said Winterset Lane to the north line of said NW 1/4; thence east along the north line of said NW 1/4, 659.02 feet more or less to the westerly line of the Wichita - Valley Center floodway Right-of-Way; thence southerly along the west line of said Right-of-Way, 883.2 feet more or less; thence west 231.26 feet more or less to a point 1765 feet north & 594 feet west of the SE corner of said NW 1/4; thence south parallel with the east line of said NW 1/4, 1765.5 feet to the south line of said NW 1/4; thence west along the south line of said NW 1/4, 2061.53 feet to the SW corner of said NW 1/4; thence north along the west line of said NW 1/4, 1548.17 feet to the point of beginning.

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the office of the Register of Deeds of Sedgwick County, Kansas, within a 1000 foot radius of and including the following described property, to-wit:

A tract in the NW $\frac{1}{4}$ of Sec. 22, T-27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, Described as beginning at a point on the West line of said NW $\frac{1}{4}$, 1548.17 feet North of the SW corner of said NW $\frac{1}{4}$, said point being on the extended North line of Lot 4, Block D, Country Acres Sixth Addition, an Addition to Sedgwick County, Kansas; thence East along the extended North line and the North line of said Lot 4 to the West line of Summitlawn Lane as platted in said Country Acres Sixth Addition; thence South along the West line of said Summitlawn Lane to the extended South line of Freeman Lane as platted in said Country Acres Sixth Addition; thence Easterly and South-easterly along the Southerly and Southwesterly line of said Freeman Lane to the Southerly line of Wayside Lane as platted in said Country Acres Sixth Addition; thence East-northeasterly along the Southerly line of said Wayside Lane to the Easterly line of Winterset Lane as platted in said Country Acres Sixth Addition; thence North-westerly and North along the Easterly and East line and extended East line of said Winterset Lane to the North line of said NW $\frac{1}{4}$; thence East along the North line of said NW $\frac{1}{4}$, 659.02 feet more or less to the Westerly line of the Wichita-Valley Center floodway Right-of-way; thence Southerly along the West line of said Right-of-way, 883.2 feet more or less; thence West 231.26 feet more or less to a point 1765 feet North and 594 feet West of the SE corner of said NW $\frac{1}{4}$; thence South parallel with the East line of said NW $\frac{1}{4}$, 1765.5 feet to the South line of said NW $\frac{1}{4}$; thence West along the South line of said NW $\frac{1}{4}$, 2061.53 feet to the SW corner of said NW $\frac{1}{4}$; thence North along the West line of said NW $\frac{1}{4}$, 1548.17 feet to the point of beginning.

| DESCRIPTION | OWNER/OWNERS/ADDRESS |
|--|--|
| <u>COUNTRY ACRES 6TH ADDITION</u> | |
| <u>Block A</u> | |
| Lots 1-2-3-4 | Ritchie Bros. Const. Co. 1820 N. Mosley 67211 |
| <u>Block B</u> | |
| Lots 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 | Ritchie Bros. Const. Co. D 1820 N. Mosley 67211 |
| <u>Block C</u> | |
| Lots 1-2-3-4-5-6-7-8-9-10-11-12 13-14-15-16 | Ritchie Bors. Const. Co. D 1820 N. Mosley 67211 |
| <u>Block D</u> | |
| Lots 1-2-3 | City of Wichita 204 S. Main 67202 |
| Lots 4-5-6-7-8-9-10-11 | Paaccarat Corporation 625 Sutton Place 67202 |

COUNTRY ACRES 6TH ADDITION (Cont'd)

Block F

Lots 1-2-3-4-5-6-7-8-9-10
11-12-13-14-15-16-17-18-19

D City of Wichita
204 S. Main 67202

Block G

Lots 1-2-3-4-5-6-7-8-9-10-11

D Baccarat Corporation
625 Sutton Place 67202

Block H

Lots 1-2-3-4-5-6-7-8-9-10-11-12-13

D Baccarat Corporation
625 Sutton Place 67202

Block I

Lots 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

D Baccarat Corporation
625 Sutton Place 67202

Block J

Lots 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

D Baccarat Corporation
625 Sutton Place 67202

Block K

Lots 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

D Baccarat Corporation
625 Sutton Place 67202

Block L

Lots 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

D Baccarat Corporation
625 Sutton Place 67202

Block M

Lots 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
28-29-30-31-32-33-34-35-36-38-39

D Baccarat Corporation
625 Sutton Place 67202

Block N

Lots 1-2-3-4-5-6-7

D Baccarat Corporation
625 Sutton Place 67202

Block O

Lots 1-2-3-4-5-6-7

D Baccarat Corporation
625 Sutton Place 67202

Block E

Lots 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

D City of Wichita
204 S. Main 67202

NW $\frac{1}{4}$ of Sec. 22-27-1W

N 502.32' n/1 of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of
Sec. 22, Except the W 147.58' of the
N 295.16'

D Ritchie Bros. Const. Co.
1820 N. Mosley 67211

The W 147.58' of the N 295.16' of
the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 22-27-1W

Delano Township

NW $\frac{1}{4}$ of Sec. 22-27-1W Cont'd

Triangular Tract 208.6' by 81.04' by 187.2' in NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 22, adjoining Lot 16, Blk C, Country Acres 6th Add

Beg SE cor NW $\frac{1}{4}$ of Sec. 22, W 36 Rods, N 107 Rods, E 35 Rods, N 53 Rods, E 1 Rod, S to Beg., Exc Fldway CC A-31849

NW $\frac{1}{4}$ except the NW $\frac{1}{4}$ NW $\frac{1}{4}$ & Except Beg at the SE cor NW $\frac{1}{4}$, W 36 Rods, N 107 Rods, E 35 Rods, N 53 Rods, E 1 Rod, S to Beg & Except Fldway CC A-31849 & Except part platted as Country Acres 6th Add. in Sec. 22-27-1W.

Meadowview Estates

Block B

Lot 14

~~W. E. Benson~~
643 Denver
San Antonio, Tex. 78210
returned 2-8-74

Lot 15 (Exc N 190')

~~Sherwood Const. Co., Inc.~~
4421 W. Harry 67209

~~D Baccarat Corporation~~
625 Sutton Place 67202

~~Jerry B. Malone~~
2900 Oriole 67204

~~Westlink Realty, Inc.~~
8722 W Maple 67209

Block K

Lots 1-2-3-4 and all of Lot 5, exc N 125' of E 125'

~~Central Heights, Inc.~~
c/o Orlin Wagner
425 Beacon Bldg 67202

Beg NE cor of Lot 5, W 125', S 125', E 125', W 125' to beg.

~~G. A. Harpool, Jr.~~
D. C. Harpool (Harpool Bros.)
447 N. Rock Island 67202

Block L

Lot 3

~~Theodore & Janiece I. Cotton~~
540 Brown Thrush La 67212

Lot 4

~~Willis M. & Barbara Ann Smith~~
409 Pennsylvania Ave 67214

Lot 5

~~James C. & Glenda F. Mahan~~
1417 St. John St. 67211

Lot 6

~~Pamela Jay~~
518 Brownthrush 67212

Lot 7

~~Patricia A. Keller~~
7442 Frazier La 67212

Lot 8

~~Michael E. & Mary V. Winter~~
7426 Frazier La 67212

Lot 9

~~Louis L. & Rose Ann Forward~~
7416 Frazier Lane 67212

Lot 10

~~William L. & Carolyn S. Corbett~~
7402 Frazier Lane 67212

Lot 11

*Returned
1-14-74*

N/A

~~Lester W. & Mary A. Howard~~
125 N. Kessler 67203

Lot 12

~~Herbert H. & Mary Lo Rea~~
1757 Fabrique 67218

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

DP-59



FORWARD



REASON CHECKED
Unclaimed Refused
Addressee unknown
Insufficient Address
No such street number
No such office in state
Do not remain in this envelope

W. Benson

642 ~~W~~

~~SAN ANTONIO, TEX. 78210~~

~~GARDINIA CALIF.~~



30020 Thompson
dine
San city Calif
92381

Important! Notice of Hearing Enclosed

Meadowview Estates (Cont'd)

Block L

Lot 13 ~~Marion F. Davis~~ 103 E. Meadowlark 67037

Lot 14 ~~Alberta C. Davis~~ 360 N. Brunswick 67212

Lot 15 ~~Charles N. & Sharon A. Self~~ 7308 Frazier La 67212

Lot 16 ~~Bennet Frank & Carol Marie Casey~~ 503 Acadia 67212

Lots 17-18-19-20-21-22-23
24-25-26-27-28-29-30 ~~Central Heights, Inc.~~ c/o Orlin L. Wagner 425 Beacon Bldg 67202

*Returned
1.14.74
N/A*

D

Block M

Lot 2 ~~Thurland & Barbara A. Witherspoon~~ c/o Mercury Mtg. Co. 3321 E. Kellogg 67218

Lot 3 ~~Donald J. & Faith W. Ablah~~ 251 N. Crestway 67208

Lot 4 ~~Ronald Dee & Karen Kay Harroald~~ 7420 Freeman La 67212

Lot 5 ~~Herbert Joseph & Josephine A. Delcambre~~ 7411 Freeman La 67212

Lot 6 ~~Charles Lawrence & Jeanine Sue Huddleston~~ 7402 Freeman La 67212

Lot 7 ~~Gary Richard & Patricia L. DeWitt~~ 7330 Freeman La 67212

Lot 8 ~~Edwin E. Coburn~~ 7322 Freeman La 67212

Lot 9 ~~M. D. & M. L. Palmer~~ 7316 Freeman La 67212

Lots 10-11-12 ~~Dick Kunkle Bldg & Inv Co.~~ 1203 S. Bdwy 67211

Lot 13 ~~Helen R. Hobbs~~ 7315 Frazier La 67212

Lot 14 ~~Ronald Joseph & Karen C. Schmidt~~ 7325 Frazier La 67212

Lot 15 ~~M. R. & Freda Belford~~ 7333 Frazier La 67212

Lot 16 ~~James D. & Bonita B. Olson~~ 7339 Frazier La 67212

Lot 17 ~~Michael L. & Lynne F. Melton~~ 7401 Frazier La 67212

Lot 18 ~~Richard B. & Carol A. Harris~~ 7415 Frazier La 67212

Meadowview Estates (Cont'd)

Block M

Lot 19 ~~Richard & Lois Williams~~
7421 Frazier La 67212

Block N

Lots 1-2-3

~~Central Heights, Inc.~~
~~c/o Orlin Wagner~~
D 425 Beacon Bldg 67202

Lot 4 ~~Dorothea Gamble~~
454 Acadia 67212

Lot 5 ~~City of Wichita~~
D 204 S. Main 67202

Lot 6 ~~Widal & Bertha Ayala~~
442 Acadia 67212

Lot 7 ~~Darryl L. & Diana F. Jacques~~
424 Acadia 67212

Lot 8 ~~Vernon R. & Betty L. Hazeltine~~
434 Acadia 67212

Lot 9 ~~Walter H. & Clela Suter~~
420 Acadia 67212

Lot 10 ~~Weswal Const. Inc.~~
420 Acadia 67212

Lot 11 ~~Robert E. & Mary A. James~~
381 N. Brunswick 67212

Block P

Lot 1 ~~Robert Dean & Gayla Jean Serpan~~
426 Brown Thrush 67212

Lot 2 ~~Gladys Whitehead~~
418 Brown Thrush 67212

Lot 3 ~~Administrator of Veterans Affairs~~
5500 E. Kellogg 67218

Lot 4 ~~Albert L. & Edna M. Lawson~~
400 Brown Thrush 67212

Lot 5 ~~Howard W. & Mary I. Miller~~
360 Brown Thrush 67212

Lot 6 ~~Robert A. & Yvonne K. Pulsifer~~
352 Brown Thrush 67212

Lot 7 ~~Merlin R. & Antonia C. Swink~~
344 Brown Thrush 67212

Lot 8 ~~William G. & Mary J. Barham~~
c/o 4th Natl Bank & Trust Co.
67202

Lot 9 ~~Lester A. & Geraldine L. McIntire~~
328 Brown Thrush 67212

Lot 10 ~~Cecelia Keiter~~
752 N. Westlink 67212

Meadowview Estates (Cont'd)

Block P.

| | |
|------------|---|
| Lot 11 | Garland E. & Joyce M. Humbolt 312 Brown Thrush 67212 |
| Lot 12 | Kurt E. & Patricia F. Tessnow 300 Brown Thrush 67212 |
| Lot 13 | Dale L. & Mary A. Feil 301 N. Brunswick 67212 |
| Lot 14 | Royal E. H. & Ruth K. Meier 313 N. Brunswick 67212 |
| Lot 15 | Owen B. & Catherine L. Hurst c/o Amortibanc Invest Co. 400 W. Douglas 67202 |
| Lot 16 | Millard Dwayne & Ola Janita Patten 325 Brunswick 67212 |
| Lot 17 | Stevens W. & Donna E. Vandaveer 335 Brunswick 67212 |
| Lots 18-19 | Ernie D. & Janell Headrick 347 Brunswick 67212 |
| Lots 20-21 | Biltmore Homes, Inc. 851 N. West St. 67203 |
| Lot 22 | Richard Eugene & Cheryl Lou Smith c/o Reserve Svgs & Loan 425 N. Bdwy 67202 |
| Lots 23-24 | Mid Kansas Federal Svgs & Loan 230 S. Market 67202 |
| Lot 25 | Abolhassan & Donna M. Ahadi 375 N. Brunswick 67212 |
| Lot 26 | Dean D. & Mary Lou Gillmore 379 N. Brunswick 67212 |
| Lot 27 | Terry L. & Janet E. Martin 401 Acadia 67212 |
| Lot 28 | Merle W. & Carolyn R. Souders 411 Acadia 67212 |
| Lot 29 | Western Hills Estates, Inc. c/o American Svgs & Loan Assn. 201 N. Main 67202 |
| Lot 30 | James B. Offutt & Vera L. 7315 Freeman La 67212 |
| Lot 31 | Robert E. & Donna Fox 9411 Brierwood 67212 |
| Lot 32 | Thomas J. & Nancy J. Little 811 Broadview Andover, Kansas. 67002 |
| Lot 33 | Roy Lee & Deanna Lee Budd 7401 Freeman La 67212 |

Returned
1-14-74
N/A

Returned
1-14-74

7333 Freeman
Ln. 67212

Meadowview Estates (Cont'd)

Block S

| | |
|--------|--|
| Lot 1 | / Dale E. Mannebach 380 Brunswick 67212 |
| Lot 2 | / William L. & Nadine A. Hickey 374 Acadia 67212 |
| Lot 3 | / Steven Edward & Marsha L. Gingrich 1112 S. Minnesota 67211 |
| Lot 4 | / Fate Construction Co., Inc. 4121 Maple St. 67209 |
| Lot 5 | / Roy L. & Evelyn K. Helm 350 Acadia 67212 |
| Lot 6 | / Dale Lee & Karen Kay Morrell 344 Acadia 67212 |
| Lot 7 | / Warren E. & Berniece A. Staldalman 1301 Minisa 67203 |
| Lot 8 | / Dick Kunkle Bldg & Inv Co. 1203 S. Bdwy 67211 |
| Lot 9 | / Walter W. & Corene M. White 1320 E. 45th St. So. 67216 |
| Lot 10 | / Richard D. & Muriel E. McKenzie 9412 W. Douglas 67212 |
| Lot 11 | / Richard V. & Viola Z. Emley 2206 W. MacArthur Rd 67217 |

NE $\frac{1}{4}$ Sec. 21-27-1W

Beg 1497' S of NW cor NE $\frac{1}{4}$, Sec. 21,
S to SW cor of NE $\frac{1}{4}$, E 1822.26', NW
670.33', NW 235.32', NW 995.26'
W1481.26' to beg.

~~/~~ Board of Education
248 S. Bdwy 67202

WILLO-ESQUE SECOND

Block A

Lots 1 & 2

~~/~~ Max Cole
625 Sutton Place

Lots 3-4-5-6-7-15-16-17-18-19-20
21-22-23-24-25-26-27-28-29-30 and
Reserve "A"

~~/~~ L. C. Investment Inc.
2458 S. Minneapolis 67216

Block B

Lots 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
and Lot 56 & Reserve "B"

~~/~~ L. C. Investment Inc.
2458 S. Minneapolis 67216

SW $\frac{1}{4}$ of Sec. 22-27-1W

N $\frac{1}{2}$ of SW $\frac{1}{4}$ (Except that part platted
as Willo-Esque 2nd Addition)

~~/~~ L. C. Investment Inc.
2458 S. Minneapolis 67216

Westview Addition

Block A

Lots 1-2-3-4-5-6-7-8

*Returned
1.14.74 N/A*

Don J. & Dorothy F. Tucker
7210 West Maple 67209

Block B

Lots 1-2-3-4-5-6-7-8-9-10

D Don J. & Dorothy F. Tucker
7210 West Maple 67209

Lot 15

Loren D. & Phyllis A. Schwindaman
101 N. Ridge Road 67212

Lot 16-17-18-19-20-21-22-23-24

D Don J. & Dorothy F. Tucker
7210 West Maple 67209

Bottenberg 2nd Addition

Lots 2 & 3

Urban Construction & Development Inc.
786 N. Ridge Road 67212

SOUTHWEST QUARTER OF Sec. 15-27-1W

Beg 303' S of NW cor SW $\frac{1}{4}$, E 396.36', S Ely
448.76', E 257.3', SWly 775.02', W to W line
of SW $\frac{1}{4}$, N to Beg, and SW $\frac{1}{4}$ SW $\frac{1}{4}$, Exc W 250' of
S 711.78', & Exc E 350' of W 600' of S 730' m/l
& Exc N 150' of S 880' of W 580.8' & Exc Beg
1276.6' E of SW cor SW $\frac{1}{4}$, N 440', E to E line
of SW $\frac{1}{4}$ SW $\frac{1}{4}$, S 440', W to beg & Exc Queens Lake
Addition, all in SW $\frac{1}{4}$ Sec. 15-27-1W.

Myron C. & Sylvia Wilbur
943 Wilbur Lane 67212

E $\frac{1}{2}$ of SW $\frac{1}{4}$ Exc W 238.4' of E 764.78' of S 375'
& Exc Beg 1855.83' E of SW cor of SW $\frac{1}{4}$, NW 862',
NW 1800' to N line of SW $\frac{1}{4}$, W to NW cor of E $\frac{1}{2}$
SW $\frac{1}{4}$, S to SW cor of E $\frac{1}{2}$ SW $\frac{1}{4}$, E to beg & exc
Fldwy CCA-31849 Sec. 15-27-1W

D Myron C. & Sylvia Wilbur
943 Wilbur Lane 67212

Beg 526.38' W of SE cor of SW $\frac{1}{4}$ of Sec. 15,
W 238.4', N 375', E 224.8', S 375' to beg,
Exc S 55' for St in Sec. 15-27-1W

L. G. Grandfield
6608 W. Central 67212

Beg 1856.43' E of SW cor SW $\frac{1}{4}$, W 121.97',
NWly 751.15', NWly 528.14', Nly 1409.5',
to N line of SW $\frac{1}{4}$, E 44.42', Sly 1800' to
Beg, in Sec. 15-27-1W

Hershel B. Cook
c/o Ritchie Constr Co., Inc.
Box 4048 N. Wichita Sta 67204

Beg 1734.46' E & 396.48' NW of SW cor of
SW $\frac{1}{4}$ for beg, N 354.67', NWly 528.14', W
75' to W line of E $\frac{1}{2}$ SW $\frac{1}{4}$, S 800', E 327.8'
to beg, Sec. 15-27-1W.

D Myron C. Wilbur & Sylvia Wilbur
943 Wilbur Lane 67212

Beg 1494.4' E & 40' N of SW cor of SW $\frac{1}{4}$,
N 400', E 150', SEly 396.48', SWly 224.12',
W 5.88' to beg. Sec. 15-27-1W

*Returned
1.14.74*

Robert L. & Louise Maxine Hayes
3820 N. Clarence 67204 67210
3140 S. Davidson

Beg 1276.60' W & 40' N of SW cor SW $\frac{1}{4}$, N 400',
E 217.8', S 400', W 217.8' to beg. Sec. 15-
27-1W.

D Robert L. Hayes & Louise Maxine
3820 N. Clarence
Wichita, Kansas 67204

Section 21-27-1W

The West one-fourth of the East one-half
of the Southeast Quarter of Section 21,
Twp 27, Rg 1 West

H
Hazel G. Stitt
7330 Maple

67209

The East one-half of the West one-half of
the East one-half of the Southeast Quarter
of Section 21, Twp 27, Rg 1 West

H
Hazel G. Stitt
7330 Maple

67209

Dated this 24th day of August, 1973 at 7:00 A. M.

No. 48469/f

GUARANTEE TITLE CO., INC.

By

Dean R. Hawken
Vice-President

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
WICHITA, KANSAS 67202

January 10, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on Thursday, January 24, 1974, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-59 - A tract in the NW 1/4 of Sec. 22, T-27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the west line of said NW 1/4 1548.17' N of the SW corner of said NE 1/4, said point being on the extended north line of Lot 4, Block D Country Acres Sixth Addition, an Addition to Sedgwick County, Kansas; thence east along the extended north line and the north line of said Lot 4 to the west line of Summitlawn Lane as platted in said Country Acres Sixth Addition; thence south along the westline of said Summitlawn Lane to the extended south line of Freeman Lane as platted in said Country Acres Sixth Addition; thence easterly and southeasterly along the southerly and southwesterly line of said Freeman Lane to the southerly line of Wayside Lane as platted in said Country Acres Sixth Addition; thence east-northeasterly along the southerly line of said Wayside Lane to the easterly line of Winterset Lane as platted in said Country Acres Sixth Addition; thence north westerly and north along the easterly and east line and extended east line of said Winterset Lane to the north line of said NW 1/4; thence east along the north line of said NW 1/4, 659.02 feet more or less to the westerly line of the Wichita-Valley Center floodway right-of-way; thence southerly along the west line of said right-of-way, 883.2 feet more or less; thence west 231.26 feet more or less to a point 1765 feet north and 594 feet west of the SE corner of said NW 1/4; thence south parallel with the east line of said NW 1/4, 1765.5 feet to the south line of said NW 1/4; thence west along the south line of said NW 1/4, 2061.53 feet to the SW corner of said NW 1/4; thence north along the west line of said NW 1/4, 1548.17 feet to the point of beginning. Generally located on the East side of Ridge Road in an area South of Central.

The Development Plan of this area has been submitted as provided for 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, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

This Residential Community Unit Plan on file proposes an approximate 71.4 acre townhouse and garden apartment development, the density of which shall not exceed 14 dwelling units per net acre or a total of 987 dwelling units for the entire site. In addition to indicating the proposed building locations for townhouses and garden apartments, the Development Plan indicates information on maximum building coverage, maximum building heights, setbacks for structures, proposed usable open space, means of ingress and egress in and through the area, interior circulation and proposed parking ratio.

The hearing of 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.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

| | | | |
|--------------|-------------|-------------|-------------|
| Bldg & Elev. | Elec. | Elev. Insp. | Exam. Fees |
| Hse. Mvr. | Hse. Moving | Licse. | Mech. |
| Oil Well | Pav. Cuts | Plan. | Plbg. Cert. |
| Sanitation | Sewer | Signs | Sidewalk |
| Street | Trailer | | |

DESCRIPTION AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By

*

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

Roll # 1

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