

DP-62 - CHELSEA STATION C.U.P.
AMENDED FILE #1 - at the southwest
corner of 21st Street North and
Rock Road, on property zoned
"R-5", "BB" and "LC"

Amended

ACTION

DATE

COMMITTEE

M.A.P.C. *Approval in part* 5-8-80
delete conditions
partial increase density as Parcel 12

R.C.C./B.C.C. *Approved as* 6-3-80
recommended

POSTED
4-7-80

DP-62 - GREENVA STATION C.H.P.
APPROVED FOR THE CONSTRUCTION
OF THE 11th Street North and
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99th Street North and
100th Street North and

Map No. 5949
Sec. 7
Twp. 27S
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #1 -
DP - 62
Filed 4-1-80

Associated
Case: Z-2239

APPLICATION REQUEST: Approval of proposed AMENDMENT TO
CHELSEA STATION
(Residential)&(Commercial) Community Unit Plan.

1. Applicant Sproul Construction Co., Inc., et al
Address 6200 E. Central, Suite 5, 67208 Phone 681-2071
2. Agent Jeff Krebbel Associates
Address 1021-1 E. Waterman, 67211 Phone 267-8233
3. General Location: Southwest corner of 21st St. North and Rock Road
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 157.6+ (2565 (IRREGULAR) ft. by 2640 ft.)
2. Existing Zoning "R-5" "BB" & "LC" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>5-8-80</u>	<u>Approved in part sub to existing Detailed subdivision on parcel 12</u>

2. Governing Body

Date	Action
<u>6-5-80</u>	<u>Approved as recommended</u>

NOTES:

REGISTERED PROFESSIONAL
LAND SURVEYOR
No. 2153C
LODAN CH. - MCGREGOR, TX U.S.A.

Sproul

CASE FILE

AMENDED FILE #1 -

Map No. 5949
Sec. 7
Twp. 27S
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

DP - 62
Filed 4-1-50

Associated
Case: Z-2239

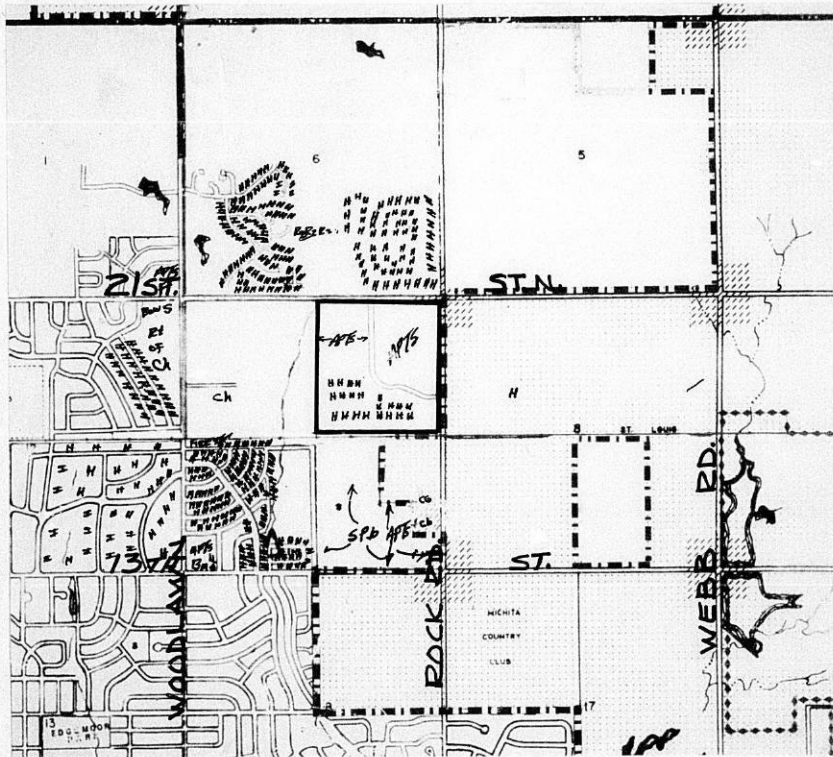
APPLICATION REQUEST: Approval of proposed AMENDMENT TO
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- Agent Jeff Krebbiel Associates
Address 1021-1 E. Waterman, 67211 Phone 267-8233
- General Location: Southwest corner of 21st St. North and Rock Road
Address _____
- Proposed Use: _____

- AREA DATA:
- Acres: 157.6+ (2565 (IRREGULAR) ft. by 2640 ft.)
 - Existing Zoning: "R-5", "BB" & "LC"
 - Land Use: East _____ South _____
West _____ North _____
 - Sketch Plan Land Use is for: _____
 - Present Land Use is for: _____
 - Area (is) (is not) platted.

DP-62

PHOTO DATA:
Taken by _____ Date _____ Time _____



PICTURE SHEET

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

April 24, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 8, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the CHELSEA STATION COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-62 - E.E. Jabes Addition; Chelsea Estates Addition; Sheffield Place Addition; and Lisa Cole 1st Addition to Sedgwick County, Kansas, all being located in the northeast quarter of Section 7, Township 27 South, Range 2 East. Generally located at the southwest corner of 21st Street North and Rock Road.

The Development Plan of this area, originally approved on January 29, 1974, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

1. Existing platting, development, and density, as allowed under the provisions of the originally approved C.U.P. and as administratively adjusted, are shown on the revised plan. Some parcels have been renumbered.
2. Increasing the density for Parcel 7 from 8.5 dwelling units per net acre to 22 dwelling units per net acre. This is an increase from 138 dwelling units to 224 dwelling units.
3. Medical offices are being proposed for a 1.75 acre area that was originally a part of Parcel 7, which permitted multifamily or townhouses. A zone case (Z-2239) has been filed requesting a zone change from "R-5" to "BB".

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

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

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421

Robert A. Lakin
Secretary

November 3, 1980

Keith E. Parker
239 Pattie, Suite 2
Wichita, Kansas 67211

Re: DP-62 - Chelsea Station

Dear Mr. Parker:

In regard to your letter requesting an administrative adjustment on the above captioned C.U.P., please be advised that we are unable to authorize the doubling of the density by permitting duplexes on each lot instead of the single family use as permitted. Although we do not necessarily object to the duplex use, we feel that such a change should be accomplished by amending the C.U.P. where adjacent property owners could have input at a public hearing.

You asked this morning if we would consider your request if you obtained signatures of approval from abutters. We would administratively consider such a request provided we were furnished an abstract ownership list, plus the signatures of approval from all those owning properties within 1000 feet from the Lisa Cole 1st Addition.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

Architects • Planners • Commercial Consultants
Keith Parker Associates



October 14, 1980

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

Re: Lisa Cole Addition

Dear Mr. Galbraith:

This is in reference to our recent conversations concerning the above project. Per designation on the CUP, we would like your administrative approval and authorization to construct duplex dwellings on the above tract.

I am enclosing a copy of the plat of this Addition which indicates one change in the existing lot configuration. This change will reduce the number of lots on Winstead Court from six to five. I am enclosing a drawing indicating our suggested lot relocation. It is our intention to change the number of lots with the appropriate lot split mechanism.

Thank you for your consideration in this matter.

Sincerely,

KEITH PARKER ASSOCIATES

Keith E. Parker, A.I.A.

KEP:ep

Enclosure

June 10, 1980

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

DP-62 - Amendment to the Chelsea Station C.U.P.
Generally located at the southwest corner of
21st Street North and Rock Road.

The Board of City Commissioners on June 3, 1980, considered the above captioned C.U.P. Their action was to approve the C.U.P., except for Parcel 12 which is to remain at the original 8.5 dwelling units per net acre, subject to the following conditions:

- a. Outline Lot 18 of the Sheffield Place Addition and change proposed uses for Parcel 11 as follows: Multiple family dwellings and townhouses. Multiple family dwellings, not to exceed 9 units each, on Lot 18, Sheffield Place Addition. Townhouses having two to eight attached units on the remainder of Sheffield Place Addition including related community activity centers associated with the above uses.
- b. Add "single-family detached" to the proposes uses for Parcel 5.
- c. Delete the references to administrative adjustments in the Parcel Descriptions for Parcels 5, 6, 8 and 9.
- d. Replatting of the area in Parcels 5, 10 and 12 within one year of approval by the Board of City Commissioners or the case be considered denied and closed.
- e. 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.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Page Two
Robert B. Feldner
June 10, 1980

Please note that prior to the issuance of any building permits,
and in accordance with condition "d" above, Parcels 5, 10, and
12 must be replatted.

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

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

LAW OFFICES OF
MORRIS, LAING, EVANS, BROCK & KENNEDY
CHARTERED

VERNE M. LAING
FERD E. EVANS, JR.
RALPH R. BROCK
JOSEPH W. KENNEDY
ROBERT I. QUENTHNER
DAVID C. ADAMS
REN M. PETERSON
RICHARD D. GREENE
A. J. SCHWARTZ, JR.
DONALD E. SCHRAG

SUITE 430
200 WEST DOUGLAS
WICHITA, KANSAS 67202
(316) 262-2671

LESTER L. MORRIS
1901-1960
OLIVER A. WITTERMAN
OF COUNSEL

April 27, 1979

Mr. Robert A. Lakin
Planning Department
Tenth Floor, City Hall
455 North Main
Wichita, Kansas 67202

Re: Lots 3 and 4, Block 1, E. E. Jabes
Addition to Wichita

Dear Bob:

As per our recent telephone conversation on the subject, Sundance Associates, Ltd. has executed and recorded a Restrictive Covenant requiring that the ownership of both of the above lots remain in one person or group of persons. The instrument was recorded yesterday, and I herewith enclose a photocopy of the recorded original.

Under cover of carbon copies of this letter addressed to Bob Feldner and John Dekker, I am enclosing for each of them a photocopy of the recorded instrument. To Bob I will say that I am sure someone representing Sundance Associates, Ltd. will be coming in bright and early Monday morning to get a building permit for the Sundance Apartments.

I thank you and the two addressees of the carbon copies of this letter for your courtesies.

Very truly yours,

Ferd Evans
Ferd E. Evans, Jr.

FEE:IL
Enc.

cc: Mr. Robert B. Feldner
Mr. John Dekker



[Handwritten initials]

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF LAW

DATE May 2, 1979

TO Curtis Newby, Junior Planner

FROM Thomas R. Powell, Assistant City Attorney

SUBJECT Parcels 9 and 10 of
DP-62, Chelsea Station CUP

I have reviewed the attached Restrictive Covenant and from that review I have concluded that the covenant is legally binding and is in acceptable legal form.

Thomas R. Powell

Thomas R. Powell
Assistant City Attorney

TRP:cdh

cc: Robert A. Lakin, Director of Planning



*Edie
F-20*

Architects • Planners • Commercial Consultants
Keith Parker Associates



May 29, 1980

RECEIVED

MAY 30 1980

METROPOLITAN PLANNING

ROUTE

Mr. Gene Denton
City Manager
City of Wichita
455 North Main, City Hall
Wichita, Kansas 67202

Re: Amendment to C.U.P.
Southwest Corner of 21st Street
North and Rock Road
DP-62

Dear Mr. Denton:

This is to request that the City Commission return the above referenced project to the Planning Commission for rehearing in regards to parcel 12 of the C.U.P. As requested by the Planning Staff, this C.U.P. amendment was submitted on the behalf of two separate property owners as one joint application. One portion of the C.U.P. was approved and the other was denied. The owner requesting additional density on parcel 12 is reevaluating the economics of his project and wishes to amend his original request before the Planning Commission.

Thank you for this consideration.

Sincerely yours,

KEITH PARKER ASSOCIATES

Keith E. Parker
Keith E. Parker, A.I.A.

KEP:ep

cc: Mr. Al Caro
Mr. Jack Galbraith ✓
Jeff Krehbiel Associates

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF
AMENDED COMMUNITY UNIT PLAN

CASE NO. DP-62

CONSIDERED BY MAPC: 5-8-80

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

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To develop a medical office building and to increase the density for apartments."

GENERAL LOCATION: Southwest corner of 21st Street North and Rock Road.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of
May 8, 1980)

APPLICANT: Sproul Construction Co., Inc., 6200 E. Central, Suite #5.

AGENT FOR APPLICANT: Jeff Krehbiel Associates, 1021-1 E. Waterman.

PROTESTORS (LIST AGENT) IF ANY: David Brasted, 230 S. Market; Joel Pollack, 1901 W. 13th; Bill Bachman, 1901 W. 13th; Bill Veatch, 1046 Stratford.

SURROUNDING ZONING: North, "AA"; East, "R-1" & "LC"; South, "AA" & "R-1"; West, "AA" & "R-5".

LAND USE: Existing, Undeveloped, single-family & apartments; North, Single-family; East, Undeveloped; South, Coleman School & undeveloped; West, Undeveloped.

CPO RECOMMENDATION: CPO Council Area "I" voted 4-1 to recommend denial of the increased density of the northwest area of the C.U.P.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved as amended except for Parcel 12 which is to remain at the original 8.5 dwelling units per acre subject to the conditions as shown in excerpt from Planning Commission minutes of May 8, 1980. Martens moved, Gardner seconded and it carried unanimously. Hennessy and Lofton were absent. One vacancy.

- ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the Community Unit Plan subject to the recommended conditions; or
2. Return the application to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 8, 1980

- 10a. Case No. Z-2239 - Sproul Construction Co., Inc. requests zone change from "R-5" to "BB" for that portion of Lot 5, Block 2, E. E. Jabes Addition to Wichita, Sedgwick County, Kansas described as: beginning at the northwest corner of said parcel, then south 275', then east 276.7', then north 275', then west 278' to the point of beginning. Generally located on the south side of 21st St. North, between Woodlawn and Broadmoor.
- 10b. Case No. DP-62 - Sproul Construction Co., Inc., et al request approval of amended C.U.P. for E. E. Jabes Addition; Chelsea Estates Addition; Sheffield Place Addition; and Lisa Cole 1st Addition to Sedgwick County, Kansas, all being located in the northeast quarter of Section 7, Township 27 South, Range 2 East. Generally located at the southwest corner of 21st Street North and Rock Road.

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

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita an application has been submitted proposing amendments to an approved commercial and residential C.U.P. located at the southwest corner of 21st Street North and Rock Road. The amended development plan shows the changes that have administratively been granted to the originally approved C.U.P. The new changes being requested include, increasing the density for Parcel 12 (northwest area of the C.U.P.) from 8.5 du/acre to 20 du/acre and establishing a parcel in the northwest corner for medical offices. This proposed increase in density would permit the development of 101 more apartment units over the 138 units originally approved. Associated zone case, Z-2239, is a request for "BB" zoning to accommodate the proposed medical offices.

2. Staff feels that the increase in density would not be compatible with the existing single-family and townhouse developments to the west and south or the low density residential areas (and associated facilities) to the north and east. It is felt that the density originally approved was actually too high for this area as it was a much higher density than granted for other similar areas. This is substantiated to some degree by the several requests to administratively permit single-family, or townhouse, development on half of this C.U.P. site. Staff recommends that the density for Parcel 12 be reduced to not exceed 12 du/acre and limited to two stories in height.
3. Staff questions the appropriateness of establishing a spot of "BB" Office zoning at a half mile line which is surrounded by areas developing with low density residential projects. There is an ample number of sites, at major intersections, within a mile of this area that are properly zoned that would accommodate the proposed offices. Staff also questions the need to "BB" when the proposed medical offices could be located in the "B" zoning district. Staff would recommend that Parcel 4 of the development plan be developed with low density residential uses as proposed on Parcel 10 which is more compatible with the surrounding land uses.

4. Should the Planning Commission determine that the requested zone change is appropriate, approval should be subject to the replatting of the subject property within one year of the date of approval by the Board of City Commissioners or the application be considered denied and closed; and that the ordinance establishing zoning not be published until the plat has been recorded with the Registrar of Deeds.
5. The Flood Control Engineer has indicated that there are problems in draining Parcels 4, 10 and 12. These Parcels if approved should be replatted to reflect the proposed changes and ownership and to obtain drainage guarantees.
6. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval:
 - a. Outline Lot 18 of the Sheffield Place Addition and change proposed uses for Parcel 11 as follows: Multiple family dwellings and townhouses. Multiple family dwellings, not to exceed 9 units each, on Lot 18, Sheffield Place Addition. Townhouses having two to eight attached units on the remainder of Sheffield Place Addition's including related community activity centers associated with the above uses.
 - b. Add "single-family detached" to the proposed uses for Parcel 5.
 - c. Delete the references to administrative adjustments in the Parcel Descriptions for Parcels 5,6,8, and 9.
 - d. Replatting of the area in Parcels 5, 10 and 12 within one year of approval by the Board of City Commissioners or the case be considered denied and closed.
 - e. 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.
 - f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH stated that essentially the applicants are requesting that Parcel 12 be increased in density from approximately 8.5 dwelling units per acre to 20 dwelling units per acre, which would increase the total density of the original parcel by 101 dwelling units. Parcel 4 is being indicated for medical offices, and Parcel 10 is proposed for townhouses and a density just over 9.5 dwelling units per acre. He said that the staff's concern was the increased density on the C.U.P. He pointed out that this C.U.P. was originally granted extremely high density as compared

to other C.U.P.s in the adjacent areas. The staff also felt it was difficult for them to support "BB" Office zoning at that location since there seems to be ample office and commercial districts already established in each direction within a mile from this site that are still undeveloped.

GALBRAITH stated that CPO Council Area "I" voted 4-1 to recommend denial of both increase of density and the "BB" Office classification.

JEFF KREHBIEL, representing the applicants on Parcel 4, said that they were requesting the amendment to "BB" specifically for medical office. He said that although this could be accomplished under the "B" zoning classification which allows for medical use, but because of financial situations being what they are, it was extremely difficult for a lender to look at such a limited use over a long term situation. He said that the doctors who had purchased the property in Parcels 4 and 10, and plan to develop both parcels as shown on the site plan. KREHBIEL said that in buying both parcels they have provided their own buffer on the east and south. Existing on the west side was a hedgerow that would remain, and just west of that was a KG&E easement. On the north side of the property is an open reserve on Comotara's property across 21st Street that now consist of a lake and recreation facilities. He said that they have provided for 25 foot landscape buffers and how they would be maintained between Parcels 4 and 10 and the adjacent subdivision to the west. They have limited the height of the office building to one-story and it would be residential in character. He mentioned that when he made the presentation at the CPO meeting, there were no residents that opposed the plan.

KEITH PARKER, appearing on behalf of the applicant for Parcel 12, stated that the applicant feels that the density currently existing on this property has put him in a very difficult situation in respect to the market in this area. They are asking for the same density that is across Broadmoor Avenue, as well as the density on Parcels 8 and 9. They feel that the density was in keeping with the policy of this Commission that higher density uses should be along the major street, 21st Street, and used to screen the lower density areas. He said that the applicant also feels that in the event that he was forced to use the property as zoned, economically it could lead to a lesser quality development on that particular tract because of its particular location.

ROBERT FOX, President of Comotara properties, said that they had no opposition on Parcel 4 being rezoned for medical purposes.

DAVID BRASTED, Developer of Chelsea Estates, stated that they had no objections to the rezoning of Parcel 4. He said that Chelsea Estates has had a very difficult time due to the high density development which is already on Parcels 7, 8, and 9. He said that some of the builders have had unsold houses out there for one year which is primarily due to the high density developments which people have to drive by getting into the area. Any further increase in density would further hurt the sales in Chelsea Estates.

JOEL POLLACK, Vice-President of Sheffield Place, said that they were in opposition to the higher density requested in Parcel 12. They felt that there should be no higher density whatsoever. He said that they had no objections to the rezoning of Parcel 4. He felt that it would be doing a tremendous injustice to the northeast part of town for the higher density on Parcel 12 to occur.

BILL BACHMAN, one of the builders in Chelsea Estates, and involved with Sheffield Place, said that mention was made of the fact that unless Parcel 12 got higher density, the area would be undevelopable, or would be developed in the cheaper type of development. He said that they feel because of the density in Parcels 7, 8 and 9, that they have already been badly hurt in the area, and to increase the density would lower the standards in the area even further.

BILL VEATCH, part owner of several lots in Chelsea Estates Addition, said that he had no objections to the rezoning of Parcel 4, but strongly objected to changing the density in Parcel 12. He said that as it had been pointed out before, there is a very high density across the street and all the way through to Rock Road, and they have all been hurt quite a bit by not being able to sell properties with all of the apartments there.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood, the zoning and uses of nearby properties and the unsuitability of the subject property for the uses to which it has been restricted, I move that we recommend to the governing body that the request for "BB" Office zoning (Z-2239) be approved subject to the replatting of the subject property within one year of the date of approval by the Board of City Commissioners or the application be considered denied and closed; and that the ordinance establishing zoning not be published until the plat has been recorded with the Register of Deeds. Gardner moved, Bayouth seconded.

SHOOK stated that the only reason that he heard for the request for "BB" was that it would be under a common ownership. He asked if this was the reason for the request. He felt then that the statement by staff that there was spot zoning was accurate.

VOTE ON THE MOTION: It carried with vote of 6 in favor (Gardner, Bayouth, Goebel, Jones, Martens and Savina), and 1 opposed (Shook). Hennessy and Lofton were absent. One vacancy.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood, the zoning and uses of nearby properties and the suitability of the subject property for the uses to which it has been restricted, I move that we recommend to the governing body that the C.U.P. (DP-62) be approved as amended except for Parcel 12 which is to remain at the original 8.5 dwelling units per acre subject to the following conditions:

- a. Outline Lot 18 of the Sheffield Place Addition and change proposed uses for Parcel 11 as follows: Multiple family dwellings and townhouses. Multiple family dwellings, not to exceed 9 units each, on Lot 18, Sheffield Place Addition. Townhouses having two to eight attached units on the remainder of Sheffield Place Addition's including related community activity centers associated with the above uses.

- b. Add "single-family detached" to the proposed uses for Parcel 5.
- c. Delete the references to administrative adjustments in the Parcel Descriptions for Parcels 5, 6, 8, and 9.
- d. Replatting of the area in Parcels 4, 10 and 12 within one year of approval by the Board of City Commissioners or the case be considered denied and closed.
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- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Martens moved, Gardner seconded and it carried unanimously. Hennessy and Lofton were absent. One vacancy.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 9, 1980

Jeff Krehbiel Associates, A.I.A.
1021-1 East Waterman
Wichita, Kansas 67211

Re: Z-2239 "R-5" to "BB" and DP-62
Approval of Amended C.U.P.
Southwest corner of 21st Street
North and Rock Road

Dear Mr. Krehbiel:

At its regular meeting on May 8, 1980, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend that the request for "BB" Office zoning be approved subject to the replatting of the subject property within one year of the date of approval by the Board of City Commissioners or the application be considered denied and closed; and that the ordinance establishing zoning not be published until the plat has been recorded with the Registrar of Deeds. Regarding the proposed amendments to the C.U.P., the action of the Planning Commission was to recommend the approval of the C.U.P. as amended except for Parcel 12 which is to remain at the original 8.5 dwelling units per acre subject to the following conditions:

- a. Outline Lot 18 of the Sheffield Place Addition and change proposed uses for Parcel 11 as follows:
Multiple family dwellings and townhouses.
Multiple family dwellings, not to exceed 9 units each, on Lot 18, Sheffield Place Addition. Townhouses having two to eight attached units on the remainder of Sheffield Place Addition's including related community activity centers associated with the above uses.
- b. Add "single-family detached" to the proposed uses for Parcel 5.
- c. Delete the references to administrative adjustments in the Parcel Descriptions for Parcels 5,6,8, and 9.

WICHITA - SEDGWICK COUNTY

- d. Replatting of the area in Parcels 4, 10 and 12 within one year of approval by the Board of City Commissioners or the case be considered denied and closed.
- e. 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.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

It is necessary that you submit 10 copies of the corrected C.U.P. reflecting for Parcel 12 the conditions as approved in 1974 to our office by May 23 so that subject cases can be scheduled for consideration by the City Commission at their regular meeting on June 3, 1980, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Keith Parker, 1021 E. Waterman 67211
Robert Fox, 7209 Bainbridge 67226
David Brasted, 230 South Market 67202
Joel Pollack, 1901 W. 13th St. 67203
Bill Bachman, 1901 W. 13th St. 67203
Bill Veatch, 1046 Stratford, 67206

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE May 7, 1980

TO Jack Galbraith, Chief Planner, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT Z-2239 and DP-62: Chelsea
Station Zoning and CUP Amendments

CPO Council "1" considered the captioned cases on May 6, 1980 and voted 4-1 to recommend denial of both "BB" Office zoning and increased density for the northwest area of the community unit plan.

Council members noted an apparent abundance of existing office zoning in the vicinity of the subject property, and remarked that medical offices are often the forerunner to "stripping out". The member who voted against the motion favored "B" Multi-Family zoning, but the remaining members stated that they found this compromise unacceptable and would prefer to see "R-5" zoning preserved. Council members also felt that 20 dwelling units per acre for Parcel 12 of the CUP is not justifiable when compared to the lower-density residential development to the north.

Please inform the Planning Commission of the Council's recommendations when the cases are heard on May 8.

Gail Williams
Gail Williams
CPO Administrative Aide

GW:rs

Noted:

Sarah Gilbert
Assistant CP Coordinator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-8-80

Case No. Z-2239 Request: "R-5" to "BB"
DP-62 Approval of Amended C.U.P.

Location: Southwest corner of 21st Street North and Rock Road.

Reason: To develop a medical office building and to increase the density for apartments.

Acres: Z-2239 1.7 acres Size: 275' x 277'
DP-62 157.6 acres 2565' x 2640'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped, single-family and apartments	"R-5", "BB" & "IC"
North	Single-family	"AA"
East	Undeveloped	"R-1" & "LC"
South	Coleman School & undeveloped	"AA" & "R-1"
West	Undeveloped	"AA" & "R-5"

Platted: Yes History: Z-1592 "AA" TO "BB", "R-5" & "L"
MAPC approve 1-10-74
BCC approve 1-29-74
DP-62
MAPC approve 1-10-74
BCC approve 1-29-74

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita an application has been submitted proposing amendments to an approved commercial and residential C.U.P. located at the southwest corner of 21st Street North and Rock Road. The amended development plan shows the changes that have administratively been granted to the originally approved C.U.P. The new changes being requested include, increasing the density for Parcel 12 (northwest area of the C.U.P.) from 8.5 du/acre to 20 du/acre and establishing a parcel in the northwest corner for medical offices. This proposed increase in density would permit the development of 101 more apartment units over the 138 units originally approved. Associate zone case, Z-2239, is a request for "BB" zoning to accommodate the proposed medical offices.

PAGE 2
Z-2239 & DP-62
MMPC AGENDA
5-8-80

2. Staff feels that the increase in density would not be compatible with the existing single-family and townhouse developments to the west and south or the low density residential areas (and associated facilities) to the north and east. It is felt that the density originally approved was actually too high for this area as it was a much higher density than granted for other similar areas. This is substantiated to some degree by the several requests to administratively permit single-family, or townhouse, development on half of this C.U.P. site. Staff recommends that the density for Parcel 12 be reduced to not exceed 12 du/acre and limited to two stories in height.
3. Staff questions the appropriateness of establishing a spot of "BB" Office zoning at a half mile line which is surrounded by areas developing with low density residential projects. There is an ample number of sites, at major intersections, within a mile of this area that are properly zoned that would accommodate the proposed offices. Staff also questions the need to "BB" when the proposed medical offices could be located in the "B" zoning district. Staff would recommend that Parcel 4 of the development plan be developed with low density residential uses as proposed on Parcel 10 which is more compatible with the surrounding land uses.
4. Should the Planning Commission determine that the requested zone change is appropriate, approval should be subject to the replatting of the subject property within one year of the date of approval by the Board of City Commissioners or the application be considered denied and closed; and that the ordinance establishing zoning not be published until the plat has been recorded with the Registrar of Deeds.
5. The Flood Control Engineer has indicated that there are problems in draining Parcels 4, 10 and 12. These Parcels if approved should be replatted to reflect the proposed changes and ownership and to obtain drainage guarantees.
6. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval:
 - a. Outline Lot 18 of the Sheffield Place Addition and change proposed uses for Parcel 11 as follows:
Multiple family dwellings and townhouses.
Multiple family dwellings, not to exceed 9 units each, on Lot 18, Sheffield Place Addition. Townhouses having two to eight attached units on the remainder of Sheffield Place Addition's including related community activity centers associated with the above uses.

Page 3
Z-2239 & DP-62
MAPC AGENDA
5-8-80

- b. Add "single-family detached" to the proposed uses for Parcel 5.
- c. Delete the references to administrative adjustments in the Parcel Descriptions for Parcels 5, 6, 8, and 9.
- d. Replatting of the area in Parcels 4, 10 and 12 within one year of approval by the Board of City Commissioners or the case be considered denied and closed.
- e. 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.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

April 24, 1980

Jeff Krehbiel
Jeff Krehbiel Associates, AIA
1021-1 East Wateman
Wichita, KS 67211

RE: DP-62 - Chelsea Station CUP. Generally located at the southwest corner of 21st Street North and Rock Road.

Z-2239 "R-6" to "BB". Generally located south of 21st Street North, between Woodlawn and Broadmoor.

Dear Mr. Krehbiel:

We have reviewed the proposed amendments to the above referenced CUP and the associated zone case. The following are our comments, as well as those of other City departments regarding the project.

As previously mentioned in earlier discussions, staff does not feel that the introduction of "BB" zoning along 21st Street in this area is appropriate. There are ample sites near this site that would accommodate the proposed medical offices, including Parcel 3 of this CUP. In addition, staff feels that medical offices would not be compatible with the surrounding residential areas. Staff cannot support your proposal and do recommend that the uses permitted for Parcel 4 remain as originally approved.

The whole of the Chelsea CUP established a higher density for this quarter section than other similar areas. In fact, we probably exceeded what should have been recommended or approved. In evaluating this quarter section, the number of apartments and type of development (garden apartments) now approved and in place seem quite adequate to meet the needs of this area. Further changes increasing the density would, in our opinion, adversely impact the single family and townhouse development west and south of Broadmoor. The most that we can support would be moderate increases in density from 8.0DU on the townhouses to a higher 12.0DU acre level still requiring a townhouse form not exceeding two stories.

The Flood Control Engineer has informed us that it will be necessary to make arrangements to drain Parcels 4, 10, and 12, to the west. At the

Page 2
April 24, 1980
Jeff Krahbiel

time this area was platted the parcels were to be included in a benefit district, however, certain requirements were not met and it now may be necessary to obtain a drainage easement from KGE to convey the runoff across their easement to the drainage ditch serving Northborough. I would suggest that you contact Mike Lindebak in Engineering, or Paul Johnston in Flood Control about this matter. Since replatting will be a condition of final approval, drainage problems can be resolved at that time.

The remaining comments deal with the plan, general provision and parcel descriptions, and include the following changes:

Commercial General Provisions

- o^t 1. Correct the 28.62⁺ net acres and square feet statement to include the area in Parcel 4.
- o^t 7c. Delete last sentence. The landscape plan should be submitted to the Planning Department for our review and approval prior to the issuance of any building permits.
- 8. Reword to read: "Landscape plans for Parcels 1, 2, 3, and 4 shall be prepared by a landscape architect showing the location and type of plantings and the method of providing water to the plantings. The landscape plan shall be submitted to the Planning Department for their review and approval prior to the issuance of building permits on Parcel 1, 2, 3, or 4.

o^x
A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

Residential General Provisions

- o^k 6. Reference to Section 28.04.070 A 11 shall be changed to Section 28.04.139.
- o^k 10. Rewrite this provision to indicate that Parcels 9 and 10 have been developed as one project, and that there is a restrictive covenant prohibiting the sale of Parcel 9 or 10 separately. Also note in this provision and on the Plan, the area in the north part of Parcel 9 that is to remain as open space. Provisions limiting development to a total of 496 units should also be included.

Page 3
April 24, 1980
Jeff Krehbiel

11. Delete, since the parcel is to remain as approved by administrative adjustment.

Residential Parcel Descriptions

Parcel 5 - Substitute single family detached houses for the proposed use list. Change density to reflect density permitted as platted. (Similar to Parcel 6.)

OK Parcels 8 and 9 - Add note: See General Provision No. 10.

NOT
done Parcel 12 - Change the proposed density from 22 units per acre to 12 units per acre, and delete references to garden apartments.

Parcel 13 - This should reflect the conditions in the administrative adjustment granted on November 10, 1977. Parcel 11 should also reflect the changes administratively granted. The plan will also need to be changed to reflect the Sheffield Place Addition plat. The "dashed" street between Parcels 12 and 13, shall be removed. All references to condominiums should be deleted since it is a type of sale of land and not a land use.

These are our comments at this time. We have scheduled this CUP to be heard by the Planning Commission on May 8, 1980, and it is necessary that we receive 14 amended copies by May 1, 1980.

If you have any questions please call me or Art Chambers at 268-4421.

Sincerely,

Jack H. Galbraith
Chief Planner
Current Plans Division

JHG:ADC:vn

cc: Sproul Construction Co., Inc., 6200 E. Central-Suite 5, 67208
Alfred A. Caro, 2400 North Woodlawn, 67220
Keith Parker, 239 Pattie - Suite 2, 67211

Z-2239 &)
/ DP-62) 189 "Notice to Adjoining Property Owners" mailed 4-25-80
for the MAPC meeting for 5-8-80
1 (including maps) to CPO Office

190 TOTAL OF EACH CASE

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

April 24, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 8, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the CHELSEA STATION COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-62 - E.E. Jabes Addition; Chelsea Estates Addition; Sheffield Place Addition; and Lisa Cole 1st Addition to Sedgwick County, Kansas, all being located in the northeast quarter of Section 7, Township 27 South, Range 2 East. Generally located at the southwest corner of 21st Street North and Rock Road.

The Development Plan of this area, originally approved on January 29, 1974, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

1. Existing platting, development, and density, as allowed under the provisions of the originally approved C.U.P. and as administratively adjusted, are shown on the revised plan. Some parcels have been renumbered.
2. Increasing the density for Parcel 7 from 8.5 dwelling units per net acre to 22 dwelling units per net acre. This is an increase from 138 dwelling units to 224 dwelling units.
3. Medical offices are being proposed for a 1.75 acre area that was originally a part of Parcel 7, which permitted multifamily or townhouses. A zone case (Z-2239) has been filed requesting a zone change from "R-5" to "BB".

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

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

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421

Robert A. Lakin
Secretary

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

April 24, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on May 8, 1980, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. Z-2239

Zone Change from the "R-5" General Residence District
to the "BB" Office District

That portion of Lot 5, Block 2, E.E. Jabes Addition to
Wichita, Sedgwick County, Kansas described as: beginning
at the northwest corner of said parcel, then south 275',
then east 276.7', then north 275', then west 278' to the
point of beginning. Generally located on the south side
of 21st St. North, between Woodlawn and Broadmoor.

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

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

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

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

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

OPER. AS 11-10-72

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits multiple-family dwellings at a density of 17.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

WICHITA-SEDGWICK COUNTY

April 2, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

Dean Sellers, Acting City Engineer
Paul B. Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection
Paul Johnston, Acting Director, Flood Control & Landfill Div.

TO
FROM Jack H. Galbraith, Chief Planner

SUBJECT DF 52 - CHELSEA STATION CUP. Proposed Amendment #1.
Generally located at the southwest corner of 21st
Street North and Rock Road.

Attached is a copy of an amendment to the above captioned C.U.P. The amendment proposes to increase the existing density for Parcels 10, and 12 and permit offices, instead of apartments, on Parcel #4. Currently approved uses for Parcels 5 and 6 include apartments, while the proposed amendment shows the existing single-family platting.

The agent for this plan has informed us that design and uses for Parcel 13 will not be as shown. Parcel 13 has been platted as Sheffield Place to allow for townhouse development. The attached plan will be revised to reflect currently approved uses.

Existing development, plats and administrative adjustments are reflected on the proposed plan. The applicants are anticipating vacating the existing plats for Parcels 4, 10, and 13.

We would appreciate receiving any comments you might have regarding drainage, access, etc. by April 10, 1980. If you have any questions, please call.

COPY

JHG
Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachment

McKinley 4/2/80
are and shall have
existing
in petition still
valid.

RECEIVED
APR 3 1980
Traffic Engineering Division

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE April 11, 1980

TO Jack Galbraith, Chief Planner

FROM Paul Johnston

SUBJECT DP-62 Chelsea Station CUP
(previously E. E. Jakes Addn.)

In response to your memo dated April 2, 1980 concerning the proposed amendment to the CUP for Chelsea Station the following comments are offered:

1) It will be necessary to make arrangements to drain parcels 4, 10 & 12. In the planning for Chelsea Station this area was not addressed or included in the benefit area. Therefore, pipe sizes south of same are of insufficient size.

2) With the natural drainage going west it will be necessary to have an approved drainage plan. This may require the acquisition of a drainage easement of sufficient size from KG&E to convey the 100 year storm due west across the 108' KG&E easement to tie into the drainage ditch serving Northborough. The approved drainage plan should take into account the change of use and increased density. Sufficient guarantees should be required.

If questions exist please advise.

Sincerely,



Paul Johnston
Acting Flood Control and
Landfill Director

alg
cc: E. E. Jakes Addn. Plat File
Northborough Addn. Plat File
Memo File

RECEIVED

APR 14 1980

METROPOLITAN PLANNING

ROUTE

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION

DATE April 10, 1980

RECEIVED

APR 10 1980

METROPOLITAN PLANNING

ROUTE Chambers

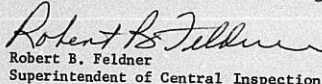
TO Jack H. Galbraith, Chief Planner

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT DP-62 - Chelsea Station CUP.
Proposed Amendment #1.
Generally located at the
southwest corner of 21st
Street North & Rock Road.

The parcels being amended are in the "R-5" general residence district. In the "R-5" district, multi-family dwellings are required to provide 2,500 square feet per dwelling unit which is equivalent to 17.42 dwelling units per acre.

The parcel descriptions of parcels 12 and 13 allow 22 dwelling units per net acre. This would appear to violate Section 28.04.190, Condition 4 of the Zoning Ordinance.


Robert B. Feldner
Superintendent of Central Inspection

RBF:DM:nml

April 2, 1980

Dean Sellers, Acting City Engineer
Paul B. Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection
Paul Johnston, Acting Director, Flood Control & Landfill Div.

Jack H. Galbraith, Chief Planner

DF-62 - CHELSEA STATION CUP. Proposed Amendment #1.
Generally located at the southwest corner of 21st
Street North and Rock Road.

Attached is a copy of an amendment to the above captioned
C.U.P. The amendment proposes to increase the existing
density for Parcels 10, and 12 and permit offices, instead
of apartments, on Parcel #4. Currently approved uses for
Parcels 3 and 6 include apartments, while the proposed
amendment shows the existing single-family platting.

The agent for this plan has informed us that design and uses
for Parcel 13 will not be as shown. Parcel 13 has been
platted as Sheffield Place to allow for townhouse development.
The attached plan will be revised to reflect currently
approved uses.

Existing development, plats and administrative adjustments
are reflected on the proposed plan. The applicants are
anticipating vacating the existing plats for Parcels 4, 10,
and 13.

We would appreciate receiving any comments you might have
regarding drainage, access, etc. by April 10, 1980. If you
have any questions, please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment

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

5949
7
275
26
2015
R2E

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

- I. Name of applicant or applicants and/or their agent or agents. *Chelsea station*
- a. Applicant Sproul Construction Co., Inc. *DP-62 amendment Assoc. 2-2-39 #1*
Address 6200 E. Central, Suite #5 *67-108* Phone 681-2071
Agent Jeff Krehbiel Associates
Address 1021-1 E. Waterman *67-111* Phone 267-8233
- b. Applicant Alfred A. Caro
Address 2400 North Woodlawn *67-220* Phone 681-0529
Agent Keith Parker Associates
Address 239 Pattie, Suite 2 *67-211* Phone 263-8261
- c. Applicant N/A
Address N/A Phone N/A
Agent N/A
Address N/A Phone N/A

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned R-5, BB, & LC and legally described as Lot(s) N/A, Block(s) N/A, E. E. Jabes Addition.

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

NE 1/4, Sec. 7, T-27-S, R-2-E of Sedgwick County, Kansas.

OK for legal

II.B There are 157.6± acres (round to nearest tenth) in the above described property.

III. This property is located at (address) East 21st Street North.

The general location is (use appropriate section)

- a. at the southwest corner of 21st Street North
and Rock Road; or
- b. on the N/A side of N/A (Ave.,
Street] between N/A (Ave., Street) and
N/A (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.

By [Signature]
Authorized Agent (if any)
JEFF KBEHBIEL ASSOCIATES

By [Signature]
Authorized Agent (if any)
KEITH PARKER ASSOCIATES

N/A
By _____
Authorized Agent (if any)

N/A
By _____
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
955 (AM, ~~PM~~) on April 1, 1980 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400.00.

Arthur D. Chambers Name
Junior Planner Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 1000 feet of
E.E. JABES ADDITION: CHELSEA ESTATES:
SHEFFIELD PLACE: LISA COLE 1ST
ADDITION, all being in Northeast
Quarter of Section 7, Township 27
South, Range 2 East, Sedgwick County,
Kansas.

*see
Duplicate list
with 2-2239
for mailout info.*



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 1 and 2, Block 1,	E.E. JABES	Great Plains-Slawson Ventures P.O. Box 18387 Wichita, Kansas 67218
Lots 3 and 4, Block 1,	E.E. JABES	Sundance Associates, LTD. 4606 South Garnett Tulsa, Oklahoma 14145
Lot 5, Block 1,	E.E. JABES	The Broadmoor at Chelsea Company %Investment Resources 247 North Market Wichita, Kansas 67202
Lot 1, Block 2,	E.E. JABES	Robert B. Boone 12727 East Kellogg Wichita, Kansas 67207
The West 5.5 Acres of Lot 5, Block 2,	E.E. JABES	Sproul Construction Company, Inc 1345 Arrowhead Drive Wichita, Kansas 67203



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 5 except the West 5.5 Acres, Block 2,	E.E. JABES	Alfred A. Caro 356 North Rock Road Wichita, Kansas 67206
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 1,	LISA COLE 1ST	Daniel M. & Beverly L. Carney 201 Lynwood Boulevard Wichita, Kansas 67218
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2,	LISA COLE 1ST	Daniel M. & Beverly L. Carney 201 Lynwood Boulevard Wichita, Kansas 67218
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 3,	LISA COLE 1ST	Daniel M. & Beverly L. Carney 201 Lynwood Boulevard Wichita, Kansas 67218
Lot 1, Block 1,	CHELSEA ESTATES	Hung-Yuam and Fu-Chiu 1955 Tallyrand Wichita, Kansas 67206
Lots 2, 9 and 10, Block 1,	CHELSEA ESTATES	Sproul Construction Company, Inc. 1345 Arrowhead Drive Wichita, Kansas 67203
Lots 3, 5, 6, 7, 8 and 14, Block 1,	CHELSEA ESTATES	Bill Bachman and Associates, Inc. 1901 West 13th Wichita, Kansas 67203
Lot 4, Block 1,	CHELSEA ESTATES	Richard J. & Carol J. Koll 7226 Chadowes Wichita, Kansas 67206
Lot 11, Block 1,	CHELSEA ESTATES	Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lot 12, Block 1,	CHELSEA ESTATES	Biltmore Homes, Inc. 851 North West Street Wichita, Kansas 67203
Lots 13, 14, 15, 16, 17, 18 and 19, Block 1,	CHELSEA ESTATES	Amarado Investment Co., Inc. 216 South Market Wichita, Kansas 67202
Lot 20, Block 1,	CHELSEA ESTATES	Makendra N. & Rashmi Bala M. Gohil 1823 Rutland Wichita, Kansas 67206
Lots 21, 22, 23, 29 and 30, Block 1,	CHELSEA ESTATES	C & V Developments, a joint venture 520 South Holland, Suite 103 Wichita, Kansas 67209
Lots 24 and 25, Block 1,	CHELSEA ESTATES	Olander Construction Company, Inc. 314 Rutland Road Wichita, Kansas 67206
Lots 26, 27 and 28, Block 1,	CHELSEA ESTATES	Jeffery L. & Betty L. Krehbiel 220 South Fountain Wichita, Kansas 67218


Fidelity
Title
Company,
inc.



*Resent, 2402 Walden,
67226*

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 1, 4, 5, 8 and 9, Block 2,	CHELSEA ESTATES	Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lots 3 and 13, Block 2, <i>Returned -</i>	✓ CHELSEA ESTATES <i>Resent: 707 Arrowwood Park 67037</i>	Wm. P. Anderson, Inc. 8014 East Lynwood Blvd. Wichita, Kansas 67207
Lot 2, Block 2, <i>no other address</i>	CHELSEA ESTATES	Carson-Russell Construction Co., Inc. 407 South Oliver Wichita, Kansas 67218
Lot 6, Block 2,	CHELSEA ESTATES	Biltmore Homes, Inc. 851 North West Street Wichita, Kansas 67203
Lots 7 and 14, Block 2,	CHELSEA ESTATES	Bill Bachman and Associates Inc. 1901 West 13th Street Wichita, Kansas 67203
Lot 10, Block 2,	CHELSEA ESTATES	Sproul Construction Co., Inc. 1345 Arrowhead Drive Wichita, Kansas 67203
Lot 11, Block 2, <i>Returned - no other address</i>	CHELSEA ESTATES	X Sussex Corporation 6910 Mainsgate Wichita, Kansas 67226
Lot 12, Block 2,	CHELSEA ESTATES	Carson-Russell Construction Co., Inc. 407 South Oliver Wichita, Kansas 67218
Lot 1, Block 3,	CHELSEA ESTATES	Bill Bachman & Associates Inc. 1901 West 13th Street Wichita, Kansas 67203
Lot 2, Block 3, <i>resent to 117 S. Oakwood 67218</i>	CHELSEA ESTATES	X Ronald F. & Shirley J. Hall 133 South Oakwood Wichita, Kansas 67218
Lot 3, Block 3,	CHELSEA ESTATES	Robert R. & Jane A. Sewatt 7213 Rockhill Wichita, Kansas 67208
Lots 4, 6 and 10, Block 3,	CHELSEA ESTATES	Hartman Homes, Inc. 6416 East Central Avenue Wichita, Kansas 67206
Lots 5 and 11, Block 3,	CHELSEA ESTATES	Amarado Investment Co., Inc. 216 South Market Wichita, Kansas 67202
Lots 7 and 9, Block 3,	CHELSEA ESTATES	Lawrence C. Warta and Thomas L. Smith 8126 East Indianapolis Wichita, Kansas 67207
Lots 8, 13 and 14, Block 3,	CHELSEA ESTATES	Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206


Fidelity
Title
Company,
inc.




<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 12, Block 3,	CHELSEA ESTATES	Gipson Construction Co., Inc. 303 Wheatland Place Wichita, Kansas 67235
Lots 1 and 7, Block 4,	CHELSEA ESTATES	Bill O. Suhm dba Bass Construction Co. 5112 East Central, Apt. 3 Wichita, Kansas 67208
Lot 2, Block 4,	CHELSEA ESTATES	Bernice Watson 8017 East Douglas Wichita, Kansas 67207
Lot 3, Block 4,	CHELSEA ESTATES	Mid-Continent Construction Co., Inc. 117 South Oakwood Wichita, Kansas 67218
Lots 4, 5, and 6, Block 4,	CHELSEA ESTATES	Amarado Investments Co., Inc. 216 South Market Wichita, Kansas 67202
Lot 8, Block 4,	CHELSEA ESTATES	Phillip D. & Marion A. Thomas 7104 East 17th Street Wichita, Kansas 67206
Lot 9, Block 4,	CHELSEA ESTATES	William A. & Patricia G. MacPherson 451 North Bluff Wichita, Kansas 67218
Lot 10, Block 4,	CHELSEA ESTATES	Gracie A. MacPherson 319 South Oliver Wichita, Kansas 67218
Lot 11, Block 4,	CHELSEA ESTATES	Donald G. & Helen L. Grunke 27 High Point Drive Valley Center, Kansas 67144
Lots 12 and 13, Block 4,	CHELSEA ESTATES	Biltmore Homes, Inc. 851 North West Street Wichita, Kansas 67203
Lot 14, Block 4,	CHELSEA ESTATES	Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lot 1, Block 5,	CHELSEA ESTATES	Bill Bachman and Associates Inc. 1901 West 13th Street Wichita, Kansas 67203
Lots 2, 3, 7 and 8, Block 5,	CHELSEA ESTATES	Sproul Construction Co., Inc. 1345 Arrowhead Drive Wichita, Kansas 67203
Lots 4 and 5, Block 5,	CHELSEA ESTATES	Bill O. Suhm dba Bass Construction Co. 5112 East Central, Apt. 3 Wichita, Kansas 67208


Fidelity
Title
Company,
inc.



*returned - no other
address*

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 6, Block 5,	CHELSEA ESTATES	Albert J. & Irene Dimarco 1906 North Talleyrand Wichita, Kansas 67206
Lot 9, Block 5,	CHELSEA ESTATES	William P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
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, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51, and Recreation Reserve, Block 1,	SHEFFIELD PLACE	Sheffield Place Inc. and Max Cohen 2820 Bentbay Wichita, Kansas ZIP CODE UNKNOWN
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 2,	SHEFFIELD PLACE	Sheffield Place Inc. and Max Cohen 2820 Bentbay Wichita, Kansas ZIP CODE UNKNOWN
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Block 3,	SHEFFIELD PLACE	Sheffield Place Inc. and Max Cohen 2820 Bentbay Wichita, Kansas ZIP CODE UNKNOWN
All that part of Lot 6, Block 2, lying North and West of the following described line: Beginning at a point of the West line 123.91 feet South of the Northwest Corner of said Lot 6; thence Northeasterly to a point on the front line of said Lot 6, said point being 29.75 feet Southeast of the Easterly common corner of Lots 5 and 6,	SYCAMORE VILLAGE	Ronald L. Brown 7232 Bainbridge Court Wichita, Kansas 67226
All that part of Lot 6, Block 2, lying South and East of the following described line: Beginning at a point on the West line 123.91 feet South of the North- west Corner of said Lot 6; thence Northeasterly to a point on the front line of said Lot 6, said point being 29.75 feet South- east of the Easterly common corner of Lots 5 and 6,	SYCAMORE VILLAGE	Michael L. Nelson 7230 Bainbridge Court Wichita, Kansas 67226


Fidelity
Title
Company
inc.



LOTS AND BLOCKS

ADDITION

OWNERS

That part of Lot 7, SYCAMORE VILLAGE
Block 2, described as
beginning at the North-
west corner of said Lot
7; thence Easterly along
the Northerly line of said
Lot 7, being a curve, having
a radius of 50 feet, an arc
distance of 36.03 feet;
thence Southeasterly 112.14
feet to a point on the South
line of said Lot 7, said
point being 96.06 feet East
of the Southwest corner of
said Lot 7; thence West along
the South line of said Lot 7,
96.06 feet to the Southwest
corner thereof; thence
Northeasterly along the West
line of said Lot 7, 126.38 feet
to the place of beginning.

Russell L. & Susanna M.
Shilt
7228 Bainbridge Court
Wichita, Kansas 67226

Lot 7, Block 2, except SYCAMORE VILLAGE
that part described as
beginning at the N.W.
Corner of said Lot 7;
thence easterly along the
Northerly line of said
Lot 7, being a curve, having
a radius of 50 feet, an arc
distance of 36.03 feet;
thence Southeasterly 112.14
feet to a point on the South
line of said Lot 7, said
point being 96.06 feet East
of the S.W. Corner of said
Lot 7; thence West along
the South line of said Lot
7, 96.06 feet to the S.W.
Corner thereof; thence North-
easterly along the West line
of said Lot 7, 126.38 feet
to the place of beginning.

Charles M. & Cynitha G.
Roaf
7226 Bainbridge Court
Wichita, Kansas 67226

That part of Lot 8, SYCAMORE VILLAGE
Block 2, described as
Beginning at the Northwest
Corner thereof; thence East
along the North line of said
Lot 8, 55.82 feet; thence
South 125.67 feet to a point
on the South line of said Lot
8, said Point being 60.83 feet
East of the Southwest Corner
thereof; thence West along the
South line of said Lot 8, 60.83
feet to the Southwest Corner
thereof; thence North 130 feet
to the Place of beginning.

Robert B. Leake
7224 Bainbridge Court
Wichita, Kansas 67226


Fidelity
Title
Company,
inc.



LOTS AND BLOCKS

ADDITION

OWNERS

Lot 8, Block 2, except that part described as beginning at the Northwest Corner thereof; thence East along the North line of said Lot 8, 55.82 feet; thence South 125.67 feet to a point on the South line of said Lot 8, said point being 60.83 feet East of the Southwest Corner thereof; thence West along the South line of said Lot 8, 60.83 feet to the Southwest Corner thereof; thence North 130 feet to the Place of Beginning.

Mark R. & Kathleen Erby
7222 Bainbridge
Wichita, Kansas 67216

Lots 9 and 10, Block 2, SYCAMORE VILLAGE

Brv Enterprises, a partnership
342 South Fountain
Wichita, Kansas 67218

Lot 11, Block 2, SYCAMORE VILLAGE

B & H Enterprises
3811 East English
Wichita, Kansas 67218

Lots 1 and 3, Block 3, SYCAMORE VILLAGE

Brv Enterprises, a partnership
342 South Fountain
Wichita, Kansas 67218

That part of Lot 2, Block 3, described as beginning at the Northwest Corner thereof;


thence North 63° 19' 34" East along the Northerly line of said Lot 2, 151.53 feet to the Northeast Corner of said Lot 2; thence South 00° 54' 33" East along the East line of said Lot 2, 88.68 feet; thence South 89° 31' 41" West, 84.68 feet; thence South 00° 28' 19" East, 0.31 feet; thence South 89° 31' 41" West, 46.61 feet to a point on the West line of said Lot 2, said West line being a curve having a radius of 65 feet; thence Northerly along said West line, 23.10 feet to the Place of beginning and Commencing at the Southeast Corner of said Lot, thence North 126.32 feet along the West line of Lot B, Sycamore Village Addition to the point of beginning; thence East at right angles 15.00 feet; thence North parallel to the West line of Lot B, 88.68 feet; thence West at right angles 15.00 feet; thence South along the West line of Lot B, 88.68 feet to the point of beginning, and Commencing at the Southeast corner of said Lot, thence North 126.32 feet along the West line of Lot B, Sycamore Village Addition to the point of beginning; thence West at right angle 15.00 feet; thence North parallel to the West line of Lot b, 88.68 feet; thence East at right angles 15.00 feet; thence South along the

H. D. & Patricia Humphrey
7211 Bainbridge
Wichita, Kansas 67226


Fidelity
Title
Company,
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 2, Block 3, except the previously described property,	SYCAMORE VILLAGE	Robert R. and Elaine M. Fox 7209 Bainbridge Wichita, Kansas 67226
Lot A,	SYCAMORE VILLAGE	Comotara Swim and Tennis Club 2225 Hathway Circle Wichita, Kansas 67226
Reserve A and Floodway,	SYCAMORE VILLAGE	Wichita Development Company %Turbin, Sillocks, Edelmore and Knapp 375 Park Avenue New York, New York ZIP CODE UNKNOWN
Residence Unit #1,	APPLEWOOD CONDOMINIUM	Dorothy L. Koelling 7333 East 22nd Street Residence #1 Wichita, Kansas 67206
Residence Unit #2,	APPLEWOOD CONDOMINIUM	Wallace C. & Dorothy V. Roabe 7333 East 22nd Street Residence #2 Wichita, Kansas 67226
Resident Unit #3,	APPLEWOOD CONDOMINIUM	Melvin G. & Lenora M. Smithen 7333 East 22nd Street Residence #3 Wichita, Kansas 67226
Residence Unit #5,	APPLEWOOD CONDOMINIUM	John W. Shores 7333 East 22nd Street Residence #5 Wichita, Kansas 67226
Residence Units #4, 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 and 34,	APPLEWOOD CONDOMINIUM	Sproul Construction Company Inc. 1345 Arrowhead Drive Wichita, Kansas 67203
Lot 1, Block 4,	SYCAMORE VILLAGE SECOND	Harold L. & Rose M. Fortney 2315 Addison Circle Wichita, Kansas 67226
Lot 10, Block 4,	SYCAMORE VILLAGE SECOND	Trula M. Lieurance 2314 Addison Circle Wichita, Kansas 67226
Lot 11, Block 4,	SYCAMORE VILLAGE SECOND	Glenn E. & Janice M. Guetersloh 2306 Addison Circle Wichita, Kansas 67226
Lot 1, Block 5,	SYCAMORE VILLAGE SECOND	Dennis W. & Elaine Jones 2307 Inwood Circle Wichita, Kansas 67226


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Company,
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 2, Block 5,	SYCAMORE VILLAGE SECOND	Bobby D. & Constance F. Collison 2315 Inwood Circle Wichita, Kansas 67226
Lot 12, Block 5,	SYCAMORE VILLAGE SECOND	Tom C. & Jacqueline C. Hardy 2314 Inwood Circle Wichita, Kansas 67226
Lot 13, Block 5,	SYCAMORE VILLAGE SECOND	The Wichita Land Company ADDRESS UNKNOWN
Lot 1, Block 6,	SYCAMORE VILLAGE SECOND	John R. & Candice L. Parshall 2307 Bromfield Circle Wichita, Kansas 67226
Lot 2, Block 6,	SYCAMORE VILLAGE SECOND	Lyle J. & Evelyn E. Darling 2315 Bromfield Circle Wichita, Kansas 67226
Lot 11, Block 6,	SYCAMORE VILLAGE SECOND	Hartman Homes Inc. 2314 Bromfield Circle Wichita, Kansas 67226
Lot 12, Block 6,	SYCAMORE VILLAGE SECOND	Thomas M. & Patricia K. West 2306 Bromfield Circle Wichita, Kansas 67226
Lot 1, Block 7,	SYCAMORE VILLAGE SECOND	George G. & Minnie L. Fox 2307 Winstead Circle Wichita, Kansas 67226
Lot 2, Block 7,	SYCAMORE VILLAGE SECOND	Timber Craft Homes, Inc. 4187 North Parkwood Wichita, Kansas 67220
Lot 15, Block 7,	SYCAMORE VILLAGE SECOND	William E. & Mary E. Estes 2306 Hathaway Circle Wichita, Kansas 67226
Lot 1, Block 8,	SYCAMORE VILLAGE SECOND	Steven R. & Linda M. Maniveiler 2306 Winstead Circle Wichita, Kansas 67226
Lot 2, Block 8,	SYCAMORE VILLAGE SECOND	Frank Emil & Geri L. Salat 2318 Winstead Circle Wichita, Kansas 67226
Lot 9, Block 8,	SYCAMORE VILLAGE SECOND	Terrel Edwin & Kathryn J. Martin 2307 Hathaway Circle Wichita, Kansas 67226
Lot 10, Block 8,	SYCAMORE VILLAGE SECOND	Oscar Kirk & Joanna C. Dahlberg 2308 Longwood Circle Wichita, Kansas 67226
Lot 13, Block 8,	SYCAMORE VILLAGE SECOND	Donald R. & Edith T. Bratton 2319 Longwood Circle Wichita, Kansas 67226


Fidelity
Title
Company,
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>CWNERS</u>
Lot 14, Block 8,	SYCAMORE VILLAGE SECOND	Robert W. & Joan E. Page 1745 Fabrique Wichita, Kansas 67218
Lot 1, Block 9,	SYCAMORE VILLAGE SECOND	Maurice L. & Linda Mowrey 2244 Bromfield Circle Wichita, Kansas 67226
Lot 2, Block 9,	SYCAMORE VILLAGE SECOND	James J. & Sondra J. Soule 2234 Bromfield Circle Wichita, Kansas 67226
Lot 3, Block 9,	SYCAMORE VILLAGE SECOND	Yih & Shirley H. Shiau 2218 Bromfield Circle Wichita, Kansas 67226
Lot 4, Block 9,	SYCAMORE VILLAGE SECOND	William W. & Kennie J. Crawley 2208 Bromfield Circle Wichita, Kansas 67226
Lot 5, Block 9,	SYCAMORE VILLAGE SECOND	Frank Yu Chang & Lois Yu Yee Chan 2204 Bromfield Circle Wichita, Kansas 67226
Lot 6, Block 9,	SYCAMORE VILLAGE SECOND	Sidney Sen-Chi & Janet Yu-June Yang 2205 Longwood Circle Wichita, Kansas 67226
Lot 7, Block 9,	SYCAMORE VILLAGE SECOND	Daniel L. Billings 2219 Longwood Circle Wichita, Kansas 67226
Lot 8, Block 9,	SYCAMORE VILLAGE SECOND	Monte L. & Naomi G. Peterson 2245 Longwood Circle Wichita, Kansas 67226
Lot 9, Block 9,	SYCAMORE VILLAGE SECOND	Gerald F. & Kay Bieker 2251 Longwood Circle Wichita, Kansas 67226
Lot 10, Block 9,	SYCAMORE VILLAGE SECOND	David J. & Joan E. Draper 2263 Longwood Circle Wichita, Kansas 67226
Lot 11, Block 9,	SYCAMORE VILLAGE SECOND	Paul J. G. & Theresa S. Kunde 2224 Winstead Circle Wichita, Kansas 67226
Lot 12, Block 9,	SYCAMORE VILLAGE SECOND	Allan C. & Marjorie M. Zimmerman 2214 Winstead Circle Wichita, Kansas 67226
Lot 13, Block 9,	SYCAMORE VILLAGE SECOND	Nathaniel J. & Linda Addleman 2204 Winstead Circle Wichita, Kansas 67226
Lot 14, Block 9,	SYCAMORE VILLAGE SECOND	Edward B., III & Georganne L. Williams 2203 Winstead Circle Wichita, Kansas 67226


Fidelity
Title
Company,
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 15, Block 9,	SYCAMORE VILLAGE SECOND	Richard A. & Rebecca R. Fecchia 2215 Winstead Wichita, Kansas 67226
Lot 16, Block 9,	SYCAMORE VILLAGE SECOND	James C. & Lydia S. Ho 2515 North Roosevelt Court Wichita, Kansas 67220
Lot 1, Block 10,	SYCAMORE VILLAGE SECOND	James T. & Diane K. Thornton 2249 Bromfield Circle Wichita, Kansas 67226
Lot 2, Block 10,	SYCAMORE VILLAGE SECOND	Charles E. & Dorothy A. Harris 2239 Bromfield Circle Wichita, Kansas 67226
Lot 3, Block 10,	SYCAMORE VILLAGE SECOND	J. R. & Rhita J. Muci 2233 Bromfield Circle Wichita, Kansas 67226
Lot 4, Block 10,	SYCAMORE VILLAGE SECOND	Edward R. & Donna M. Johnson 2225 Bromfield Wichita, Kansas 67226
Lot 5, Block 10,	SYCAMORE VILLAGE SECOND	Paul G. Starr 2415 Bomblewood Wichita, Kansas 67226
Lot 6, Block 10,	SYCAMORE VILLAGE SECOND	Robert A. & Alice M. Sanders 2213 Bromfield Circle Wichita, Kansas 67226
Lot 7, Block 10,	SYCAMORE VILLAGE SECOND	Edward L. & Annie Beanchi 2209 Bromfield Circle Wichita, Kansas 67226
Lot 8, Block 10,	SYCAMORE VILLAGE SECOND	Thomas E. & Lora A. Angulo 2308 Longwood Circle Wichita, Kansas 67226
Lot 9, Block 10,	SYCAMORE VILLAGE SECOND	Lawrence L. & Susanne L. McChesney 2204 Longwood Circle Wichita, Kansas 67226
Lot 10, Block 10,	SYCAMORE VILLAGE SECOND	Donald L. & JoAnne Corbett 2212 Longwood Circle Wichita, Kansas 67226
Lot 11, Block 10,	SYCAMORE VILLAGE SECOND	Sproul Construction Company Inc. 1345 Arrowhead Drive Wichita, Kansas 67203
Lot 12, Block 10,	SYCAMORE VILLAGE SECOND	Richard J. & Doris L. Johnson 2222 Longwood Court Wichita, Kansas 67226
Lot 13, Block 10,	SYCAMORE VILLAGE SECOND	Clifford L. & Velda G. Meredith 2226 Longwood Court Wichita, Kansas 67226


Fidelity
Title
Company
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 14, Block 10,	SYCAMORE VILLAGE SECOND	Lynn H. & Janice L. McCoppin 2230 Longwood Court Wichita, Kansas 67226
Lot 15, Block 10,	SYCAMORE VILLAGE SECOND	Joseph B. & Donna L. Hoover 2234 Longwood Court Wichita, Kansas 67226
Lot 16, Block 10,	SYCAMORE VILLAGE SECOND	S & A Investment Company 7701 E. Kellogg, Suite 400 Wichita, Kansas 67207
Lot 17, Block 10,	SYCAMORE VILLAGE SECOND	Roger Dale & Sandra Lee Ter Napel 2242 Longwood Court Wichita, Kansas 67226
Lot 18, Block 10,	SYCAMORE VILLAGE SECOND	Dennis & Mary Linda Fleming 2246 Longwood Circle Wichita, Kansas 67226
Lot 19, Block 10,	SYCAMORE VILLAGE SECOND	Kirk A. & Kay M. Baker 2254 Longwood Circle Wichita, Kansas 67226
Lot 20, Block 10,	SYCAMORE VILLAGE SECOND	Floyd & Zeola Johnson 2258 Longwood Circle Wichita, Kansas 67226
Lot 21, Block 10,	SYCAMORE VILLAGE SECOND	Shiany Yu & Agnes C. Lee 2262 Longwood Circle Wichita, Kansas 67226
Lot 1, Block 11,	SYCAMORE VILLAGE SECOND	Wichita Land Company ADDRESS UNKNOWN
Lot 2, Block 11,	SYCAMORE VILLAGE SECOND	C. Robert & Thelma J. Borrensens 2215 Hathaway Circle Wichita, Kansas 67226
Lot 3, Block 11,	SYCAMORE VILLAGE SECOND	Joseph P. & Tyla H. Fuller 2209 Hathaway Circle Wichita, Kansas 67226
Lot 4, Block 11,	SYCAMORE VILLAGE SECOND	David R. & Leneth Geneva Udit 2203 Hathaway Circle Wichita, Kansas 67226
Lot 5, Block 11,	SYCAMORE VILLAGE SECOND	John C. & Anna Catherine Byers 2204 Hathaway Circle Wichita, Kansas 67226
Lot 6, Block 11,	SYCAMORE VILLAGE SECOND	Randy D. & Jane M. Stephens 2208 Hathaway Circle Wichita, Kansas 67226
Lot 7, except the North 9.73 feet, Block 11,	SYCAMORE VILLAGE SECOND	Thomas B. & Debarrah L. Schmidt 2216 Hathaway Circle Wichita, Kansas 67226


Fidelity
Title
Company,
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
The North 9.73 feet of Lot 7 and all of Lot 8, Block 11.	SYCAMORE VILLAGE SECOND	William T. & Joan E. Hicks 1156 Waddington Wichita, Kansas 67212
Lot 1,	COLEMAN SCHOOL ADDITION	Unified School District #259 428 South Broadway Wichita, Kansas 67202
North half of the Northeast Quarter of the Southeast Quarter of Section 7, Township 27 South, Range 2 East, of the 6th P.M., Sedgwick County, Kansas.		Dolose Brothers Company ADDRESS UNKNOWN
The South 20 Acres of the Northeast Quarter of the Southeast Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.		The Radio Station KFH Company 104 South Emporia Wichita, Kansas 67201
South 1000 feet of the West 1000 feet of the Southwest Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except that part platted as Independence Commons.		Wichita Development Company %Turbin, Sillcocks, Edelmore and Knapp 375 Park Avenue New York, New York ZIP CODE UNKNOWN
Lot 1,	INDEPENDENCE COMMONS	S & A Investments Company, a Joint Venture 7701 East Kellogg Suite 400 Wichita, Kansas 67207
The West 1000 feet of the Northwest Quarter of Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.		Wilson Estates ADDRESS UNKNOWN
The North 1000 feet of the West 1000 feet of the Northwest Quarter of the Southwest Quarter of Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.		Mary R. Koch 8500 East 13th Street Wichita, Kansas 67206
All of the Southwest Quarter of Section 7, Township 27 South, Range 2 East, lying East of the East line of the drainage easement as platted in McEwen 9th Addition South of the South line of the railroad right of way and North of the North line of Rockhurst 4th Addition except the South 260 feet thereof, Sedgwick County, Kansas.		Robert E. & Kenneth C. Peters 1106 North Armour Wichita, Kansas 67206


Fidelity
Title
Company,
inc.



LOTS AND BLOCKS

ADDITION

OWNERS

A Tract of Land in the Southwest Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., described as follows: Beginning at a point 40 feet East of the Northeast Corner of Lot 8 in Block 1, Rockhurst 4th Addition to the City of Wichita, thence North along the East line of said Southwest Quarter, 260 feet, thence West parallel with the North line of said Block 1, Rockhurst 4th Addition to the East line of the Drainage Easement as platted in McEwen 9th Addition to the City of Wichita, thence Southwesterly along the East line of said Drainage Easement to a point West of the extended North line of said Block 1, Rockhurst 4th Addition, thence East along the said North line of Block 1, Rockhurst 4th Addition to the place of beginning.

Robert E. & Donna M. Peters
and Kenneth C. & Johanna K. Peters
1106 North Armour
Wichita, Kansas 67206

Lots 1, 2, 3, 4, 5,
6, 7 and 8, Block 1,
and Lots 1, 2, 3, 4,
5, 6, 7 and 8, Block
2.

ROCKHURST FOURTH

Harold V. & Elizabeth J.
Bauer
and Harold Bauer Con-
struction Co., Inc.
1112 North Armour
Wichita, Kansas 67206

Lots 1, 5, 6 and 7,

ROCKHURST FIFTH

McEwen Estates Inc.
700 East Central
Wichita, Kansas 67202

Lot 2,

ROCKHURST FIFTH

Jome Ray & Paula J.
Schnelzer
1676 Lawrence Lane Court
Wichita, Kansas 67206

Lot 3,

ROCKHURST FIFTH

Cynthia Joan & Laurence R.
Davis
6617 Aberdeen Street
Wichita, Kansas 67206

Lot 4,

ROCKHURST FIFTH

Dorothy M. Unruh
1668 Lawrence Lane Court
Wichita, Kansas 67206

Lot 5, Block A,

McEWEN 9TH

Charles E. & Josephine M.
Leonard
6828 Farmview
Wichita, Kansas 67206

Lot 6, Block A,

McEWEN 9TH

Barbara Sue & Jimmy Tom
Davis, II
6832 Farmview
Wichita, Kansas 67206

Lot 7, Block A,

McEWEN 9TH

Pete M., Jr. & Millie J.
Christy
6838 Farmview
Wichita, Kansas 67206

Lot 8, Block A,

McEWEN 9TH

John H. & Joyce A. Bradbur
6842 Farmview
Wichita, Kansas 67206


Fidelity
Title
Company,
inc.




<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 9, Block A,	McEWEN 9TH	C. W., Jr. & Carol Ann Womack 6850 Farmview Wichita, Kansas 67206
Lot 10, Block B,	McEWEN 9TH	Oren D. & Evonne Whistler 1617 Culen Wichita, Kansas 67206
Lot 11, Block B,	McEWEN 9TH	Samuel & Victoria W. Edelman 1625 Culen Wichita, Kansas 67206
Lot 12, Block B,	McEWEN 9TH	Russel J. & Catherine M. Hunter 1633 Culen Wichita, Kansas 67206
Lot 13, Block B,	McEWEN 9TH	Robert A. & Mary J. Jacques 1641 Culen Wichita, Kansas 67206
Lot 14, Block B,	McEWEN 9TH	Max L. & Nellie M. Mason 1649 Culen Wichita, Kansas 67206
Lot 1, Block C,	McEWEN 9TH	Douglas E. & Ruth E. Elder 1642 Culen Wichita, Kansas 67206
Lot 2, Block C,	McEWEN 9TH	Virgil L. & Mary B. Rhea 6841 Farmview Wichita, Kansas 67206
Lot 3, Block C,	McEWEN 9TH	Justin T. & Mallory Pam Cohen 1634 Culen Wichita, Kansas 67206
Lot 4, Block C,	McEWEN 9TH	William C. & Marilyn B. Dutton 1626 Culen Wichita, Kansas 67206
Lot 5, Block C,	McEWEN 9TH	Murry Don & Betty Lee Tindall 1618 Culen Wichita, Kansas 67206
Lot 6, Block C,	McEWEN 9TH	Michael G. & Jamie T. Katzenmsier 1610 Culen Wichita, Kansas 67206
Lot 7, Block C,	McEWEN 9TH	Kenneth F. & Nona M. Bursack 1530 North Stratford Wichita, Kansas 67206
Lot 8, Block C,	McEWEN 9TH	Max L. & Eileen P. Carnahan 1520 North Stratford Wichita, Kansas 67206


Fidelity
Title
Company,
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 1, Block 2,	NORTHBOROUGH	Theodore & Rosalyn Gore 1405 Pershing Wichita, Kansas Robert M. & Joan S. Beren 573 North Armour Wichita, Kansas 67206 Theodore I. & Aileen J. Leben 1303 Charlotte Wichita, Kansas 67208
Lot 1, Block 3,	NORTHBOROUGH	Theodore & Rosalyn Gore 1405 Pershing Wichita, Kansas Robert M. & Joan S. Beren 573 North Armour Wichita, Kansas 67206 Theodore I. & Aileen J. Leben 1303 Charlotte Wichita, Kansas 67208
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 4,	NORTHBOROUGH	Theodore & Rosalyn Gore 1405 Pershing Wichita, Kansas Robert M. & Joan S. Beren 573 North Armour Wichita, Kansas 67206 Theodore I. & Aileen J. Leber 1303 Charlotte Wichita, Kansas 67208
Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43, Block 5,	NORTHBOROUGH	Theodore & Rosalyn Gore 1405 Pershing Wichita, Kansas Robert M. & Joan S. Beren 573 North Armour Wichita, Kansas 67206 Theodore I. & Aileen J. Leben 1303 Charlotte Wichita, Kansas 67208
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 and Reserve A, Block 6,	NORTHBOROUGH	Theodore & Rosalyn Gore 1405 Pershing Wichita, Kansas Robert M. & Joan S. Beren 573 North Armour Wichita, Kansas 67206 Theodore I. & Aileen J. Leben 1303 Charlotte Wichita, Kansas 67208
The East 1000 feet of the South 562 feet of the Southeast Quarter of the North- west Quarter of Section 7, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.		Kansas Gas & Electric Company P.O. Box 208 Wichita, Kansas 67201


Fidelity
Title
Company,
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 2, Block H,	COMOTARA FIRST	John W. & Donna M. Breen 6913 Newbury Circle Wichita, Kansas 67220
Lot 3, Block H,	COMOTARA FIRST	Charles E. & Linda S. Petterson 6923 Newbury Circle Wichita, Kansas 67220
Lot 4, Block H,	COMOTARA FIRST	Cloyds & Elizabeth A. St. Phard 6933 Newbury Circle Wichita, Kansas 67220
Lot 5, Block H,	COMOTARA FIRST	Richard S. & Patricia D. Clevenger 6943 Newbury Circle Wichita, Kansas 67220
Lot 6, Block H,	COMOTARA FIRST	B. Edd & Cheryl L. Rogers 6953 Newbury Circle Wichita, Kansas 67220
Lot 7, Block H,	COMOTARA FIRST	Robert James & Olga Hogadorn 6963 Newbury Circle Wichita, Kansas 67220
Lot 8, Block H,	COMOTARA FIRST	Calip E. & Nancy J. Harper 6962 Newbury Circle Wichita, Kansas 67220
Lot 9, Block H,	COMOTARA FIRST	Laurence N. & Margaret Golding 6952 Newbury Circle Wichita, Kansas 67220
Lot 10, Block H,	COMOTARA FIRST	Eddy L. Jones 6942 Newbury Circle Wichita, Kansas 67220
Lot 11, Block H,	COMOTARA FIRST	F. Evelyn Staats 6930 Newbury Circle Wichita, Kansas 67220
Lot 3, Block I,	COMOTARA FIRST	Patrick G. & Jalene C. McFadden 6823 Trinity Circle Wichita, Kansas 67220
Lot 4, Block I,	COMOTARA FIRST	Burtram J. & Janes S. Odenheimer 6831 Trinity Circle Wichita, Kansas 67220
Lot 5, Block I,	COMOTARA FIRST	Gary K. & Patricia L. Scot 6839 Trinity Circle Wichita, Kansas 67220
Lot 6, Block I,	COMOTARA FIRST	James R. & Cathryn M. Conway 6849 Trinity Circle Wichita, Kansas 67220


Fidelity
Title
Company
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 7, Block I,	COMOTARA FIRST	Michael D. & Janet D. Erickson 6855 Trinity Circle Wichita, Kansas 67220
Lot 8, Block I,	COMOTARA FIRST	Paul R. & Patricia J. Ross 6861 Trinity Circle Wichita, Kansas 67220
Lot 9, Block I,	COMOTARA FIRST	Donald James & Joyce Newman 6850 Trinity Circle Wichita, Kansas 67220
Lot 10, Block I,	COMOTARA FIRST	Earl F. & Carin C. McIntyre 6840 Trinity Circle Wichita, Kansas 67220
Lot 11, Block I,	COMOTARA FIRST	Patrick V. & Susanne J. Riguetti 6832 Trinity Circle Wichita, Kansas 67220
Lot 4, Block J,	COMOTARA FIRST	Robert W. & Judith K. Bingaman 6806 Bainbridge Road Wichita, Kansas 67220
Lot 5, Block J,	COMOTARA FIRST	John Charles & Saretta L. Culver 6818 Bainbridge Road Wichita, Kansas 67220
Lot 6, Block J,	COMOTARA FIRST	Ronald Blaine & Linda Jane Rose 6828 Bainbridge Road Wichita, Kansas 67220
Lot 7, Block J,	COMOTARA FIRST	Turner J. & Martha A. Trapp 6902 Bainbridge Road Wichita, Kansas 67220
Lot 8, Block J,	COMOTARA FIRST	Marcella E. Ansel 6914 Bainbridge Road Wichita, Kansas 67220
Lot 9, Block J,	COMOTARA FIRST	Roger C. & Victoria Hermes Bond 6924 Bainbridge Road Wichita, Kansas 67220
Lot 10, Block J,	COMOTARA FIRST	John L. Bohrer 6936 Bainbridge Road Wichita, Kansas 67220
Lot 11, Block J,	COMOTARA FIRST	Thomas L. & Beatrice V. Waymire 2219 Cameron Circle Wichita, Kansas 67220
Lot 12, Block J,	COMOTARA FIRST	Shelley L. Manning 2229 Cameron Circle Wichita, Kansas 67220


Fidelity
Title
Company,
inc.



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 13, Block J,	COMOTARA FIRST	David R. & Arlene Adams 2239 Cameron Circle Wichita, Kansas 67220
Lot 14, Block J,	COMOTARA FIRST	Ronald C. & Marcia Sue Brown 2250 Cameron Circle Wichita, Kansas 67220
Lot 15, Block J,	COMOTARA FIRST	James E. & Virginia F. French 2240 Cameron Circle Wichita, Kansas 67220
Lot 16, Block J,	COMOTARA FIRST	Norman F. & Shirley Ann Schaefer 2230 Cameron Circle Wichita, Kansas 67220
Lot 17, Block J,	COMOTARA FIRST	Billy M. & Patricia A. Tate 2220 Cameron Circle Wichita, Kansas 67220
Lot 18, Block J,	COMOTARA FIRST	Gloria Tilford 2200 Cameron Circle Wichita, Kansas 67220
Lot 11, Block K,	COMOTARA FIRST	Donald H. & Virginia R. Nale 6789 Bromley Circle Wichita, Kansas 67220
Lot 12, Block K,	COMOTARA FIRST	Terry L. & Diana K. Carr 6817 Bainbridge Circle Wichita, Kansas 67220
Lot 13, Block K,	COMOTARA FIRST	Joseph M., III & Kathleen V. Gallo 6827 Bainbridge Circle Wichita, Kansas 67220
Lot 14, Block K,	COMOTARA FIRST	George E. & Catherine F. Lynch 6837 Bainbridge Circle Wichita, Kansas 67220
Lot 15, Block K,	COMOTARA FIRST	Dwight Lloyd & Johanna M. Connor 6905 Bainbridge Circle Wichita, Kansas 67220
Lot 16, Block K,	COMOTARA FIRST	Richard A. & Mary A. Walsh 6915 Bainbridge Circle Wichita, Kansas 67220
Lot 17, Block K,	COMOTARA FIRST	Bobby W. & Victoria A. Moore 6925 Bainbridge Circle Wichita, Kansas 67220
Lot 18, Block K,	COMOTARA FIRST	Martha McCleave Vera McCleave Cleora McCleave 6935 Bainbridge Circle Wichita, Kansas 67220


Fidelity
Title
Company,
inc.



-20-


<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 19, Block K,	COMOTARA FIRST	Pete G. & Jacquelyne A. Williams 7005 Bainbridge Circle Wichita, Kansas 67220
Lot 20, Block K,	COMOTARA FIRST	Garon J. & Ardith Jones 7015 Bainbridge Circle Wichita, Kansas 67220

Dated at Wichita, Kansas this 14th day of March, 1980 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *C. E. Red Rider*
Vice President

Tracer No. 51137


Fidelity
Title
Company,
inc.



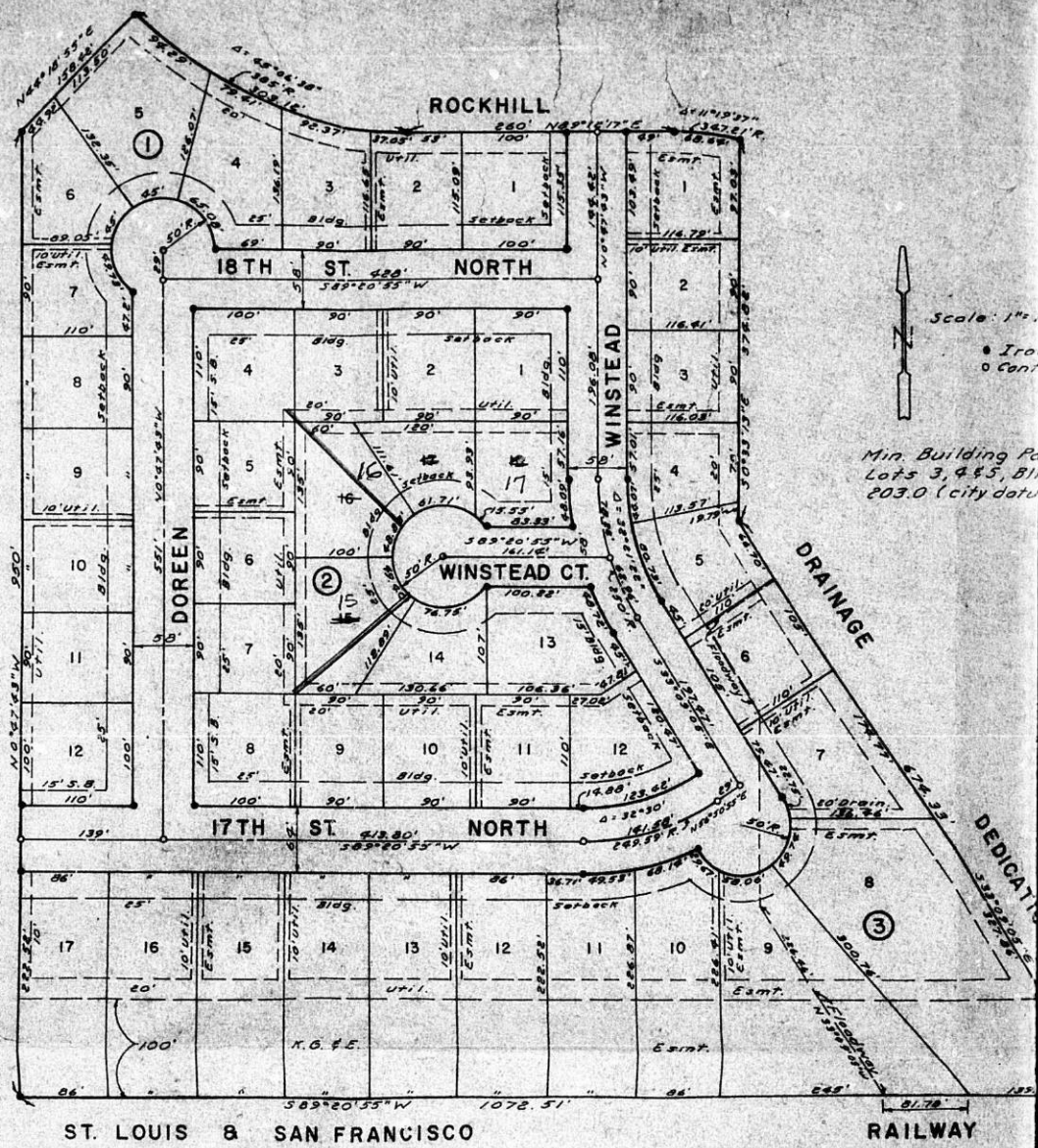
FORM 20-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
Planning			

DESCRIPTION	AMOUNT
110-22-110	510
NAME	110-22-110
ADDRESS	110-22-110
FUND	110-22-110
COMMENTS	11-22
DATE	11/1/20
BY	Wichita

B-1-4-90



State of Kansas } S.S.
 Sedgwick County } We, Baughman Company,
 Surveyors in aforesaid county and state, do
 hereby certify that we have surveyed and plat-
 ted "LISA COLE 1ST ADDITION", Wichita, Kansas, and
 that the accompanying plat is a true and correct
 exhibit of the property surveyed, described as
 a replat of all of Lot 2, Block 2 of E.E. Jabes
 Addition to Wichita, Sedgwick County, Kansas.

State of Kansas } S.S.
 Sedgwick County } The foregoing
 was acknowledged before me this
 September, 1979, by Daniel M.
 Beverly L. Carney, his wife.

Date 5/1/79

Baughman Company

Mark A. Sawyer
 My Commission Expires 4/1/80

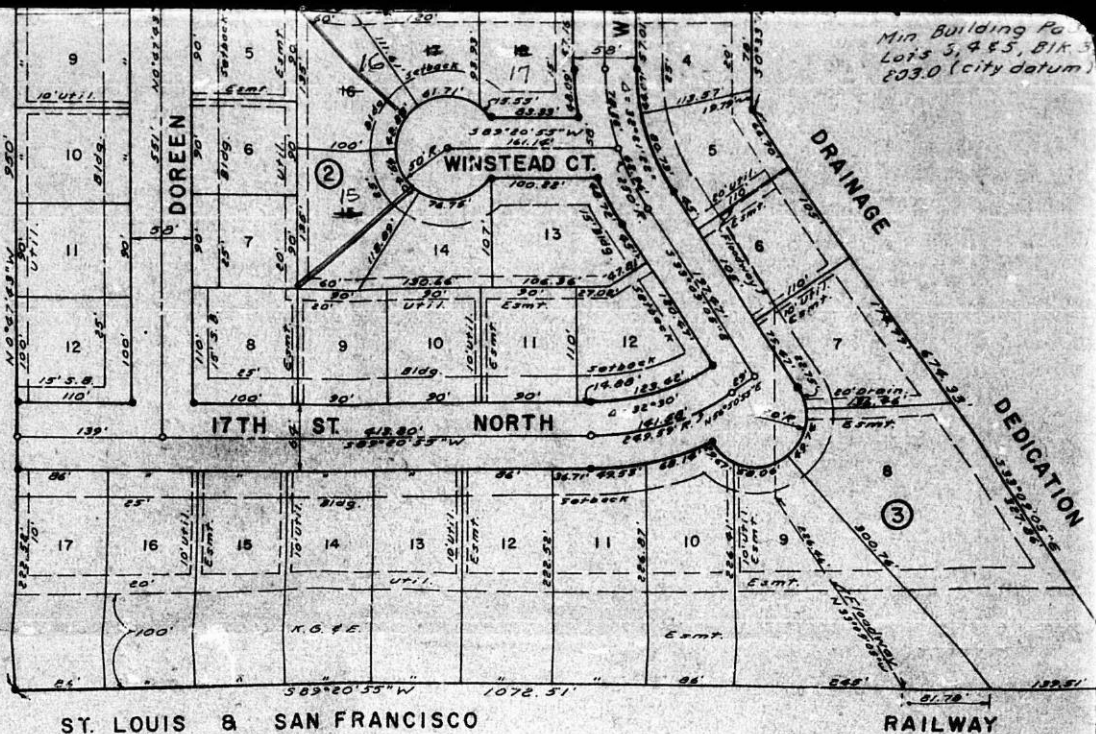
William L. Koerber
 William L. Koerber Surveyor



Know all men by these presents that we,
 the undersigned, have caused the land described
 in the surveyed certificate to be platted into
 lots, blocks, streets and a floodway to be known
 as "LISA COLE 1ST ADDITION" Wichita, Kansas. The

We, Mid Kansas Federal Savings
 Assoc. of Wichita, Kansas, hold
 mortgage on the above described prop-
 erty by consent to this plat of "LISA
 ADDITION"

Mid Kansas Federal Savings
Dr. H. R. ...



State of Kansas } S.S. We, Boughman Company,
 Sedgwick County } Surveyors in aforesaid county and state, do
 hereby certify that we have surveyed and plat-
 ted "LISA COLE 1ST ADDITION", Wichita, Kansas, and
 that the accompanying plat is a true and correct
 exhibit of the property surveyed, described as
 a replat of all of Lot 2, Block 2 of E. E. Jabes
 Addition to Wichita, Sedgwick County, Kansas.

State of Kansas } S.S. The foregoing
 Sedgwick County } was acknowledged before me this
 September, 1979, by Daniel M. Co
 Beverly L. Carney, his wife.

Date 5/1/79 Boughman Company

Mark A. Sawyer Notary Public
 My Commission Expires 11/14/80



William L. Korber Surveyor
 William L. Korber

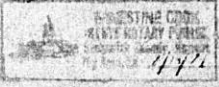
Know all men by these presents that we,
 the undersigned, have caused the land described
 in the surveyors certificate to be platted into
 lots, blocks, streets and a floodway to be known
 as "LISA COLE 1ST ADDITION", Wichita, Kansas. The
 easements are hereby granted as indicated for
 the construction and maintenance of all public
 utilities. The streets are hereby dedicated to
 and for the use of the public. The floodway
 shall be the responsibility of the owners of
 the property in the subdivision until such time
 as the governing body exercising jurisdiction
 elects to assume the responsibility for
 maintenance and improvement of the drainage,
 provided further that no building shall be
 constructed on or within said floodway, nor shall
 any fill, change of grade, creation of channel or
 other work be carried on without the permission
 of the Wichita-Sedgwick County Flood Control
 Office or their successors of office. Min. building
 pad for Lots 3, 4 & 5, BIK 3 = 203.0 (city datum)

We, Mid Kansas Federal Sav
 Assoc. of Wichita, Kansas, holder
 gage on the above described prop
 by consent to this plat of "LISA
 ADDITION"

Mid Kansas Federal Savings and
David H. Brasted Exec

State of Kansas } S.S. The forego
 Sedgwick County } was acknowledged before me t
 September, 1979, by Mid Kansas
 ings and Loan Assoc by David
 Exec. Vice Pres

Christina Cook Notary Public
 My Commission Expires 11/21



Daniel M. Carney
 Daniel M. Carney

20.00

LISA COLE 1ST ADDITION

WICHITA, KANSAS

Scale 1"=100'

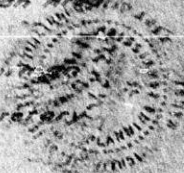
• Iron
○ Control Pt.

Building Pad
16' 4.45', 81K 3
(city datum)

This plat of "LISA COLE 1ST ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 7th day of December, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission

[Signature] Chairman
[Signature] Secretary
 Robert A. Lakin

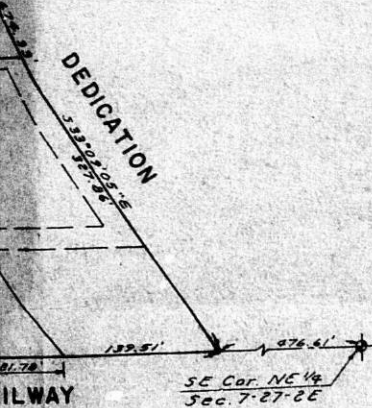


This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 5th day of JUNE, 1979.

[Signature] Mayor
 Tony Casado
[Signature] City Clerk
 Donald C. Grigg

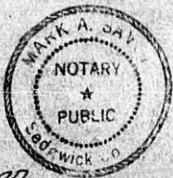
This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this 5th day of JUNE, 1979.

[Signature] Chairman
[Signature] Commissioner
[Signature] Commissioner
[Signature] County Clerk
 Dorothy M. White



The foregoing instrument
 bore me this 25th day of
 Daniel M. Carney and
 is wife.

[Signature] Notary Public
 Mark A. Jay



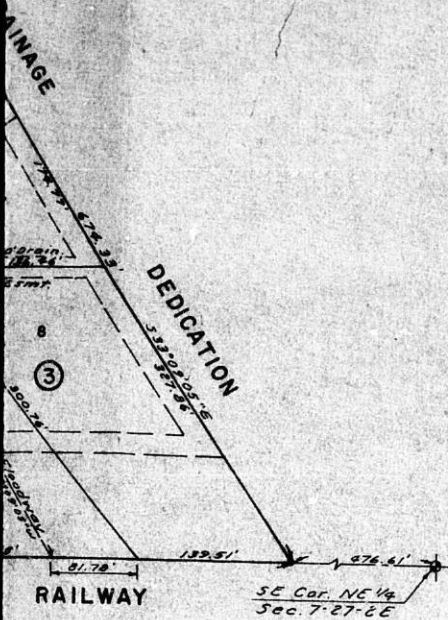
Federal Savings and Loan
 Kansas, holders of a mort-
 gaged property, do here-
 plat of "LISA COLE 1ST

Entered on transfer record this 24th
 day of Sept, 1979.

[Signature] County Clerk
 Dorothy M. White

al Savings and Loan Assoc.
 # 460882

Min. Building Pad
Lots 3, 4 & 5, Blk. 3
203.0 (city datum)



This plat of "LISA COLE 1ST ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas Dated this 7th day of December, 1978.

Wichita-Sedgwick County Metropolitan Area Planning Commission

[Signature] Chairman
[Signature] Secretary
Robert A. Carlin

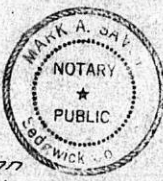


This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 5th day of JUNE, 1979.

[Signature] Mayor
Tony Casado
[Signature] City Clerk
Donald E. Strick

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day of , 1979.

[Signature] Chairman
Tom Spatt
[Signature] Commissioner
Eugene Strick
[Signature] Commissioner
Donald E. Strick
[Signature] County Clerk
Dorothy K. White



35.5 The foregoing instrument before me this 25th day of , by Daniel M. Carney and , his wife.

[Signature] Notary Public
Mark A. Sawyer
Sedgwick County, Kansas

35.5 Kansas Federal Savings and Loan Association, Kansas, holders of a mortgage described property, do hereby dedicate this plat of "LISA COLE 1ST ADDITION"

General Savings and Loan Assoc.
[Signature] Exec. Vice Pres.
#460882

Entered on transfer record this 24th day of Sept, 1979.

[Signature] County Clerk
Dorothy K. White

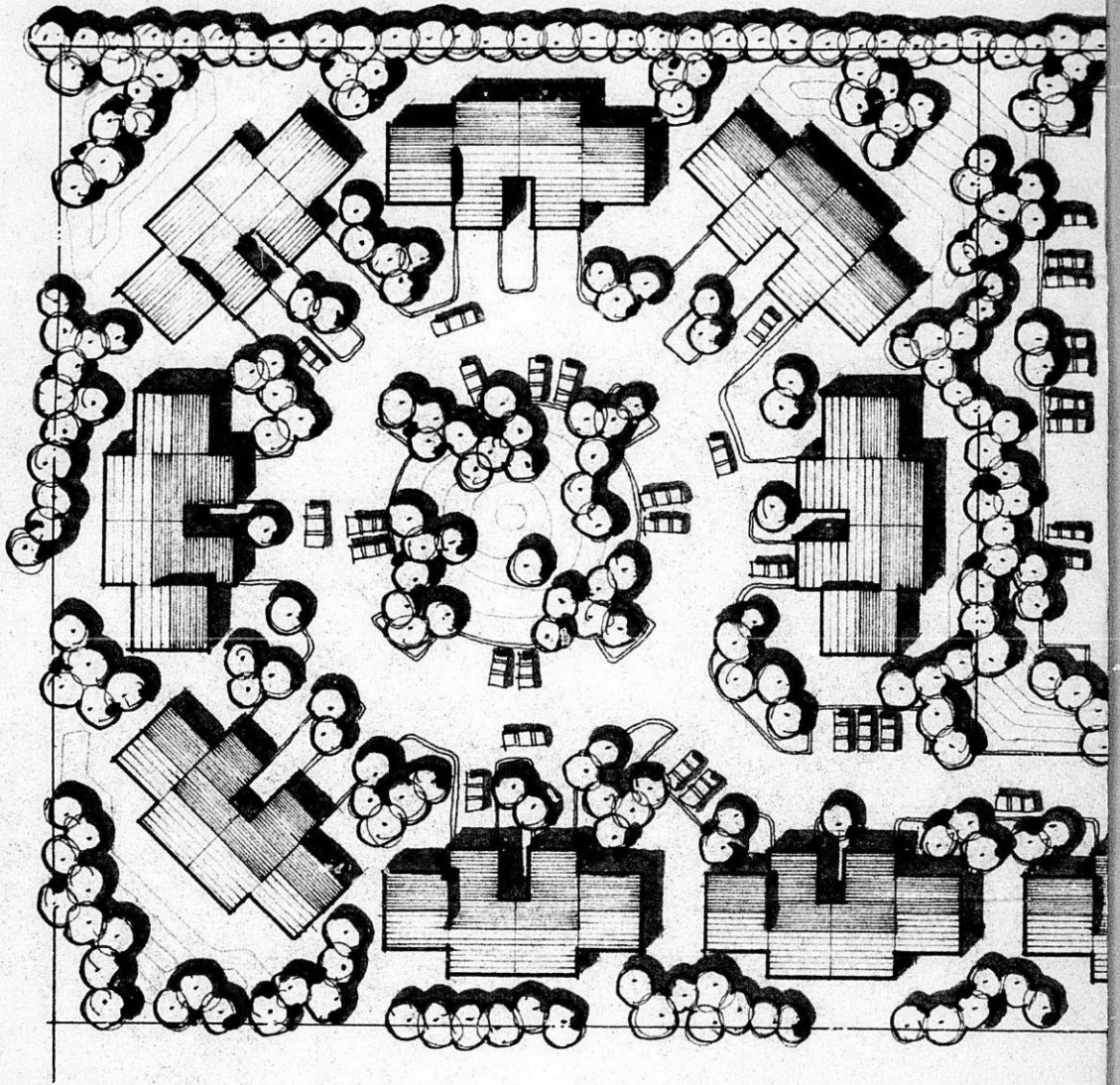
35.5 The foregoing instrument before me this 24th day of , by Mid Kansas Federal Savings Assoc. by David H. Brasted,

[Signature] Notary Public
Spires 1/1/71

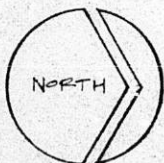
State of Kansas Sedgwick County, 35.5 This is to certify that this plat has been filed for record in the Office of the Register of Deeds this 28th day of SEPTEMBER, 1979, at o'clock M., and is duly recorded.

[Signature] Register of Deeds
Bette M. McCarr
[Signature] Deputy
Pat H. Miller

Restrictive Covenants F-372-1-223



site development p



- "BB" SITE • 76,271 SQ. FT. OR 1.75 ACRES
PROPOSED MEDICAL FACILITY
- "R-5" SITE • 163,309 SQ. FT. OR 3.75 ACRES
PROPOSED MULTI-FAMILY,
TOWNHOUSE, CONDOMINIUM -
MAXIMUM 39 DWELLING UNITS

prints issued

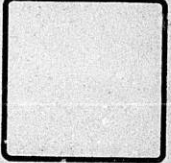
revisions

date drawn
3.25.00



JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

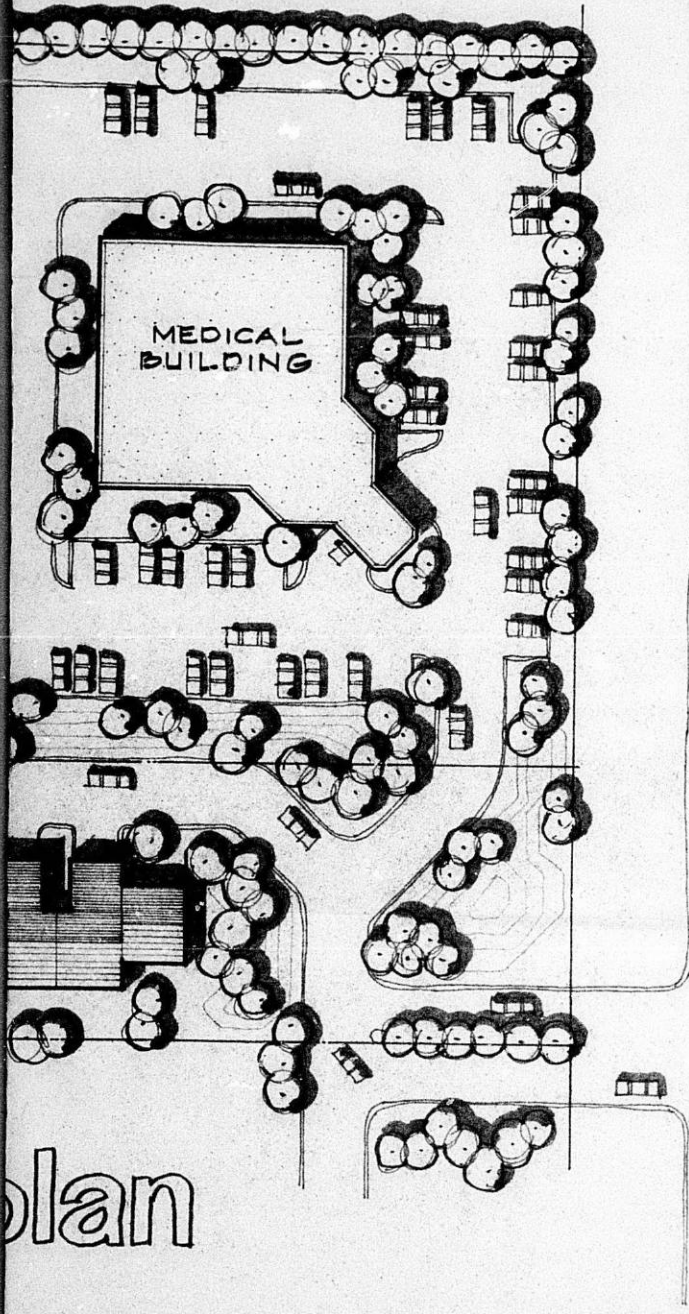
1021-1 east waterman Wichita, Kansas 67211
(316) 267-8233



PROPOSED DEVELOPMENT
CHELSEA ESTATES

sheet title

sheet
of sheets



21ST STREET

*

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

Roll #1

*