

Closed at applicants request 12-31-80

DP-62 - CHELSEA STATION CUR-VILE#
at the southwest corner of Mack and
and 21st St. North.

ACTION

DATE

COMMITTEE _____

M.A.P.C.

deferred 8 weeks 9-25-80

m.p.c.

deferred to 1-29-81 11/30/80

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

M.A.P.C.

1-29-81

Closed at applicants request 12-31-80

*POSTED
9-6-80
JH*

MISSA SECTION CIVIL
at the southeast corner of Rock St
and 21st St. North.

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

DATA SHEET
COMMUNITY UNIT PLAN

DP - 62 FILE#2
Filed 7-29-80

Associated
Case: 2-2275

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

1. Applicant Robert B. Boone
Address 12727 E. Kellogg, 67207 Phone 685-2368
2. Agent Jeff Krehbiel Associates
Address 1021-1 E. Waterman, 67211 Phone 267-8233
3. General Location: Southwest corner of Rock Rd. & 21st St. North
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 157.56 (_____ ft. by _____ 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>9-25-80</u>	<u>Referred to 11-20-80</u>
<u>11-20-80</u>	<u>Referred to 1-29-81</u>
<u>1-29-81</u>	

2. Governing Body

Date	Action
_____	_____
_____	_____

NOTES:

Closed at applicants request

FOR ANSWE
MEMBERSON
U.S.A.

S
No. 2133C

CASE FILE

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

DATA SHEET
COMMUNITY UNIT PLAN

DP - 62 FILE@2
Filed 7-29-80

Associated
Case: Z-2275

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

1. Applicant Robert B. Boone
Address 12727 E. Kellogg, 67207 Phone 685-2368
2. Agent Jeff Krehbiel Associates
Address 1021-1 E. Waterman, 67211 Phone 267-8233
3. General Location: Southwest corner of Rock Rd. & 21st St. North
Address _____
4. Proposed Use: _____

- AREA DATA:
1. Acres: 157.56 (_____ ft. by _____ ft.)
 2. Existing Zoning: "R-5", "BB" & "LC"
 3. Land Use: East _____ South _____
West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
Taken by _____ Date _____ Time _____

PROPOSED C.U.P. AMENDMENT
CHELSEA STATION
DP-62

"MARKED
COPY"

Chelsea

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
load due to drainage
30.37 — 33.01 ± GROSS ACRES
28.68 ± NET ACRES OR 1,172,906 SQUARE FEET.
2. DRAINAGE PROBLEMS WILL BE RESOLVED AT THE TIME OF PLATTING.
3. ACCESS CONTROL:
ACCESS CONTROL TO 21st STREET NORTH AND ROCK ROAD IS AS NOTED ON THE PLAN.
4. *map refers to parcels 3?*
 - a. ONE OPENING ON BOTH 21st STREET AND ROCK ROAD, INTO PARCEL TWO, SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY REQUIREMENTS.
 - b. THE OPENING FROM 21st STREET THAT SERVES PARCEL FOUR, TEN, AND TWELVE SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY REQUIREMENTS AND SHALL SERVE THOSE PARCELS BY AN ACCESS EASEMENT AS SHOWN ON THE PLAN.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. MINIMUM BUILDING SETBACKS ARE SO INDICATED ON THE PLAN.
7. SCREENING AND LANDSCAPING:
 - a. A FIVE (5) FOOT TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR SIMILAR MATERIAL, (EXCLUDING WOOD AND WOVEN WIRE), SHALL BE PROVIDED ADJACENT TO THE SOUTH AND WEST PROPERTY LINES OF PARCEL 2, AND SAID WALL SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF BUILDING PERMIT(S) ON PARCEL (2). NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
 - b. A PLANTING SCREEN AS INDICATED ON THE PLAN FOR PARCELS 1, 2, AND 3 SHALL BE PROVIDED OF LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.
 - c. PARCEL FOUR SHALL PROVIDE A TEN (10) FOOT PLANTING SCREEN ADJACENT TO 21st STREET. AT THE WEST PROPERTY LINE A FIFTEEN (15) FOOT PLANTING STRIP SHALL BE PROVIDED. THE EXISTING SHELTER BELT SHALL REMAIN AT THE WEST PROPERTY LINE. AT THE SOUTH AND EAST PROPERTY LINE OF PARCEL FOUR, A TWENTY-FIVE (25) FOOT PLANTING STRIP SHALL BE PROVIDED, OR A FIVE (5) FOOT TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED.

8. LANDSCAPE PLANS FOR PARCELS 1,2,3 AND 4 SHALL BE PREPARED BY A LANDSCAPE ARCHITECT SHOWING THE LOCATION AND TYPE OF PLANTING 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 AND 4. 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.
9. A FIRE LANE, HARD SURFACED AND TWENTY (20) FEET MINIMUM IN WIDTH, SHALL BE CONSTRUCTED AND PROVIDED AROUND ANY MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NUMBER 2. SAID FIRE LANE SHALL HAVE A 3 1/2 INCH ASPHALT BASE WITH A 1 1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING, PRIOR TO FINAL APPROVAL OF THE PARKING PLAN. THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND THE DESIGN OF THE FIRE LANE.
10. ADVERTISING SIGNS FOR PARCELS 1,2 AND 3 SHALL BE PERMITTED ALONG 21st STREET AND ROCK ROAD, NOT TO EXCEED THIRTY (30) FEET IN HEIGHT NOR TO BE PLACED SO AS TO PROJECT OVER ANY STREET RIGHT-OF-WAY. NO BILL BOARD ADVERTISEMENT OR ROOF SIGNS WILL BE ALLOWED.

SIGNS FOR PARCEL 4 SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 28.04.080.10 OF THE CODE OF THE CITY OF WICHITA.

11. PARKING RATIO FOR PARCELS 1,2,3 AND 4 SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
12. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCEL - DECEL LANES ALONG 21st STREET AND ROCK ROAD.

13. THE INTENT OF PARCEL 3 IS TO PROVIDE A PLANNED CLUSTER ~~IN~~ CONCEPT DEVELOPMENT COMBINING LIMITED COMMERCIAL, OFFICE AND HIGH-RISE RESIDENTIAL USES. A BUILDING CLUSTER SHALL BE DEFINED FOR THIS PARCEL AS CONSISTING OF A MINIMUM OF TWO (2) BUILDINGS SO LOCATED THAT THERE SHALL BE A COMMON LANDSCAPED OR PEDESTRIAN AREA CONNECTING THE BUILDINGS, OR A SINGLE BUILDING LOCATED IN SUCH A MANNER THAT IT SHALL BE CONNECTED TO A PROPERTY LINE BY A LANDSCAPED OR PEDESTRIAN AREA. IN EITHER CASE, VEHICULAR CIRCULATION SHALL BE ALLOWED ON A MAXIMUM OF THREE (3) SIDES OF ANY BUILDING. THE ONLY EXCEPTION TO THIS PROVISION SHALL BE FOR A FINANCIAL INSTITUTION THAT REQUIRES THE USE OF DRIVE-UP TELLER LANES. THEREFORE A FINANCIAL INSTITUTION SHALL BE REQUIRED TO PROVIDE A LANDSCAPED AREA CONTIGUOUS TO THE BUILDING, OF AN AREA EQUAL TO THE LAND COVERAGE OF THE BUILDING.

minimum of 10 feet width

with drive-up teller lanes

good

● A generalized layout of the ~~proposed~~ development of Parcel 3 is shown on the plan. Any substantial deviation from ~~the~~ *in the mix and amount of uses shown on* ~~the~~ *in the mix and amount of uses shown on* ~~the~~ *in the mix and amount of uses shown on* example shall be submitted to the Director of Planning and the Superintendent of Central Inspection for their review and approval prior to the issuance of

with drive-up teller lanes on Parcel 3

PER THE PROVISIONS AS STATED BELOW, INDIVIDUAL TENANT SIZES SHALL BE LIMITED TO 10,000 SQ. FT. OF LAND COVERAGE AND BUILDING SIZES SHALL BE LIMITED TO 20,000 SQ. FT. OF LAND COVERAGE. OFFICE TENANTS ~~OR~~ BUILDINGS SHALL BE EXEMPTED FROM THESE TWO PROVISIONS AND ~~NOT~~ LIMITED IN SIZE. THE INTENT OF THIS REQUIREMENT IS TO ENCOURAGE OFFICE SPACE DEVELOPMENT AS WELL AS LIMITING LARGE COMMERCIAL USERS AND THEREBY ELIMINATING LARGE COMMERCIAL TRAFFIC GENERATORS. WITH THE CLUSTER CONCEPT AND SIZE LIMITATIONS, "STRIP" COMMERCIAL DEVELOPMENT ~~WILL NOT BE PERMITTED.~~ ← ?

THE PROVISIONS ~~WILL~~ ^{also} ELIMINATE THE DEVELOPMENT OF "FAST-FOOD" OPERATIONS THAT UTILIZE DRIVE-UP SERVICE AS WELL AS VEHICULAR SERVICE STATIONS. LARGE, UNBROKEN PARKING LOTS WILL NOT BE PERMITTED AS THESE PARKING AREAS MUST BE DIVIDED BY LANDSCAPE AREAS AS PROVIDED FOR BELOW.

THE RESIDENTIAL PROVISION WILL ALLOW THE DEVELOPMENT OF HIGH-RISE APARTMENTS THAT CAN BE INTEGRATED WITH THE COMMERCIAL AND OFFICE USERS. DWELLING UNIT STRUCTURES WILL BE LIMITED TO A MINIMUM OF FOUR(4) STORIES AND A MAXIMUM OF SEVEN (7) STORIES. THEREFORE, NO APARTMENT CAN BE CONSTRUCTED OVER A COMMERCIAL OR OFFICE SPACE UNLESS THIS OCCURS IN A BUILDING THAT MEETS THE REQUIREMENTS AS SET FORTH ABOVE CONTROLLING BUILDING HEIGHTS. THIS ~~WILL PROVIDE FOR~~ A BUILDING CONTAINING ONE OR TWO FLOORS OF COMMERCIAL OR OFFICE SPACE WITH THE REMAINING FLOORS BEING RESIDENTIAL USE AS LONG AS THE TOTAL HEIGHT OF THE STRUCTURE IS BETWEEN FOUR (4) AND SEVEN (7) STORIES.

THE PROVISIONS ARE FURTHER OUTLINED AS FOLLOWS:

- a. NO INDIVIDUAL BUSINESS MAY OCCUPY MORE THAN 10,000 SQUARE FEET ON THE GROUND LEVEL WITH THE EXCEPTION THAT OFFICE USES SHALL NOT BE LIMITED.
- b. BUILDING SIZES SHALL BE LIMITED TO 20,000 SQUARE FEET ON THE GROUND LEVEL WITH THE EXCEPTION THAT OFFICE USES SHALL NOT BE LIMITED.
- c. ALL INDIVIDUAL (SINGLE) TENANT AND MULTI-TENANT BUILDINGS SHALL BE REQUIRED TO BE CLUSTERED OR BE LOCATED IN SUCH A MANNER THAT THEY ARE CONTIGUOUS TO A ~~PROPERTY LINE~~ LANDSCAPED AREA ^{THAT} EXTENDS FROM THE BUILDING TO THE PROPERTY LINE. THIS REQUIREMENT WILL RESULT IN LIMITING VEHICULAR ACCESS TO A MAXIMUM OF THREE (3) SIDES OF ANY BUILDING. FINANCIAL INSTITUTIONS SHALL BE AN EXCEPTION TO THIS PROVISION TO PROVIDE FOR DRIVE-UP TELLER LANES, BUT SHALL BE REQUIRED TO PROVIDE A LANDSCAPE AREA AROUND THE BUILDING OF AN AREA EQUAL ^{IN AREA} TO THE LAND COVERAGE OF THE BUILDING.

that extends from the building to a property line or to another building.

** OR to another building*

- d. DRIVE-UP SERVICE SHALL NOT BE ALLOWED FOR ANY BUILDING OR TENANT WITH THE EXCEPTION OF FINANCIAL INSTITUTIONS AS PREVIOUSLY OUTLINED IN 13C.
- e. PARKING AREAS SHALL NOT EXCEED IN WIDTH ONE DRIVEWAY WITH PARKING ON EACH SIDE ADJACENT TO ROCK ROAD OR ROCKHILL EXCEPT WHEN SEPARATED BY A LANDSCAPE AREA A MINIMUM OF TEN (10) FEET IN WIDTH.
- f. NO BUSINESS SHALL DISPLAY OR STORE MERCHANDISE OR EQUIPMENT OUTSIDE OF ANY BUILDING.
- g. MOTOR VEHICLE SERVICING OR FUEL DISPENSING ^{is not permitted} ~~WILL NOT BE ALLOWED~~ ON THIS PARCEL.

PARCEL DESCRIPTIONS

PARCEL 1

Proposed Use - Automotive, financial and other service oriented retail that does not include carry-out food service as the principal business.
Gross area - 1.38 ± acres
Net area - .92 ± acres, or 40,085 sq. ft.
Maximum building coverage - 30% or 12,025 sq. ft.
Floor area ratio - .30
Maximum gross floor area - 12,025 sq. ft.
Maximum building height - 35 ft.

PARCEL 2

Proposed Use - Shopping center and/or offices, professional, personal services, comparison and convenience shopping.
Gross area - 17.17 ± acres
Net area - 16.25 ± acres or 707,531 sq. ft.
Maximum building coverage - 30% or 212,259 sq. ft.
Floor area ratio - .40
Maximum gross floor area - 283,012 sq. ft.
Maximum building height - 55 ft.

PARCEL 3

See General Provision # 13

Proposed Uses - Retail stores, ^{and} commercial personal service businesses, indoor theaters, restaurants and clubs, general office uses to include medical offices, clinics, laboratories, acute care facilities and personal or professional services, but excluding commercial bakeries, catering establishments, food locker plants, laundry and dry-cleaning plants, motels and hotels, mortuaries, and animal clinics with exterior runs.

Gross area - 12.52 ± acres

Net area - 9.76 ± acres or 425,099 sq. ft. *11.45 acres*

Maximum building coverage - ~~35%~~ or 148,785 sq. ft. *119,664 ft*

Floor area ratio - .45

Maximum gross floor area - 191,295 sq. ft. *179,552*

Maximum building height - 35 feet (except residential as outlined in the residential alternate.

*raise wet area
put area in
drainage ditches
back in but keep
coverage to 30%*

Residential Alternate - Multi-family dwelling units shall be allowed including those related activity and service areas located within the same building. The maximum number of units allowed shall be 150 dwelling units with minimum building height of four (4) stories and a maximum building height of seven (7) stories. Dwelling units may be located in the same building or cluster of buildings that contain commercial or office uses as long as those buildings meet the height requirements. Floor area provided for residential use shall be a part of the maximum building coverage and maximum gross floor area as stated above. Parking provided for the residential alternate shall be 1.5 parking spaces per dwelling unit, except that any dwelling units provided for the elderly shall be required to provide 0.60 parking spaces per dwelling unit.

?

PARCEL 4

Proposed Use - General office use to include all medical office, clinics, dental or medical laboratory, optician, dietician, physical therapist, immediate care, dental office and professional office use.

Gross area - 1.94 acres

Net area - 1.75 acres, or 76,271 sq. ft.

Maximum building coverage - 25% or 19,068 sq. ft.

Floor area ratio - .25

Maximum gross floor area - 19,068 sq. ft.

Maximum building height - one story

RECEIVED
AUG 8 1980
TECHNOLOGICAL PLANNING
ROUTE
B



JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

December 31, 1980

Mr. Michael Savina
Chairman
Metropolitan Area
Planning Commission
352 North Broadway
Room 204
Wichita, Kansas 67202

Re: Amendment to DP-62
Chelsea Station C.U.P.
and Rezoning


Dear Mr. Savina:

We respectfully request that the above mentioned cases be withdrawn at this time. It is the owners opinion that the existing zoning and approved C.U.P. are acceptable for his uses.

Thank you for your consideration.

Sincerely,

JEFF KREHBIEL ASSOCIATES


Jeffrey L. Krehbiel, AIA

JLK:ro

cc: Brad Boone

FORM 28-021

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 115 AMOUNT

2 82-2275

NAME 2

ADDRESS 7700 S. ...

FUND 11-5-71 DUE DATE 11-25-71

COMMENTS

DATE 11-25-71 BY

November 24, 1980

Jeff Krehbiel
Jeff Krehbiel Associates
1021-1 East Waterman
Wichita, Ks. 67211

Re: Z-2275 - "BB" to "IC"; and
DP-62 - Chelsea Station C.U.P.
generally located at the south-
west corner of Rock Road and
21st Street North

Dear Mr. Krehbiel:

The above-captioned items were on the Planning Commission agenda for November 20, 1980. At your request, these cases were deferred to the Planning Commission meeting of January 29, 1981.

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: Robert B. Boone, 12727 East Kellogg, Wichita 67207



JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

September 23, 1980

Mr. Michael Savina
Chairman
Metropolitan Area
Planning Commission
352 North Broadway
Room 204
Wichita, Kansas 67202

Re: Amendment to DP-62
Chelsea Station C.U.P.
and Rezoning

Dear Mr. Savina:

We respectfully request that the above mentioned cases to be heard September 25, 1980 be deferred for (8) eight weeks in order to reassess the proposed amendment. This deferment will allow us to take into consideration staff comments which we feel have considerable merit with respect to the proposed amendment and rezoning.

Thank you for your consideration.

Sincerely,

JEFF KREHBIEL ASSOCIATES

Jeffrey J. Krehbiel, AIA

JLK:ro

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE September 18, 1980

TO Jack Galbraith, Chief Planner, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT Z-2275 and DP-62: Chelsea
Station, at Rock Road and Rock Hill

CPO Council "I" was unable to make a recommendation on the captioned cases at its September 16 meeting, due to the lack of a quorum.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:rs

RECEIVED

SEP 19 1980

METROPOLITAN PLANNING

RJUTE

September 26, 1980

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

Re: Z-2275 - "BB" to "LC"; and
DP-62 - Chelsea Station C.U.P.
generally located at the southwest
corner of Rock Road & 21st St. North

Dear Mr. Krehbiel:

In accordance with your request, the Planning Commission has deferred these cases for eight weeks for the Metropolitan Area Planning Commission meeting of November 20, 1980. You will need to submit \$50 per case for our advertising costs, as per Section 28.04.210 of the Zoning Ordinance.

Sincerely,

Arthur D. Chambers AICP
Junior Planner

ADC:el

cc: Robert B. Boone, 12727 E. Kellogg, Wichita 67207

September 19, 1980

Hung-Yuan Pu
1955 Tallyrand
Wichita, Kansas 67206

Re: DP-62 - Chelsea Station C.U.P.; and
Z-2275 - "BB" to "LC" - generally
located at the southwest corner of
Rock Road and 21st St. North.

Dear Mr. Pu:

I have enclosed four protest petitions, per your request of September 19, 1980. I have also enclosed a map with the approximate boundaries of the 200 foot protest area, as noted on the instruction sheet of the protest petition.

If you have any questions, please call.

Sincerely,

Arthur D. Chambers, AICP
Junior Planner

ADC:el

Enclosures

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 9-25-80

Case No. DP-62 Request: Approval of Amended CUP
Z-2275 Zone Change from "BB" to "LC"

Location: DP-62 - Southwest corner of 21st Street North & Rock Road
Z-2275 - Southwest corner of Rock Rd. & Rockhill

Reason: To provide limited retail, commercial, office and residential space on the same piece of property in a planned development, and support the adjacent high density, multi-family projects.

Acres: DP-62 157.56 acres Size: 2640' x 2640'
Z-2275 9.8 acres 700' x 720 (irregular)

	Land Use	Zoning
Existing	Undeveloped, single-family and apartments	"R-5", "BB" & "LC"
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" & "LC"	1-10-74	MAPC	Approve
		1-29-74	BCC	Approve
DP-62		1-10-74	MAPC	Approve
		1-29-74	BCC	Approve
Z-2239	"R-5" to "BB"	5-08-80	MAPC	Approve
		6-03-80	BCC	Approve
DP-62	Amendment	5-08-80	MAPC	Approve in part
		6-03-80	BCC	Approve as recommended

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 CUP

which is located at the southwest corner of 21st Street North and Rock Road. The amended development plan shows the proposed changes which include permitting retail and other commercial uses on Parcel 3. The permitted uses and other provisions for the remaining parcels have not been altered. Generally, the proposed changes would restrict individual commercial uses to a maximum of 10,000 square feet of ground coverage. It is the intent of the proposed amendment that the development of this parcel would be small clustered buildings rather than a single large department store. In addition to the criteria established in the description of Parcel 3, General Provision #13 also establishes guidelines on how this site is to develop. The parcel description is primarily concerned with permitted uses and maximum ground coverage and floor area while General Provision #13 states the intent of the proposed development and limits the size of buildings through guidelines that regulate the proposed development.

In 1975 the Planning and City Commissions adopted a policy for Rock Road between 31st Street South and 37th Street North. At that time the Commissions recognized that Towne East and the Comotara Industrial Park would have significant impacts on Rock Road. The Commissions were concerned about the potential impacts future high density residential, office and commercial developments would have on Rock Road, either as a two or four lane arterial. The provisions of the Rock Road zoning Policy as they relate to this area are as follows:

- a. Do not exceed in terms of higher densities nor higher levels of use, the land use pattern represented on Map C in case file DR 74-15. (Map C shows the subject site as "Office" use.)
 - b. Hold the line on additional large scale commercial, office and high density residential zoning.
2. Staff questions the need for an additional ten acres of "LC" zoning in this area since there are several undeveloped commercial sites in the vicinity. One major concern, is that if this request is granted, a precedent may be established for additional requests for "LC" zoning for the half mile on the east side of Rock Road. Staff is also concerned that if the rezoning is granted and the property does not develop in the next five to ten years that an application may be submitted to amend the CUP to permit large commercial uses, which would not be appropriate for the area.

In light of the undeveloped "LC" areas in the vicinity, the established zoning policy and the lack of justification for additional "LC" in this area, the Planning Commission may wish to consider recommending that the zoning case not be

approved until such time that a commercial establishment is ready to locate on the site. Then a small "LC" area could be granted. One other possibility the Planning Commission may wish to consider is to recommend only a portion of the site for "LC". Either situation would reduce the attractiveness of the site and pressures for it to develop with a large department store and high traffic generator.

2. Staff is generally supportive of the "planned cluster development concept" for Parcel 3. One potential problem with developments like the one proposed, is the difficulty of administering the provisions several years after they have been approved. A generalized layout, or example, of the proposed development would reduce the difficulties that City staff might have in future years in administering the provisions of the CUP.
4. Should the Planning Commission determine that the requested zone change is appropriate, approval should be subject to the applicant dedicating complete access control along Rock Road, for a distance of 200 feet from the centerline of the railroad tracks to the south, by separate instrument prior to the case being forwarded to the Board of City Commissioners.
5. Should the Planning Commission determine that the proposed amendments to the CUP are appropriate, the following conditions of approval should be considered:
 - a. A generalized layout of the proposed development shall show on the face of the development plan and the following shall be added to General Provision #13:
 1. A generalized layout of the proposed development of Parcel 3 is shown on the plan. Any substantial deviation in the mix and amount of uses shown in the layout shall be submitted to the Director of Planning and the Superintendent of Central Inspection for their review and approval prior to the issuance of building permits on Parcel 3.
 - b. 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.
 - c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

Page 4
DP-62 & Z-2275
MAPC AGENDA
9-25-60

- d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

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

September 11, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, September 25, 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; Sheffield Place; and Lisa Cole 1st Addition. Generally located at the southwest corner of Rock Road and 21st Street North.

The Development Plan of this area, originally approved on January 29, 1964, and amended on June 3, 1980, 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:

To change the permitted uses for Parcel 3 (generally located at the southwest corner of Rock Road and Rockhill) from only office type uses to include commercial type uses. Light Commercial, "LC", zoning is being requested for the entire parcel (associated zone case #Z-2275). Proposed uses would include apartments, offices, retail sales, service businesses, banks, etc.

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

September 11, 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 Sept. 25 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-2275

Zone Change from the "BB" Office District
to the "LC" Light Commercial District

Lot 1, Block 2, E.E. Jabes Addition. Generally
located at the southwest corner of Rock Road and
Rockhill.

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

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

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

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

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

Robert A. Lakin
Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits multiple-family dwellings at a density of 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.

September 8, 1980

Jeff Krehbiel
Jeff Krehbiel Associates, AIA
1021-1 Waterman
Wichita, Kansas 67211

Re: DP-62 - Chelsea Station C.U.P.; &
2-2275 - "BB" to "LC" - Both gener-
ally located at the southwest corner
of Rock Road and 21st Street North.

Dear Jeff:

We have reviewed the proposed amendments to the above referenced C.U.P., and the associated zone change. The following are our comments, as well as those of other City Departments, regarding the project.

As has been stated in earlier discussions regarding this site, we do not feel that there is adequate justification for additional light commercial zoning in this area. One of the major concerns of staff is that if this request is granted, a precedent may be set for "LC" zoning for the half-mile to the east. It would seem that there is adequate "LC" in this general area for a development as proposed without granting additional commercial zoning.

I understand that your client intends to initially include only limited commercial activities in his project. We are concerned that if the site does not develop within the next few years, the land will be sold and the C.U.P. could be amended to allow a large department store on this site. Your client may wish to consider amending his application to reduce the amount of "LC" for this site. One other suggestion would be to withdraw the current application until such time that a commercial enterprise is ready to locate on the site. Either suggestion would reduce the attractiveness and pressures for this site to develop with a large department store.

Although staff does not support your request for "LC", we do generally support your "planned cluster development concept". It

Page Two
Jeff Krehbiel
September 8, 1980

has been our experience, however, that this type of development, if it is to develop as intended, is dependent more on the developer than City Regulations or C.U.P. provisions. Several corrections and suggested changes have been marked on the attached copy of the commercial provisions and parcel descriptions. The changes should strengthen the planned cluster concept whether it is developed only with office and residential or if commercial activities are included.

One change we still do not understand is the request to raise the maximum building coverage from the 30% permitted under the C.U.P. regulations to 35%. The Planning Commission may alter the 30% but they "must set forth specific reasons in writing" why the established criteria should be modified. If your client desires to retain the 35% coverage, you should be prepared to provide the Planning Commission sufficient justification so that they can cite specific reasons for granting the modification. Staff is concerned that the entire 35% building coverage could develop with commercial and office uses. You may wish to consider limiting commercial and office activities to 30% land coverage with the provision that residential uses can raise the maximum land coverage to 35%.

Most of the changes noted on the attached "marked" copy of the commercial provisions are minor in nature that should improve the readability and make it easier for the City to enforce the provisions. One change states that a generalized layout of the proposed development is to be shown on the plan. As we have discussed, this will allow staff in future years to better administer the C.U.P. The generalized layout will help clarify questions as to the intended development of the site. I feel that the revised intent section of the General Provision is much clearer than the first submission.

There were two comments from the Central Inspection Division regarding the proposed amendment. One was that it may be difficult to enforce parking requirements on conversion from apartments for the elderly to standard apartments because permits would not be required. The other comment was concerning what the minimum width would be for common landscape on pedestrian areas between buildings and property lines. I have inserted 10 feet as the minimum within General Provision #13. However, this can be increased.

Page Three
Jeff Krebbiel
September 8, 1980

These are our comments that we have at this time. I would encourage you to discuss with your client the possibility of either withdrawing the rezoning request or reducing the amount of "LC". We have scheduled these cases for consideration by the Planning Commission on September 25, 1980, and it is necessary that we receive fourteen (14) amended copies showing the changes and a generalized layout of the proposed development by Thursday, September 11, 1980. If you have any questions, please call me or Art Chambers.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment

cc: Robert B. Boone, 12727 East Kellogg, 67207

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE September 3, 1980

TO Art Chambers, Junior Planner

FROM James H. Jorgensen, Plans Examiner

SUBJECT DP-62 Amendments

Comments and questions concerning the proposed amendments were raised in the following areas:

General Provisions

13. What is the minimum width or size of common landscaped or pedestrian areas?

How much landscaping must be provided along the side of a building so that circulation to that side is not provided?

Parcel Descriptions

Parcel 3

It may be difficult to enforce parking requirements on conversions from elderly to standard residential occupancies because permits would not be required.



James H. Jorgensen
Plans Examiner

JHJ:bg

RECEIVED

SEP 4 1980

METROPOLITAN PLANNING

ROUTE

August 4, 1980

Robert B. Feldner, Superintendent of Central Inspection
Paul Johnston, Acting Director, Flood Control and Landfill
Ray Bruggeman, Director of Engineering
Paul B. Graves, Traffic Engineer

Arthur D. Chambers, Junior Planner

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

I have attached a copy of a proposed amendment to the above captioned C.U.P. The amendment is changing the permitted uses for Parcel 3 only, and would permit commercial activities. No other parcel is being affected.

The applicant is proposing a clustering of buildings no larger than 20,000 square feet. There are to be no large commercial stores like a T.G.& Y. Store. One area that could become a problem is enforcement of the C.U.P. provisions. Also, the provisions may require clarification and rewriting prior to approval.

I would appreciate any comments you might have by August 13, 1980.

Arthur D. Chambers AICP
Junior Planner

ADC:e1
Attachment

IMPORTANT MESSAGE

FOR Art
DATE 8-13 TIME 10:20 P.M.

WHILE YOU WERE AWAY

Bill McKinley

OF _____
PHONE No. 4446

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE Wants to see Chelsea Station

no comments

SIGNED B for delia no comment

FORM 000-017

IMPORTANT MESSAGE

FOR Art
DATE 8-13 TIME 9:30 A.M.

WHILE YOU WERE AWAY

Druggeman

OF Pal

PHONE No. _____

TELEPHONED	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE re: Chelsea CIP
amendment - no
comment

SIGNED B

FORM 000-017

used
side of
plate for
printing

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE August 12, 1980

TO Art Chambers, Jr. Planner, MAPD

FROM Paul Johnston, Acting Director

SUBJECT - Chelsea Station C.U.P. Amendment,
Parcel 3

Reference is made to your request for comments on subject above. In response to the proposed change in Parcel 3 of Chelsea Station to permit commercial activities, several items should be brought to light pertaining to past agreements, arrangements and necessary conditions which must be met prior to development of Parcel 3.

To summarize the major items the following is provided:

- 1) The southwesterly portion of Parcel 3 is recorded as a Floodway in E. E. Jabes Addition and will remain as such until the structure crossing the St. Louis and San Francisco Railroad is enlarged.
- 2) Improvements by way of a constructed channel will be required within the drainage dedication.
- 3) To convey the runoff from subject C.U.P. will require future channel improvements south of the area being considered along with approval from the property owners involved and any necessary drainage and/or construction easements required.
- 4) Due to the time frame involved, any previous guarantees may require being upgraded to current prices.

If there are any questions, please advise.



Paul Johnston,
Acting Director
Flood Control and Landfill Division

PJ/glm

cc: E. E. Jabes Addn. Plat File
Chelsea Estates Addn. Plat File (includes C.U.P.)

RECEIVED

AUG 13 1980

METROPOLITAN PLANNING

ROUTE 101

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

Map 5949A
SEC 7
T275
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.

Chelsea Station CUP. tentatively Sept 11

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant Robert B. Boone *DP-62 Amend. Assoc 2-2275*
 Address 12727 E. Kellogg, Wichita, KS 67207 Phone 685/2368
 Agent Jeff Krehbiel Associates
 Address 1021- E. Waterman, Wichita, KS 67211 Phone 267/8233
- b. Applicant N/A
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____
- c. Applicant N/A
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned RS, LC, BB and legally described as Lot(s)

1, Block(s) 2
E. E. Jabes Addition Addition.

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

N/A

use legal or ownership
~~*ownership list*~~

157.56

II.B There are 15.8 acres (round to nearest tenth) in the above described property.

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

The general location is (use appropriate section)

- a. at the Southwest corner of Rock Road
and ~~Rock Hill~~ 21st Street North; 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)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
4:00 (AM, PM) on July 29, 1980 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 200 ^{(over} _{amendment}

[Signature] Name

[Signature] Title

STATEMENT OF OWNERSHIP

*Identical list for
2-2275
+ associated case
D.P. 62 amendments*

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.



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 Co., Inc. 1345 Arrowhead Drive Wichita, Kansas 67203



LOTS AND BLOCKS

Lot 5 except the West
5.5 Acres, Block 2,

Lots 1, 2, 3, 4, 5, 6,
7, 8, 9, 10, 11 and 12,
Block 1, and Lots 1, 2,
3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16,
17 and 18, Block 2, and
Lots 1, 2, 3, 4, 5, 6,
7, 8, 9, 10, 11, 12, 13,
14, 15, 16 and 17, Block
3,

Lot 1, Block 1,

Lots 2, 9 and 10,
Block 1,



Lots 3, 5, 6, 7, 8
and 14, Block 1,

Lot 4, Block 1,

Lot 11, Block 1,

Lot 12, Block 1,

Lots 13, 14, 15, 16,
17, 18 and 19, Block 1,

Lot 20, Block 1,

Lots 21, 22, 23, 29
and 30, Block 1,

Lots 24 and 25, Block 1,

ADDITION

E.E. JABES

LISA COLE 1ST

CHELSEA ESTATES

CHELSEA ESTATES

CHELSEA ESTATES

CHELSEA ESTATES

CHELSEA ESTATES

CHELSEA ESTATES

CHELSEA ESTATES

CHELSEA ESTATES

CHELSEA ESTATES

CHELSEA ESTATES

OWNERS

Alfred A. Caro
356 North Rock Road
Wichita, Kansas 67206

Daniel M. & Beverly L.
Carney
201 Lynwood Boulevard
Wichita, Kansas 67218

Hung-Yuam and Fu-Chiu
1955 Tallyrand
Wichita, Kansas 67206

Sproul Construction Co.,
Inc.
1345 Arrowhead Drive
Wichita, Kansas 67203

Bill Bachman and Associates,
Inc.
1901 West 13th
Wichita, Kansas 67203

Richard J. & Carol J. Koll
7226 Chadowes
Wichita, Kansas 67206

Wm. P. Veatch Co., Inc.
1046 Stratford
Wichita, Kansas 67206

Biltmore Homes, Inc.
851 N. West St.
Wichita, Kansas 67203

Amarado Investment Co., Inc.
216 South Market
Wichita, Kansas 67202

Makendra N. & Rashmi Bala
M. Gohil
1823 Rutland
Wichita, Kansas 67206

C & V Developments
520 S. Holland, #103
Wichita, Kansas 67209

Olander Construction Co.,
Inc.
314 Rutland Road
Wichita, Kansas 67206

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 26 and 27, Block 1,	CHELSEA ESTATES	Jeffery L. & Betty L. Krehbiel 220 S. Fountain Wichita, Kansas 67218
Lot 28, Block 1,	CHELSEA ESTATES	Richard B. Krehbiel 8201 E. Harry, Apt. 804 Wichita, Kansas 67207
Lots 1, 4, 5, 8 and 9, Block 2, and Lots 8, 13 and 14, Block 3,	CHELSEA ESTATES	Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lot 2 and 12, Block 2,	CHELSEA ESTATES	Carson-Russell Construction Co., Inc. 407 South Oliver Wichita, Kansas 67218
Lot 3, Block 2,	CHELSEA ESTATES	Wm. P. Anderson, Inc. 8014 East Lynwood Blvd. Wichita, Kansas 67207
Lot 6, Block 2,	CHELSEA ESTATES	Biltmore Homes, Inc. 851 N. West St. Wichita, Kansas 67203
Lots 7 and 14, Block 2, and Lot 1, Block 3,	CHELSEA ESTATES	Bill Bachman and Associates Inc. 1901 W. 13th St. Wichita, Kansas 67203
Lot 12, Block 2,	CHELSEA ESTATES	Sproul Construction Co., Inc. 1345 Arrowhead Drive Wichita, Kansas 67203
Lot 11, Block 2,	CHELSEA ESTATES	Sussex Corporation 6910 Mainsgate Wichita, Kansas 67226
Lot 13, Block 2,	CHELSEA ESTATES	Mid Kansas Federal Savings & Loan Association 230 South Market Wichita, Kansas 67202
Lot 2, Block 3,	CHELSEA ESTATES	Ronald F. Hall Real Estate 133 S. Oakwood St. Wichita, Kansas 67218
Lot 3, Block 3,	CHELSEA ESTATES	Robert R. & Jane A. Seweat 7213 Rockhill Wichita, Kansas 67208
Lots 4, 6 and 10, Block 3,	CHELSEA ESTATES	Hartman Homes, Inc. 6416 E. Central Wichita, Kansas 67206
Lots 5 and 11, Block 3,	CHELSEA ESTATES	Amarado Investment Co., Inc. 216 S. Market Wichita, Kansas 67202



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lots 7 and 9, Block 3,	CHELSEA ESTATES	Lawrence C. Warta and Thomas L. Smith 8126 E. Indianapolis Wichita, Kansas 67207
Lot 12, Block 3,	CHELSEA ESTATES	Gipson Construction Co., Inc. 303 Wheatland Place Wichita, Kansas 67235
Lots 1 and 7, Block 4, and Lots 4 and 5, Block 5,	CHELSEA ESTATES	Bill O. Suhm dba Bass Construction Co. 5112 E. Central, #3 Wichita, Kansas 67208
Lot 2, Block 4,	CHELSEA ESTATES	Bernice Watson 8017 E. Douglas Wichita, Kansas 67207
Lot 3, Block 4,	CHELSEA ESTATES	Ronald F. Hall Real Estate 133 S. Oakwood St. Wichita, Kansas 67218
Lots 4, 5 and 6, Block 4,	CHELSEA ESTATES	Amarado Investments Co., Inc. 216 S. Market Wichita, Kansas 67202
Lot 8, Block 4,	CHELSEA ESTATES	Phillip D. & Marion A. Thomas 7104 E. 17th St. Wichita, Kansas 67206
Lot 9, Block 4,	CHELSEA ESTATES	William A. & Patricia G. MacPherson 451 N. Bluff Wichita, Kansas 67218
Lot 10, Block 4,	CHELSEA ESTATES	Gracie A. MacPherson 319 S. Oliver Wichita, Kansas 67218
Lot 11, Block 4,	CHELSEA ESTATES	Donald G. & Helen L. Grunke 27 High Point Drive Valley Center, Kansas 67147
Lot 12, Block 4,	CHELSEA ESTATES	Shawky N.F. & Jeanette Z. Habashy ADDRESS UNKNOWN
Lot 13, Block 4,	CHELSEA ESTATES	Biltmore Homes, Inc. 851 N. West St. Wichita, Kansas 67203
Lot 14, Block 4,	CHELSEA ESTATES	Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 1, Block 5,	CHELSEA ESTATES	Bill Bachman & Associates, Inc. 1901 W. 13th St. Wichita, Kansas 67203
Lots 2, 3, 7 and 8, Block 5,	CHELSEA ESTATES	Sproul Construction Co., Inc. 1345 Arrowhead Drive Wichita, Kansas 67203
Lot 6, Block 5,	CHELSEA ESTATES	Albert J. & Irene Dimarco 1906 N. Tallyrand Wichita, Kansas 67206
Lot 9, Block 5,	CHELSEA ESTATES	Wm. P. Veatch Co., Inc. 1046 Stratford Wichita, Kansas 67206
Lot 1, Block 1,	SHEFFIELD PLACE	Management Enterprises ADDRESS UNKNOWN
Lot 4, Block 1,	SHEFFIELD PLACE	Patrick P.A. & Lynn E. Simpson ADDRESS UNKNOWN
Lots 2, 3, 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, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 2, and Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Block 3,	SHEFFIELD PLACE	Sheffield Place, Inc. & Max Cohen 2820 Bentbay Wichita, Kansas ZIP CODE UNKNOWN
Lots 1 and 2, Block 3,	SHEFFIELD PLACE	James R. & Mary M. Boyd 13 Douglas Avenue Wichita, Kansas 67207
Lot 3, Block 3,	SHEFFIELD PLACE	Vernon L. & Dessie Oliver James 1925 N. Edgemoor Drive Wichita, Kansas 67208
Lot 4, Block 3,	SHEFFIELD PLACE	George W. & E. M. Wood 1014 Shadyway Wichita, Kansas 67203
Lot 5, Block 3,	SHEFFIELD PLACE	Janet V. Bachman ADDRESS UNKNOWN



LOTS AND BLOCKS

ADDITION

OWNERS

All that part of Lot 6, Block 2, lying N & W of the following described line: Beginning at a point of the W line 123.91 feet S of the NW Corner of said Lot 6; thence NEerly to a point on the front line of said Lot 6, said point being 29.75 feet SE of the Eerly 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 S and E of the following described line: Beginning at a point on the W line 123.91 feet S of the NW corner of said Lot 6; thence NEerly to a point on the front line of said Lot 6, said point being 29.75 feet SE of the Eerly common corner of Lots 5 and 6,

SYCAMORE VILLAGE

Michael L. Nelson
7230 Bainbridge Court
Wichita, Kansas 67226



That part of Lot 7, Block 2, described as beginning at the NW Corner of said Lot 7; thence Eerly along the Nerly line of said Lot 7, being a curve, having a radius of 50 feet, an arc distance of 36.03 feet; thence SEerly 112.14 feet to a point on the S line of said Lot 7, said point being 96.06 feet E of the SW corner of said Lot 7; thence W along the S line of said Lot 7, 96.06 feet to the SW corner thereof; thence NEerly along the W line of said Lot 7, 126.38 feet to the place of beginning.

SYCAMORE VILLAGE

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

Lot 7, Block 2, except that part described as beginning at the NW Corner of said Lot 7; thence Eerly along the Nerly line of said Lot 7, being a curve, having a radius of 50 feet, an arc distance of 36.03 feet; thence SEerly 112.14 feet to a point on the S line of said Lot 7, said point being 96.06 feet E of the SW corner of said Lot 7; thence W along the S line of said Lot 7, 96.06 feet to the SW Corner thereof; thence NEerly along the W line of said Lot 7, 126.38 feet to the place of beginning.

SYCAMORE VILLAGE

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

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
That part of Lot 8, 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.	SYCAMORE VILLAGE	Robert B. Leake 7224 Bainbridge Court Wichita, Kansas 67226
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.	SYCAMORE VILLAGE	Mark R. & Kathleen Erby 7222 Bainbridge Wichita, Kansas 67226
Lots 9 and 10, Block 2, and Lots 1 and 3, Block 3,	SYCAMORE VILLAGE	Brv. Enterprises 342 South Fountain Wichita, Kansas 67218
Lot 11, Block 2,	SYCAMORE VILLAGE	Robert E. Bigelow ADDRESS UNKNOWN
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, & Commencing at the SE corner of said Lot, thence N 126.32' along the W line of Lot B, Sycamore Village Addition to the point of beg.; thence W at right angles 15'; thence N parallel to the W line of Lot B, 88.68'; thence E at right angles 15'; thence S along the W line of Lot B, 88.68 feet to the point of beginning.	SYCAMORE VILLAGE	H. D. & Patricia Humphrey 7211 Bainbridge Wichita, Kansas 67226



NEWBOLD BUILDING



<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, Sillcocks, Edelmores 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
Residence Unit #3	APPLEWOOD CONDOMINIUM	Melvin G. & Lenora M. Smithen 7333 East 22nd Street Residence #3 Wichita, Kansas 67226
Residence Unit #4	APPLEWOOD CONDOMINIUM	James S. & Beatrice J. Wood Residence #4 ADDRESS UNKNOWN
Residence Unit #5	APPLEWOOD CONDOMINIUM	John W. Shores 7333 East 22nd Street Residence #5 Wichita, Kansas 67226
Residence Unit #6	APPLEWOOD CONDOMINIUM	Donald M. Brown 232 N. Parkwood Lane Residence #6 Wichita, Kansas 67203
Residence Unit #7	APPLEWOOD CONDOMINIUM	George H. & Marjorie M. Schultz Residence Unit #7 ADDRESS UNKNOWN
Residence Unit #8 thru 34	APPLEWOOD CONDOMINIUM	Sproul Construction Company, Inc. 1345 Arrowhead Drive Wichita, Kansas 67203



<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	Donald L. & Sharon K. Anderson 357 N. Parkwood Lane Wichita, Kansas 67208
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



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 13, Block 8	SYCAMORE VILLAGE SECOND	Donald R. & Edith T. Bratton 2319 Longwood Circle Wichita, Kansas 67226
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



Fidelity  **Title**
COMPANY, INC.

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 14, Block 9	SYCAMORE VILLAGE SECOND	Edward B., III & Georganne L. Williams 2203 Winstead Circle Wichita, Kansas 67226
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 Beachli 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



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
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
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 Te 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. Borrensen 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 Eyers 2204 Hathaway Circle Wichita, Kansas 67226



Fidelity  Title

COMPANY, INC.

<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 6, Block 11	SYCAMORE VILLAGE SECOND	Randy D. & Jane M. Stephen 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
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 ease- ment 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



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, and 8, Block 2

ROCKHURST FOURTH

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

Lot 7, Block 2

ROCKHURST FOURTH

Sara K. Bond
ADDRESS UNKNOWN

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

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. Bradbury
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. Jacque 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



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 1, Block 2, Lot 1, Block 3 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 4 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. and 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	NORTHEOROUGH	Theodore & Rosalyn Gore 1405 Pershing Wichita, Kansas Robert M. & Jean 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
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	Gloyds & 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




<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
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. Scott 6839 Trinity Circle Wichita, Kansas 67220
Lot 6, Block I	COMOTARA FIRST	James R. & Cathryn M. Conway 6849 Trinity Circle Wichita, Kansas 67220
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



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
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
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



<u>LOTS AND BLOCKS</u>	<u>ADDITION</u>	<u>OWNERS</u>
Lot 14, Block K	COMOTARA FIRST	Catherine F. Lynche Marlene L. Lynche 6837 Bainbridge Road Wichita, Kansas 67220
Lot 15, Block K	COMOTARA FIRST	Robert D. & Kathlyn A. Jayrse ADDRESS UNKNOWN
Lot 16, Block K	COMOTARA FIRST	James C. and Virginia M. Skach 8401 E. Gilbert Wichita, Kansas 67204
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
 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 11th day of July, 1980 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By *C. E. Bud Riddler*
Vice President

Tracer No. 51573

FORM 29-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	See 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
C.V.P. Amendment 200	\$800.00
Zone Change BB & KC 600	
NAME	Paul B. Jones
ADDRESS	1277 E Kellie
FUND	112 2000 - 2271
COMMENTS	
DATE	July 29, 1980
BY	Richard Sanders

*

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

Roll # 1

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