

DP-70 SANDPIPER BAY APARTMENTS CUP  
AMENDED FILE #2 - West side of  
I-235 Bypass, north of 8th St.

# ACTION

COMMITTEE \_\_\_\_\_ DATE \_\_\_\_\_

M.A.P.C. *Appeal sub to* \_\_\_\_\_ *6-9-77*  
*conditio*

B.C.C./B. CO. C. *Appeal* \_\_\_\_\_ *2-<sup>19</sup>-77*

DP-70 SAMPLER NY APARTMENTS CUP  
AMENDED YLF #2 - West side of  
L-235 Bypass, north of 8th St.

Map No. 5048  
Sec. 15  
Twp. 27  
Range 14

DATA SHEET  
COMMUNITY UNIT PLAN

AMENDED FILE #2  
DP 70  
E-  
Filed 5-10-77

APPLICATION REQUEST: Approval of proposed planned RESIDENTIAL  
development.

1. Applicant Gene Miles  
Address 10711 West Kellogg 67209 Phone 722-6630
2. Agent James R. Albertson, Jr.  
Address \_\_\_\_\_ Phone \_\_\_\_\_
3. General Location West side of I-235 Bypass, north of 3th St.  
Address \_\_\_\_\_
4. Proposed Use \_\_\_\_\_

AREA DATA

1. Acres 34.1 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning "R-5" Proposed Zoning \_\_\_\_\_
3. Area (is) (is not) platted. \_\_\_\_\_ Addition \_\_\_\_\_
4. Existing R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
Proposed R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
\_\_\_\_\_ St. \_\_\_\_\_ St. \_\_\_\_\_ St.

HISTORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROCEDURE DATA

1. MAZC Meeting:

Date 6-9-77 Action Approved subject to conditions  
\_\_\_\_\_  
\_\_\_\_\_

2. Governing Body

Date 7-19-77 Action Approved  
\_\_\_\_\_  
\_\_\_\_\_

**Simonds**  
No. 2153C  
HASTINGS, MN - LOS ANGELES  
LOOAN OH - MOOREHEAD, TX U.S.A.

Map No. 5043  
Sec. 15  
Twp. 27  
Range 1W

DATA SHEET

DP- 79

Filed 5-10-77

APPLICATION DATA:

- 1. Applicant: Gene Miles  
Address 10711 West Kellogg, 67209 Phone 722-6630
- 2. Agent: James R. Albertson, Jr.  
Address \_\_\_\_\_ Phone \_\_\_\_\_
- 3. General Location: West side of I-235 Bypass, North of 8th St.  
Address \_\_\_\_\_
- 4. Proposed Use: \_\_\_\_\_

AREA DATA:

- 1. Acres: 34.1 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
- 2. Existing Zoning: "R-5"
- 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 \_\_\_\_\_

PICTURE SHEET

March 11, 1980

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

DF-70 - Sandpiper Bay Residential C.U.P.  
Request for Administrative Interpretation as to whether  
parking garages should be counted in maximum number of  
buildings permitted.

I have attached a copy of a letter from Jeff Krehbiel, representing the owner of Sandpiper Bay, requesting an administrative interpretation as to whether parking garages would be counted as "buildings". A copy of the proposed site plan is also enclosed for your review and information.

General Provision #7 states that the maximum number of buildings permitted in the C.U.P. "shall be eighteen apartment buildings, plus community centers." Jack Galbraith has informed Mr. Krehbiel that it would probably not be necessary to amend the C.U.P. to permit garages but that an administrative interpretation should be requested. After our review of their plans, and since the wording specifically mentions only apartment buildings and community centers, we believe the construction of parking garages is not a substantial deviation from the plan and does not violate the intent and purpose of the C.U.P.


The attached site plan shows twelve (12) apartment buildings (300 dwelling units), one (1) community center and seven (7) garages. If the provisions of the C.U.P. were enforced as written and the garages counted as buildings, the proposed apartment project would exceed the maximum number of buildings by one. In addition, future development along the lake to the north would be precluded.

Based upon my review of the C.U.P. and attached letter, I feel that the construction of parking garages would not be a substantial deviation from the intent and purpose of the C.U.P. In addition, I believe that garages along 8th Street would be an improvement by providing screening between the apartments and the neighborhood. However, the garages should not be constructed closer than 25 feet from any property line.

Page Two  
Robert B. Feldner  
March 11, 1980

Upon your review of this memorandum, and the attached letter and site plan, your signature will indicate that you concur in my interpretation that parking garages will not be counted as part of the 18 building maximum. Building permits may be granted provided that the garages are set back a minimum of 25 feet from all property lines.

APPROVED:



Robert A. Lakin, Director of Planning

APPROVED:



Robert B. Feldner, Superintendent of Central Inspection

RAL:ADC:e1

Attachments

cc: Jeff Krehbiel, 1021-1 East Waterman, 67211  
Don E. Anderson, Director of Economic Development



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

February 25, 1980

Mr. Jack H. Galbraith  
Wichita-Sedgwick County Metropolitan  
Area Planning Department  
City Hall - Tenth Floor  
455 N. Main Street  
Wichita, KS 67202

Re: Sandpiper Bay Apartments C.U.P.  
(DP-70)

Dear Mr. Galbraith:

Per our conversation of Wednesday, February 20, 1980, this letter is in regard to the Community Unit Plan for Sandpiper Bay (DP-70). This letter is to establish the intent of Item #7 of the General Provisions which reads, "The maximum number of buildings shall be eighteen (18) apartment buildings plus community centers." We feel the garages are definitely not to be construed as "apartment buildings" as they are not habitable structures. The manner in which the garages are used is a definite asset to this project as well as the surrounding neighbors. By incorporating the garages along the 25' building setback at Eighth Street, they provide a very positive barrier for noise from the project as well as screening of the car parking areas. With this type of planning, the project's impact on the area is definitely minimized as a continuous screen wall is developed by the garages and used as a backdrop for landscaping in the 25' building setback.

Also discussed was the nature of the future development along the east side of the lake by the I-235 Bypass. In my discussions with the owner, his intent is to develop this property in the same manner as the initial 300-unit phase in a second phase development of no more than six (6) "apartment buildings" for a total development not to exceed eighteen (18) buildings.

If this description of the project and my interpretation of our conversation is correct, please sign one (1) copy of this letter and return it to my office signifying that you are in agreement

1021-1 east waterman    wichita, kansas 67211    (316) 267-8233

**RECEIVED**

FEB 29 1980

METROPOLITAN PLANNING  
ROUTE  20  
 \_\_\_\_\_

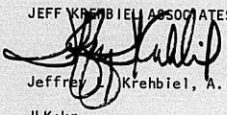
Mr. Jack Galbraith  
February 25, 1980  
Page Two

that the garages as proposed by this development are not to be included in the total count of the eighteen (18) apartment buildings.

Thank you for your time on this project and I appreciate your input on this matter.

Sincerely,

JEFF KREHBIEL ASSOCIATES

  
Jeffrey J. Krehbiel, A.I.A.

JLK:kr

APPROVED: \_\_\_\_\_  
Jack H. Galbraith

DATE: \_\_\_\_\_

July 27, 1977

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-70 - Sandpiper Bay Apartments CUP, amended File #2 -  
West side of I-235 Bypass, north of 8th Street

The Board of City Commissioners on July 19, 1977, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Attached for your information and files are two approved copies of the amended CUP. We would recommend that you mark "void" on the copy of DP-70 in your files which was previously approved in June 3, 1975.

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

Jack H. Galbraith  
Chief Planner

JHG:GLS:el

Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR  
RESIDENTIAL COMMUNITY UNIT PLAN

CASE NO. DP-70

CONSIDERED BY MAPC: 6-9-77

REQUEST FOR: Residential Community Unit Plan Amendment

REASON FOR REQUEST (AS PROVIDED BY APPLICANT): Garden Apartments

GENERAL LOCATION: West side of I-235 Bypass, north of 8th Street

LEGAL DESCRIPTION: Lot One, Block One, Miles Lakewood Living Addition,  
Wichita-Sedgwick County, Kansas.

APPLICANT: Gene Miles, 10711 W. Kellogg 67209

COUNSEL FOR APPLICANT: James R. Albertson, Jr., Suite 210  
434 North Market 67202

PROTESTORS (LIST COUNSEL) IF ANY:

SURROUNDING ZONING: North, East, South and West, "AA"

LAND USE: Existing, undeveloped; North, flood control; East, I-235;  
South, single family and undeveloped; West, flood control

## CPO RECOMMENDATION:

CPO Area Council "N" recommended unanimously the proposed amendment be denied citing: increasing traffic problems on Centra; constant revision of CUP's; access of emergency vehicles to the area; reduction of parking spaces.

## PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the conditions as shown on the excerpt to the Planning Commission minutes attached. Hennessy moved, Savina seconded and it carried by a vote of 6 in favor (Bayouth, Barrier, Goebel, Greider, Hennessy and Savina) and 3 opposed (Bell, May and Taylor). Kamen was absent.

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ACTION 1. Approve the CUP as recommended by the Metropolitan Area Planning Commission, 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 MINUTES OF THE PLANNING COMMISSION 6-9-77

20. Case No. DP-70 - Gene Miles requests amendment to the Miles Lakewood Living - Community Unit Plan for property legally described as Lot One, Block One, Miles Lakewood Living Addition, Wichita-Sedgwick County, Kansas. Generally located on the west side of I-235 Bypass, north of 8th St.

GALBRAITH showed slides of the subject area and surrounding area and reviewed the following staff report:

Comments:

1. The Miles Lakewood Living Residential Community Unit Plan was originally approved by the Board of City Commissioners on June 3, 1975. The applicant has now submitted a request to amend the plan.

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

- a. Name change to "Sandpiper Bay Apartments."
  - b. Increase in number of apartment buildings from 10 to 18.
  - c. Increase in number of dwelling units from 320 to 405 which is an increase in the density from 9.4 dwelling units to 11.96 dwelling units per acre.
  - d. Reduction of parking ratio per dwelling unit from 1.67 to 1.5
  - e. Parking and paved drives within the building setback line on the east and south.
2. It should be noted that the revised plan does not propose any change in permitted uses from the approved plan currently on file nor any change in building setback lines.
3. Should the Planning Commission determine that the requested amendments are appropriate, the following conditions would be consistent with other approved C.U.P.'s:
- a. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
  - b. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
  - c. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GALBRAITH stated that CPO Area Council "N" had unanimously recommended that this application not be approved because of the increased density and existing traffic problems on Central, access of emergency vehicles to the application area, the reduction of parking spaces, and constant revisions of CUP's. GALBRAITH stated that although the staff preferred the original CUP of 320 dwelling units, there were no objections to the amended application for 405/DU's and that it was hoped that the site would soon be developed.

GENE MILES, owner and developer of the project, remarked that he felt Mr. Galbraith had explained their request thoroughly. He did comment, however, that because of a cost of approximately \$300,000 to get water and sewer and pave streets into the project, and the increased cost of building, it was not feasible to stay with the 320 dwelling units and that was the reason for the amended request. He further stated, in response to a question, that they were party to an agreement not to have access to Arapahoe Street, which is shown on the CUP as a deadend street.

BELL indicated concern with the traffic up and down Gilda, as well as the off-ramp onto Central from I-235.

MOTION: That the Planning Commission recommend to the City Commission that this application be approved with the exception of increasing the number of apartment buildings from 10 to 18, and increasing the number of dwelling units from 9.4 to 11.96 per acre as outlined in the staff report as 1b and c, subject to:

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

Bell moved, Taylor seconded.

Considerable discussion followed with reference to the access to the property and the traffic problems which would be created by the increased density.

SUBSTITUTE MOTION: That the Planning Commission recommend to the City Commission that this application be approved subject to:

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

Savina moved, Greider seconded

CHAIRMAN GOEBEL ruled that the substitute motion was out of order since it was a direct opposite to the original motion.

JAMES ALBERTSON, architect, said that there were 34 acres in the development and that 405 units would be less than the "R-5" zoning on the property would permit. He further commented that the original development concept had been different from what the present owner wished to develop, and further stated that he felt that the increase in density between 320 and 405 dwelling units would not be that significant.

BARRIER asked if it would be possible to make a recommendation to the Traffic Department that this intersection at Gilda and Central be signalized, and GOEBEL responded that until the traffic situation warranted a light, nothing could be done.

In response to a question regarding the jurisdiction of the Planning Commission in establishing density on CUP's, GALBRAITH stated that the Planning Commission did have that jurisdiction, that they could regulate anything they felt appropriate on the face of the CUP.

VOTE ON THE MOTION: Motion lost by a vote of 3 in favor (Bell, May and Taylor) and 6 opposed (Bayouth, Goebel, Greider Hennessy, Barrier and Savina). Kamen was absent.

MOTION: That the Planning Commission recommend to the City Commission that this application be approved subject to:

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

Hennessy moved, Savina seconded and it carried by a vote of 6 in favor (Bayouth, Barrier, Goebel, Greider, Hennessy and Savina) and 3 opposed (Bell, May and Taylor). Kamen was absent.

BARRIER stated that she personally felt it was necessary to have signalization at the corner of Central and Gilda and would like to recommend that to the Traffic Commission.

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WICHITA-SEDGWICK COUNTY

DATE

*Shirley F-6*

May 24, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer  
Paul Graves, Traffic Engineer  
TO ✓ M.S. Mitchell, Ass't. Superintendent-Maintenance-Flood Control  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT DP-70 Amendment to the Miles Lakewood Living CUP



Attached is a copy of a proposed amendment to the above captioned CUP. Please note that the contract purchaser proposes to rename this CUP to Sandpiper Bay Apartments. Specifically, this amendment proposes to increase the number of buildings from 10 to 18; increase the density from 320 dwelling units to 405; decrease the parking ratio from 1.67 spaces per dwelling unit to 1.5. It is also intended to park to within 15' of the Gilda Street Right-of-Way line adjacent to I-235.

This CUP is scheduled for the Planning Commission meeting of June 9, 1977. We would appreciate any comments you have by Wednesday, June 1, 1977.

*Jack H. Galbraith*  
Jack H. Galbraith  
Chief Planner

JHG:el  
Attachment

Received

MAY 26 1977

No Flood Control  
Comments  
DWH

June 10, 1977

Mr. James R. Albertson, Jr.  
434 North Market  
Suite 210  
Wichita, Kansas 67202

Re: Approval of Residential C.U.P.  
West side of I-235 Bypass,  
North of 8th Street

Dear Mr. Albertson:

At its regular meeting on June 9, 1977, the Metropolitan Area Planning Commission considered the above captioned case. The action of the Planning Commission was to recommend the approval of the amendments to the C.U.P. subject to the three standard conditions recommended in our staff report.

It is necessary that we receive ten copies of the C.U.P. by June 22, 1977, so that subject case can be scheduled for consideration by the City Commissioners at their regular meeting of July 5, 1977; this meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would remind you that Planning items are considered after all other matters of business.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: Gene Miles, 10711 W. Kellogg, 67209  
Thomas A. Wood, 300 W. Douglas, Suite 615, 67202

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE June 6, 1977



TO Jack Galbraith, Chief Planner, Current Plans, MAPD  
FROM Karen Opheim, CPO Administrative

SUBJECT DP-70 - West Side of I-235 Bypass  
North of 8th Street

At the June 1 meeting of Area "N" CPO Council, members voted unanimously to recommend the proposed amendment to DP-70 be denied.

Council members are opposed to increasing density in the development. Concerns sited were:

1. Increasing existing traffic problems on Central.
2. Constant revision of CUP's.
3. Access of emergency vehicles to the area.
4. Reduction of parking spaces.

*Karen Opheim*  
Karen Opheim  
CPO Administrative Aide

KO:sm

Noted:

*David Furnas*  
David Furnas  
Citizen Participation Coordinator

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-9-77

Case No. DP-70 (as amended) Request: Approval of Residential  
C.U.P.

Location: West side of I-235 Bypass, north of 8th Street.

Reason: "Garden Apartments."

Acres: 34 Size: 950' x 2,500' (irregular shape)

|          | Land Use                      | Zoning |
|----------|-------------------------------|--------|
| Existing | Undeveloped                   | "R-5"  |
| North    | Flood Control                 | "AA"   |
| East     | I-235                         | "AA"   |
| South    | Single family and undeveloped | "AA"   |
| West     | Flood Control                 | "AA"   |

Street right-of-way  
is adequate.

Platted: Yes  
Sidewalk: Previously guaranteed

History: Z-1687 "AA" to "R-5" DP-70 MAPC: 4-24-75 approve  
ECC: 6-3-75 approve

Comments:

1. The Miles Lakewood Living Residential Community Unit Plan was originally approved by the Board of City Commissioners on June 3, 1975. The applicant has now submitted a request to amend the plan.

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

- a. Name change to "Sandpiper Bay Apartments."
- b. Increase in number of apartment buildings from 10 to 16.
- c. Increase in number of dwelling units from 320 to 405 which is an increase in the density from 9.6 dwelling units to 11.96 dwelling units per acre.
- d. Reduction of parking ratio per dwelling unit from 1.67 to 1.5.
- e. Parking and paved Drives within the building setback line on the east and south.

2. It should be noted that the revised plan does not propose any change in permitted uses from the approved plan currently on file nor any change in building setback lines.
  3. Should the Planning Commission determine that the requested amendments are appropriate, the following conditions would be consistent with other approved C.U.P.'s:
    - a. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
    - b. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
    - c. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
-

DP70 2,104<sup>2</sup>  
123+1

DP-70 - 123 "Notice to Adjoining Property Owners" mailed 5/26/77 for the  
MAPC meeting for 6/9/77

1 to CPO Office

1  
124 TOTAL

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

May 26, 1977

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, June 9, 1977, 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 an amendment to the MILES LAKEWOOD LIVING - COMMUNITY UNIT PLAN for property legally described as follows:

DP-70 - Lot One, Block One, Miles Lakewood Living Addition, Wichita-Sedgwick County, Kansas. Generally located on the west side of I-235 Bypass, north of 8th St.

The Development Plan of this area, originally approved in June, 1975, 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 St., Wichita, Kansas, and is available for public information and review.

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

1. Increase in number of apartment buildings from 10 to 18.
2. Increase in number of dwelling units from 320 to 405.
3. Reduction of parking ratio per dwelling unit from 1.67 to 1.5.
4. Parking and paved drives within the building setback line on the east and south.

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

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 263-4516.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin  
Secretary

May 24, 1977

Dick Linn, City Engineer  
Paul Graves, Traffic Engineer  
M.S. Mitchell, Ass't. Superintendent-Maintenance-Flood Control  
Jack H. Galbraith, Chief Planner

DP-70 Amendment to the Miles Lakewood Living CUP

Attached is a copy of a proposed amendment to the above captioned CUP. Please note that the contract purchaser proposes to rename this CUP to Sandpiper Bay Apartments. Specifically, this amendment proposes to increase the number of buildings from 10 to 18; increase the density from 320 dwelling units to 405; decrease the parking ratio from 1.67 spaces per dwelling unit to 1.5. It is also intended to park to within 15' of the Gilda Street Right-of-Way line adjacent to I-235.

This CUP is scheduled for the Planning Commission meeting of June 9, 1977. We would appreciate any comments you have by Wednesday, June 1, 1977.

Jack H. Galbraith  
Chief Planner

JHG:el  
Attachment



**albertson architects planners**

434 N. MARKET • SUITE 210 • WICHITA, KANSAS 67202 • 316/264-8315

May 12, 1977

Mr. Jack Galbraith  
Metropolitan Planning Department  
City Hall - 10th Floor  
455 North Main  
Wichita, Kansas 67202

RE: Amendment fo Miles Lakewood Addition  
Community Unit Plan

Dear Jack:

I am representing Mr. Gene Miles on the above referenced project and request the following amendments to the current C.U.P.

1. The maximum number of buildings shall be 18 apartment buildings plus community centers, in lieu of 10 apartment buildings.
2. The density shall be 12.1 D.U./Net acre - 405 dwelling units; in lieu of 9.4 D.U./Net acre - 320 dwelling units.
3. Parking shall be provided at 1.5 cars per dwelling unit in lieu of 1.67 cars per dwelling unit.
4. Parking and paved drives shall be permitted in the building set-backs as noted on the original C.U.P., indicated as 25' on 8th Street and 15' on eastern portion of said property.

It is my understanding that the above amendments will be heard by the Wichita Area Planning Commission on June 9, 1977.

Thank you for your consideration.

Sincerely,

James R. Albertson, Jr., A.I.A.

JRA/plk

interiors • residential • commercial • land planning • team approach

5048  
15-27-1W

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

DP-70  
amended  
file #2

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

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

- a. Applicant Gene Miles  
 Address 10711 West Kellogg 09 Phone 722-6630  
 Agent James R. Albertson, Jr.  
 Address 434 N. Market Suite 210 Phone 264 8315  
Wichita Ks 67202
- b. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_
- c. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned R-5 and legally described as Lot(s) ONE, Block(s) ONE, MILES LAKEWOOD LIVING Addition, Wichita Sedgewick County, Kansas (If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

Expecting  
"R-5"  
N AA  
S AA  
E AA+E  
W AA

II.B There are 34.1 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) \_\_\_\_\_.

The general location is (use appropriate section)

- a. at the NORTH WEST corner of GILDA  
and EIGHTH; or
- b. on the NORTH side of EIGHTH (Ave.,  
Street) between ARAPAHO (Ave., Street) and  
GILDA (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.

X Gene Miles OWNER \_\_\_\_\_

By \_\_\_\_\_ By \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)

By Jack P. Robertson \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at  
10:10 (AM, ~~PM~~) on May 10, 1977 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$ 400<sup>00</sup>.

April J. Gillman Name  
Chief Planner Title

OWNERSHIP LIST

| Lot         | Block | Addition                               | Property Owner  |
|-------------|-------|--|---|
| 1           |       | Ray Allen Addition                     | ✓ Raymond J. Allen & Neva M.<br>1013 N. Hoover 67212                                      |
| 1           | 1     | Avery Addition                         | ✓ John R. Gleason & Shirley M.<br>902 Arapaho 67212                                       |
| 2,3<br>4    | 1     | Same                                   | ✓ Gene Miles<br>10711 West Kellogg 67209  |
| 1           | 2     | Same                                   | ✓ Betty A. Kunkle & Richard L.<br>212 West Lincoln 67213                                  |
| 2           | 2     | Same                                   | ✓ M. J. Reed<br>3316 East Zimmerly 67211  |
| 3,4         | 2     | Same                                   | ✓ Kenneth L. Harms & Patti S.<br><del>1920 Scott 67216</del><br>Returned 4-15-75          |
| 5           | 2     | Same                                   | ✓ Richard L. Higgins & Phillip D.<br>2229 Jeanette 67204                                  |
| 6           | 2     | Same                                   | ✗ Eloise Morris McMurtry<br>Address Unknown   |
| 7,8<br>9,10 | 2     | Same                                   | ✓ Dale Wood<br>906 Arapaho 67212  |
| 1           | 3     | Same                                   | ✓ J. M. Parker & Nila F.<br>234 South Doris 67209   |
| 10          | 3     | Same                                   | ✗ Andrew I. Walker & Verla Rose<br>2625 South West St., Lot 213<br>67217 returned 4-14-75 |
| 26          | A     | West Central Gardens<br>Third Addition | ✓ Gene Miles<br>10711 West Kellogg 67209  |
| 25          | A     | Same                                   | ✓ Raymond J. Hooper & Lois Dean<br>909 Arapaho 6721                                       |
| 24          | A     | Same                                   | ✓ Myreld R. Collins & Ortha V.<br>734 Arapaho 67212                                       |
| 23          | A     | Same                                   | ✗ Bob Huddleston<br>Address Unknown   |
| 2           | D     | Same                                   | ✓ Garvin L. Beckner & Katherine L.<br>901 N. Baehr 67212                                  |
| 1           | E     | Same                                   | ✓ Earl C. Spear & Martha<br>902 Arapaho 67212   |

6/1/77 Rita Resent to  
2412 S. Walker, 67213

5/21/77 ✓ Ret + Present: 824 N. Young  
67217

## Tract

## Property Owner

The E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 15-27-1W lying East of the Wichita Valley Center Flood Control row as condemned in Case A-31849 and lying West of the row of I-235 Highway as condemned in Case A-77197 and lyign South of the following described line: Commencing at the NE corner of said NE $\frac{1}{4}$  of said Section 15; thence S 0°29'E along the East line of said NE $\frac{1}{4}$ , 984.60 feet to a pob, thence S 89°35'W, 358.02 feet to the Easterly row line of said Flood Control row; also being described as all that part of the NE $\frac{1}{4}$  of Section 15-27-1W, lying East of the Wichita-Valley Center Floodway and West of U. S. Highway 81 By Pass, Route Highway 235;

D Gene Miles  
10711 West Kellogg 67209

That part of the North 462 feet of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15-27-1W, lying West of I-235 Highway as condemned in Case A-22197 except the South 165 feet thereof

Same

The South 165 feet of that part of the North 462 feet of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15-27-1W lying West of I-235 Highway as condemned in Case A-77197

Same

A tract in the East Half of the NE $\frac{1}{4}$  of Section 15-27-1W described as: Beginning at a point on the east line of said NE $\frac{1}{4}$ , 590.57 feet South of the NE corner of said NE $\frac{1}{4}$ ; thence South 0°29'E, along the east line of said NE $\frac{1}{4}$ , 394.03 feet; thence South 89°35'W, 358.02 feet; thence North 41°48'20" East, 532.08 feet to the pob except the South 328.18 feet thereof and except that part of I-235 as condemned in Case A-77197 adjoining said property on the east

Same

All that part of the following described tract lying West of I-235 as condemned in Case A-77197: Beginning 28 rods South of the Northeast corner of the SE $\frac{1}{4}$  of Section 15-27-1W, thence South 12 rods; West parallel with the North line of said Section 53 $\frac{1}{2}$  rods; North 12 rods; thence East to pob.

Same

The South 328.18 feet of the following: Beg. at a point on the east line of the NE $\frac{1}{4}$  of Section 15-27-1W, 590.57 feet south of the NE corner of said NE $\frac{1}{4}$ ; thence S0°29'E along the east line of said NE $\frac{1}{4}$ , 394.03 feet; thence S89°35'W, 358.02 feet; thence N 41°48'20"E, 532.08 feet to pob, except that part of I-235 adjoining said property on the east

Same

Tract

Property Owner

All that part of the West Half of the Southeast Quarter of Section 15-27-1W lying east of the Wichita Valley Center Flood Control row and West of West Central Gardens 3rd Add.

City of Wichita  
204 South Main 67202

A tract in the  $W\frac{1}{2}$  of the  $NE\frac{1}{4}$  of Section 15-27-1W, described as follows: Beginning at the Southeast corner of said West Half of said  $NE\frac{1}{4}$ , thence South  $89^{\circ}41'W$  along the south line of said  $NE\frac{1}{4}$ , 196.18 feet; thence North  $26^{\circ}38'41''$  East, 434.44 feet to the east line of said West Half of said  $NE\frac{1}{4}$ ; thence S  $0^{\circ}12'E$ , 387.22 feet to the point of beginning

Gene Miles  
10711 West Kellogg 67209

Lot 2    Block E    West Central Gardens  
Third Addition

Dale E. Wood & Carol J. Wood  
906 Arapaho 67212

| Lot                  | Block | Addition       | Property Owner  |
|----------------------|-------|----------------|---|
| 4 exc<br>Hiway       | 3     | Avery Addition | <del>X</del> James T. Castor & Jo Anne<br>Address Unknown   |
| 5                    | 3     | Same           | Same  |
| 6                    | 3     | Same           | <del>✓</del> Melvin L. Bird & Ruth M.<br>5607 West Franklin 67212   |
| 7 exc<br>Hiway       | 3     | Same           | Same  |
| 1                    | 4     | Same           | <del>✓</del> Leon J. Payne & Darlene M.<br>5707 Franklin 67212  |
| 4 exc<br>Hiway       | 4     | Same           | <del>D</del> Melvin L. Bird & Ruth M.<br>5607 West Franklin 67212   |
| W $\frac{1}{2}$<br>5 | 4     | Same           | <del>✓</del> E. L. Novascone<br><del>3821 East Central 67208</del><br><del>641 N. Woodlawn 67208</del>                |
| E $\frac{1}{2}$<br>5 | 4     | Same           | <del>✓</del> William J. Novascone & Marilyn<br><del>432 N. Yale 67208</del>   |
| 6                    | 4     | Same           | <del>✓</del> Willie G. Stephens & Lela G.<br>801 N. Hoover 67212  |
| 7 exc<br>Hiway       | 4     | Same           | Same  |
| 10 exc<br>Hiway      | 4     | Same           | <del>D</del> Dale Wood<br>906 Arapaho 67212   |
| 1                    | 5     | Same           | <del>✓</del> Dorsey A. Larue & Bertha M.<br>5901 Franklin 67212   |
| 2                    | 5     | Same           | <del>X</del> Herbert L. Kauffman, Conservator<br>of James Kauffman & Elizabeth<br>Kauffman, minors<br>Address Unknown |
| 3                    | 5     | Same           | <del>✓</del> Jim G. Delventhal & Marlis<br>5813 Franklin 67212  |
| 4                    | 5     | Same           | <del>✓</del> N. D. Johnson & Billie Joe<br>517 N. Maize Road 67212  |
| 5                    | 5     | Same           | <del>✓</del> C. R. Schlicher<br>R.F.D. #2 Valley Center, Ks.<br>67147   |
| 6                    | 5     | Same           | <del>✓</del> Melvin S. Seals & Genevieve L.<br>Route 1, Augusta, Ks. 67010  |
| 7                    | 5     | Same           | <del>✓</del> William E. Watkins & Alice Jean<br>2748 N. Waco 67204  |
| E $\frac{1}{2}$<br>8 | 5     | Same           | <del>D</del> William J. Novascone & Marilyn<br><del>432 N. Yale 67208</del>   |

*retro present 5/31/77*

*retro 5/31/77 no other address found*

| Lot                  | Block | Addition           | Property Owner   |
|----------------------|-------|--------------------|--|
| W $\frac{1}{2}$<br>8 | 5     | Avery Addition     | <input checked="" type="checkbox"/> F. L. Novascone<br>3821 East Central 67208<br>641 No. Woodlawn, 67208  |
| W $\frac{1}{2}$<br>9 | 5     | Same               | <input checked="" type="checkbox"/> Paul L. Schwader & G. Malcolm<br>Brown, 411 Elpyco 67218               |
| E $\frac{1}{2}$<br>9 | 5     | Same               | <input checked="" type="checkbox"/> Paul L. Schwader & Vera M.<br>740 Boyd 67212                           |
| 10                   | 5     | Same               | <input checked="" type="checkbox"/> Richard R. Dutton<br>5908 West Murdock 67212                           |
| N100'<br>1           | C     | Barnett's Addition | <input checked="" type="checkbox"/> Clarence Eugene Cooper & Norma<br>925 N. Flora 67212                   |
| S 95.12'<br>lot 1 C  |       | Same               | <input checked="" type="checkbox"/> H. R. Carr & Mabel<br>Address Unknown                                  |
| 2                    | C     | Same               | <input checked="" type="checkbox"/> Administrator of Vet. Affairs<br>5500 E. Kellogg 67218                 |
| 3                    | C     | Same               | <input checked="" type="checkbox"/> Elmer Dykes & Glenda Belle<br>928 N. Hoover 67212                      |
| 4                    | C     | Same               | <input checked="" type="checkbox"/> Verlin A. Hurst & Lola G.<br>920 N. Hoover 67212                       |
| 5                    | C     | Same               | <input checked="" type="checkbox"/> Joseph M. Wagner & Thelma R.<br>914 N. Hoover 67212                    |
| 6                    | C     | Same               | <input checked="" type="checkbox"/> James I. Bales, Jr.<br>908 N. Hoover 67212                             |
| 7                    | C     | Same               | <input checked="" type="checkbox"/> Jim T. Castor & Bernice Castor<br>Address Unknown                      |
| 8                    | C     | Same               | <input checked="" type="checkbox"/> Alvin V. Schibbelhute & Corine<br>327 West 58th St. South 67217        |
| 9                    | C     | Same               | <input checked="" type="checkbox"/> Richard Franklin Clark and<br>Anita Dorene Clark<br>907 N. Flora 67212 |
| 10                   | C     | Same               | <input checked="" type="checkbox"/> Administrator of Vet. Affairs<br>5500 E. Kellogg 67218                 |
| 11                   | C     | Same               | <input checked="" type="checkbox"/> Billie Sue Winters<br>Address Unknown                                  |
| 1                    | D     | Same               | <input checked="" type="checkbox"/> Miguel C. Garcia & Sophia<br>822 N. Hoover 67212                       |
| 2                    | D     | Same               | <input checked="" type="checkbox"/> Administrator of Vet. Affairs<br>5500 E. Kellogg 67218                 |
| 3                    | D     | Same               | <input checked="" type="checkbox"/> Alvin M. Brown & Yvonne A.<br>816 N. Hoover 67212                      |

| Lot        | Block | Addition                 | Property Owner  |
|------------|-------|--------------------------|---|
| 4          | D     | Barnetts Addition        | Lowell Ernest Andrews & Helen<br>814 N. Hoover 67212                          |
| N 83'<br>5 | D     | Same                     | Craig A. Gilstrap & Cathie C.<br>810 N. Hoover 67212                          |
| S 75'<br>5 | D     | Same                     | Elmer L. Hanson & Adonna<br>5500 W. Murdock 67212                             |
| 6          | D     | Same                     | Frank Herbert & Elizabeth<br>801 N. Flora 67212                               |
| 7          | D     | Same                     | David R. Holdren & Janet S.<br>807 N. Flora 67212                             |
| 8          | D     | Same                     | Boyd W. Owen, 813 N. Flora 67212  |
| 9          | D     | Same                     | Eugene McQuay Marsalis & Ruth<br>819 N. Flora 67212                           |
| 10         | D     | Same                     | Leroy Kabler & Elouise M.<br>825 N. Flora 67212                               |
| 11         | D     | Same                     | Robert A. Kelsay & Betty Lou<br>831 N. Flora 67212                            |
| 1          | A     | Patterson Gardens        | Donald Joe Bobbitt & Janice M.<br>411 Benway St. 67217                        |
| 2          | A     | Same                     | Paul E. Ballinger & Gertha M.<br>1146 S. Richmond 67213                       |
| 3          | D     | West Central Gardens 3rd | Railroad Building, Loan &<br>Savings Association<br>106 West Douglas 67202    |
| 1          | D     | Same                     | Ivan G. Beckner & Patricia<br>6000 Franklin 67212                             |
| 1          | C     | Same                     | E. R. Lindenman & Roberta<br>802 Arapaho 67212                                |
| 2          | C     | Same                     | Richard M. Stump & Sharon A.<br>806 Arapaho 67212                             |
| 3          | C     | Same                     | Wichita Builders Supply Co. Inc.<br>1316 South Mosley 67211                   |
| 4          | C     | Same                     | Robert D. Nelson & Opal<br>6000 West Murdock 67212                            |
| N 1/2<br>8 | B     | Same                     | Joyce Ann Cohan<br>754 N. Arapaho 67212                                       |
| S 1/2<br>8 | B     | Same                     | Clinton E. O'Dell & Twila<br>3232 Somerset 67204<br>14126 Valley Hi Rd, 67235 |

*X Ret. 5/31/77. Present to  
listed in phone book.  
no other address found.*

*Ret. + present 5/31/77*

| Lot             | Block | Addition                      | Property Owner  |
|-----------------|-------|-------------------------------|---|
| 9               | B     | West Central Gardens 3rd Add. | Eloise Morris Murtry<br>Carolyn Morris Kauffman<br>Mary Margaret Morris Boyd<br>128 South Dellrose 67218                      |
| 10              | B     | Same                          | Ronny R. Weems, <i>Bus. Cop.</i><br>915 Sumney 67217 <i>Sheet Metal Worker</i><br><i>Ret + Resent 5/31/77</i>                 |
| 11              | B     | Same                          | Same<br>301 S. Emporia Av<br>67202  |
| 12              | B     | Same                          | Wayne E. Lynes & Anna B.<br>737 Boyd 67212  |
| S $\frac{1}{2}$ |       |                               | Administrator of Vet. Affairs<br>5500 E. Kellogg 67218  |
| 13              | B     | Same                          |   |
| 13exc           |       |                               | Clinton E. O'Dell & Twila J.<br>3232 Somerset 67204   |
| S $\frac{1}{2}$ | B     | Same                          | 14176 Oakway Hi Rd, 67235   |
| 14              | A     | Same                          | Clarence A. Lloyd & Ramona A.<br>761 Arapaho 67212  |
| 15              | A     | Same                          | Same  |
| 16              | A     | Same                          | Larry Leigh Thompson & June<br>181 Whitney Lane 67210<br><i>Use #6317 - 1348 S. Rockwell, 67213</i>                           |
| 17              | A     | Same                          | Lawrence Edward Howell<br>Wanda Faye Howell <i>M. and to</i><br>901 Arapaho 67212 1328 Laura<br><i>Returned 4-14-75</i> 67211 |
| 18              | A     | Same                          | Paul L. Myrick & Alta B.<br>1120 N. Broadway 67214  |
| 19              | A     | Same                          | B.K.M. Corporation<br>128 S. Dellrose 67218   |
| 20              | A     | Same                          | Larry L. Bontrager & Linda K.<br>813 Arapaho 67212  |
| 21              | A     | Same                          | Meland I. Beckner & Daisy<br>817 Arapaho 67212  |
| 1               | A     | West Central Gardens          | Alton D. Powell & Betty J.<br>1757 N. West St. 67212  |
| 2               | A     | Same                          | Dewey E. Northcutt & Eva M.<br>753 Eisenhower 67212   |
| E $\frac{1}{2}$ |       |                               | Edna M. (Norris) Boyer<br>Address Unknown   |
| 3               | A     | Same                          |   |
| W $\frac{1}{2}$ |       |                               | Paul L. Schwader & Vera M.<br>740 Boyd 67212  |
| 3               | A     | Same                          |   |
| 4               | A     | Same                          | Same  |
| W $\frac{1}{2}$ |       |                               | Geoffrey G. Brown<br>Address Unknown  |
| 5               | A     | Same                          |   |

| Lot                      | Block | Addition   | Property Owner  |
|--------------------------|-------|--|---|
| 5 exc<br>W $\frac{1}{2}$ | A     | West Central Gardens   | ✓ Benny H. Leonard & Joan G.<br>421 Howe Road 67209   |
| 1                        | B     | Same   | Edna Brown<br>✓ <del>2536 South Mead 67216</del><br><i>Ret + Resent 5/31/77<br/>Trp: 2615 S. Sycamore, 67217</i>  |
| 2                        | B     | Same   | ✓ Martin Eugene Kaiser &<br>Darline M. Kaiser<br>754 Eisenhower 67212   |
| 3                        | B     | Same   | ✓ Charles E. Miller & Linneda K.<br>750 Eisenhower 67212  |
| E $\frac{1}{2}$<br>4     | B     | Same   | ✓ Alton D. Powell & Betty<br>1757 N. West 67212   |
| W $\frac{1}{2}$<br>4     | B     | Same   | ✓ Samuel M. Makowsky<br>746 Eisenhower 67212  |
| 5                        | B     | Same   | ✓ Ben H. Leonard & Joan G.<br>421 Howe St. 67209  |
| W $\frac{1}{2}$<br>lot 5 |       | R. A. Morris Tracts  | ✓ Glenn Rasler & Lue Vena<br>5217 W. 13th 67212   |
|                          |       | The South 349 feet of Lot 6, R. A. Morris Tracts, except the North 132 feet  | ✓ Doris L. Dewey<br>Address Unknown   |
|                          |       | The North 132 feet of the South 349 feet of Lot 6, R. A. Morris Tracts   | ✓ Dolores A. Gutshall<br>1801 West 23rd North 67204   |
|                          |       | The East 155 feet of the North 281 feet of Lot 6, R. A. Morris Tracts  | ✓ Mabel E. Hopkins<br>5223 West 13th 67212  |
|                          |       | Lot 7, except that portion condemned in A-31849 and CCA-77197  | ✓ Roland R. Allen & Ruth<br>2505 East Murdock 67214   |
|                          |       | The South 70 feet of the East 145 feet of Lot 9, R. A. Morris Tracts   | ✓ Richard Edward Buchkoski and<br>4100 S. Waco 67217 Ruth Ann<br><i>Ret + Resent 5/31/77 - 1221 Curtis, 67212</i> |
|                          |       | The North 10 feet of the East 145 feet of Lot 10, R. A. Morris Tracts  | Same  |
|                          |       | The North 162 feet of the East 135 feet of Lot 11, R. A. Morris Tracts   | ✓ Bennie P. Lee & Louella M.<br>1155 Curtis 67212   |
|                          |       | The South 155 feet of the East 145 feet of Lot 10, Except the South 30 feet and except the East 10 feet, R. A. Morris Tracts | ✓ Babe Ray Kennedy and<br>Virginia Louise Kennedy<br>1201 Curtis 67212  |

| Lot  | Property Owner   |
|--|--|
| The North 75 feet of the South 230 feet of the East 145 feet of Lot 10, R. A. Morris Tracts, except the East 10 feet   | ✓ Babe Ray Kennedy and Virginia Louise Kennedy<br>1201 Curtis 67212                              |
| The East 145 ft of Lot 9 exc South 70 ft and the East 145 ft of Lot 10 except the North 10 ft, and except the South 230 feet, the West Half of Lots 11 and 12 and the North 162 feet of the West 170 feet of the East 305 feet of Lot 11, all in R. A. Morris Tracts | ✓ West Wichita Missionary Baptist Church<br>c/o Rodney Busey<br>814 Century Plaza Bldg.<br>67202 |
| The South 168 feet of the East 270 feet of Lot 11, R. A. Morris Tracts   | ✓ Ruth Allen<br>2505 East Murdock 67214  |
| The North 132 feet of the East 270 feet of Lot 12, R. A. Morris Tracts   | Same   |
| The South 168 feet of the West 35 feet of the East 305 feet of Lot 11, R. A. Morris Tracts   | ✓ Earl Mathes and Walter Palmer<br>1827 N. Topeka 67214  |
| The North 132 feet of the West 35 feet of the East 305 feet of Lot 12, R. A. Morris Tracts   | Same   |
| The East Half of Lot 12, except the South 173 feet of the East 135 feet and except the North 132 feet, R. A. Morris Tracts   | ✓ R.B.R., Inc.<br>619 West Douglas<br>67213  |
| The North Half of Lot 14, R. A. Morris Tracts  | ✓ Charles E. Staudacher<br>Dorothy E. Staudacher<br>1032 N. Hoover 67212                         |
| The South Half of Lot 14, except the West 498 feet, R. A. Morris Tracts  | ✓ Charles E. McFarland & Mable S.<br>5402 West 9th St. 67212                                     |
| The West 498 feet of the South Half of Lot 14, R. A. Morris Tracts   | ✓ Dale L. McCormick & Erma<br>2111 Richfield 67207   |
| The West Half of Lot 13, R. A. Morris Tracts   | ✓ Wilbur D. Van Etten<br>Delores W. Van Etten<br>1058 N. Hoover 67212                            |
| The East Half of Lot 13, R. A. Morris Tracts   | ✓ Marie C. Wells<br>2245 South West St. 67213  |
| Lot 18, R. A. Morris Tracts  | ✓ Lewis L. Harris & Louie D.<br>1422 S. Martinson 67213<br><del>1160 Curtis, 67212</del>         |
| The South Half of Lot 19, except the East 330 feet, R. A. Morris Tracts  | ✓ John Alvin Cline and Shirley Mae Cline<br>509 North Knight 67203                               |
| The North Half of Lot 19, except the East 330 feet, R. A. Morris Tracts  | ✓ Charles H. Curnutt & Hazel<br>1232 Curtis 67212  |

Lot

Property Owner

Lot 20, R. A. Morris Tracts

✓ Ray F. Graham & Clara E.  
1250 Curtis 67212

The South 28 rods of the Northeast Quarter  
of the Southeast Quarter of the Southeast  
Quarter of Section 15-27-1W

✓ James A. Boswell and  
✓ Lucille V. Boswell  
731 N. Hoover 67212

The North 12 rods of the Northeast Quarter  
of the Southeast Quarter of the Southeast  
Quarter of Section 15-27-1W

✓ E. W. Ross and Grace M. Ross  
Address Unknown

That part of the Northeast Quarter of  
Section 15-27-1W lying East of Hiway I-235  
except Ray Allen Addition

✓ Raymond J. Allen & Neva M.  
1013 N. Hoover 67212

All that part of the North 18 rods of the  
Northeast Quarter of the Southeast Quarter  
of Section 15-27-1W lying East of Hiway I-235

✓ D May Morris and Mary Margaret  
Morris Boyd as Co-Executrix's  
of Estate of W. L. Morris, dec.  
128 South Dellrose 67218

Lot 1 Heartland Baptist Church Add.

✓ D West Wichita Missionary  
Baptist Church  
c/o Rodney Busey  
814 Century Plaza Bldg. 67202

We hereby extend the foregoing ownership list from the 25th day of March, 1975 at 7:00 A.M. to the 10th day of May, 1977 at 7:00 o'clock A.M., without change except:

|                                       |                                 |  |
|---------------------------------------|---------------------------------|--|
| Lot 3, Blk. D                         | West Central Gardens Third Add. | ✓ Rex M. Henderson & Virginia R.<br><del>4732 Merton. 67209</del><br><i>Ret. &amp; Reant 3/31/77</i><br><del>6000 Franklin, 67212</del>                    |
| N $\frac{1}{2}$ lot 8,<br>Block B     | West Central Gardens 3rd Add.   | ✓ Larry D. Reed and Sandra L.<br>433 $\frac{1}{2}$ North Florence 67212  |
| Lot 9,<br>Block B                     | West Central Gardens 3rd Add.   | ✓ Bobby G. Gryner & Phyllis L.<br>758 North Arapaho 67212  |
| lot 13 exc<br>S $\frac{1}{2}$ , Blk B | West Central Gardens 3rd Add.   | ✓ Raymond H. Dings,<br>1442 Wassall, Apt. 206 67216  |
| lot 16,<br>Block A                    | West Central Gardens 3rd Add.   | ✓ Betty J. Thompson<br>765 N. Arapaho 67212  |
| lot 19,<br>Block A                    | West Central Gardens 3rd Add.   | ✓ David L. Hayes and Leona M.<br>c/o Harvey Goforth, 422 Emery<br>Mulvane, Kansas 67110  |
| lot 20,<br>Block A                    | West Central Gardens 3rd Add.   | ✓ Alfred E. Weaver<br><i>Ret. &amp; Reant 6/7/77 to:</i><br><del>1244 Wellington Place, Apt. 2</del><br>631 N. Mt. Carmel, 67203 or                        |
| lot 1,<br>Block A                     | West Central Gardens            | ✓ William E. Porter and Corine<br>645 McLean Blvd. NW 67203  |
| East Half<br>lot 4,<br>Block B        | West Central Gardens            | Same   |
| W $\frac{1}{2}$ lot 4,<br>Block B     | West Central Gardens            | ✓ A. J. Soerries Real Estate Inc.<br>3202 West 13th Street 67203   |
| lot 24,<br>Block A                    | West Central Gardens 3rd Add.   | ✓ Jerry L. Herrington & Patricia<br><del>2029 N. Woodlawn 67208</del><br>2701 Jackson 67204  |
| lot 1,<br>Block E                     | West Central Gardens 3rd Add.   | D John R. Gleeson and Shirley<br>902 N. Arapaho 67212  |
| Lot 3,<br>Block 2                     | Avery Addition                  | ✓ Phillip D. Higgins & Nora K.<br>764 Arapaho 67212  |
| lot 4,<br>Block 2                     | Avery Addition                  | ✓ Lawrence G. Williams & Chelse J<br>R.R. 2, Box 21, Clearwater<br>67026   |
| lot 10,<br>Block 3                    | Avery Addition                  | ✓ <i>Ret. 6/1/77. This is address listed in City Dir. no other address found.</i><br>Farrel David Wade and Melody L.<br><del>2920 South Poplar</del> 67211 |
| lot 10 exc<br>CC-77196<br>Block 4     | Avery Addition                  | ✓ A-B-R Inc., 1375 S. Bebe<br>67209  |
| W 100 ft<br>lot 1,<br>Block 5         | Avery Addition                  | ✓ Billy M. Stanford,<br>504 Hendryx 67213  |

|   |                     |   |
|---|---------------------|---|
| Lot 2,<br>Block 5   | Avery Addition      | D Dorsey A. La Rue and Bertha M.<br>5901 Franklin 67212                       |
| lot 4,<br>Block 5   | Avery Addition      | ✓ Cox Machine Inc. 5920 W. 21st St.<br>67212                                  |
| lot 5,<br>Block 5   | Avery Addition      | ✓ Charles L. Keeton and Lorene E.<br>5801 Franklin 67212                      |
| lot 6,<br>Block 5   | Avery Addition      | ✓ William C. Pinkston & Betty V.<br>901 N. Bebe 67212                         |
| E½ lot 8,<br>Block 5  | Avery Addition      | ✓ Preston A. Larson and Nadine<br>131 South Park, Valley Center, Ks.<br>67147 |
| S 95.12'<br>lot 1, Blk C  | Barnett's Addition  | ✓ Martin G. Martinez & Arcelia C.<br>2150 North Meridian 67203                |
| lot 11,<br>Block C  | Barnett's Addition  | ✓ William Otto Jehle Jr. & Susan J.<br>919 North Flora 67212                  |
| S 75'<br>lot 5, Blk D   | Barnett's Addition  | ✓ Elmer L. Hanson and Wanda L.<br>5550 West Murdock 67212                     |
| lot 2,<br>Block A   | Patterson Gardens   | ✓ John E. Weakly and Betty P.<br>790 North St. Paul 67203                     |
| S 400'<br>W½ lot 5  | R. A. Morris Tracts | ✓ Raymond R. Chapman and Lucille<br>1655 North Sheridan 67203                 |
| The South 168 feet of the West 35 feet of<br>the East 305 feet of lot 11, R. A. Morris<br>Tracts                                |                     | ✓ Homer L. Shults and Roma E. Shults<br>14431 Maple 67235                     |
| The North 132 feet of the West 35 feet of<br>the East 305 feet of lot 12, R. A.<br>Morris Tracts                                |                     | D Homer L. Shults and Roma E.<br>14431 Maple 67235                            |
| The East Half of Lot 12 except the South<br>173 feet of the East 135 feet and except<br>the North 132 feet, R. A. Morris Tracts |                     | ✓ Roger A. Frank and A. Lorraine<br>856 N. Old Manor 67208                    |
| South Half of lot 19, except the East 330<br>feet, R. A. Morris Tracts  |                     | ✓ Dale W. Boswell<br>1226 Curtis 67212  |

Tract

Property Owner

A tract in the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Section 15-27-1W, described as: Commencing at the NE corner of Lot 26, Block A, West Central Gardens Third Addition, thence West on the North line of said Lot 26, and on the North line of said  $W\frac{1}{2}$  of said  $SE\frac{1}{4}$ , 87.6 feet to a point of beginning, thence Southwesterly along the rear line of said Lot 26, 122.15 feet; thence West parallel to the North line of said  $SE\frac{1}{4}$ , 108.5 feet, more or less, to the Easterly row line of the WVCFC Project; thence NEly along said row line 122 feet, more or less, to the North line of said  $SE\frac{1}{4}$ ; thence East 108.5 ft more or less, to the point of beginning now platted as a portion of Miles Lakewood Living, an Addition to Wichita

D Gene Miles (City of Wichita grantor)

Lots 1, 2 and 3, Heartland Baptist 2nd Addition being a replat of The East 145 feet of lot 9 except the South 70 ft and the East 145 ft. of Lot 10 except the North 10 feet, and except the South 230 feet, R. A. Morris Tracts

D West Wichita Missionary Baptist Church c/o Rodney Busey 814 Century Plaza Bldg. 67202

Part of lot 1, Block 1, Miles Lakewood Village, described as: Beg. at the Northeast corner of said Lot 1, Block 1; thence South on the East line of said lot 1, 350 feet; thence West parallel to the North line of said Lot 1, 350 feet; thence North parallel to the East line of said Lot 1, 150 feet; thence NWly to a point 100 feet South of the North line and 400 feet West of the East line of said Lot 1, Block 1, 400 feet West of the Northeast corner of said Lot 1, Block 1; thence East 400 feet to the pob.

D Gene Miles Nursing Homes, Inc. 10711 West Kellogg 67209

Lot 1, Block 1, Miles Lakewood Village except above described tract

D Gene Miles, 10711 West Kellogg 67209

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 250504  
wh

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 1000 foot radius of: A tract of land in the Southeast Quarter and the Northeast Quarter of Section 15-27-1W, described as: Beginning at a point on the West row line of Hiway I-235, as Condemned in Case A-77197, 660 feet South of the North line of said Southeast Quarter, thence West parallel to said North line of said Southeast Quarter to a point 30 feet South of the Southeast corner of Lot 4, Block 1, Avery Addition, Sedgwick County, Kansas, thence North 30 feet to the Southeast corner of said Lot 4, thence West on the South line of Lots 4, 3 and 2, in said Block 1 to the Southwest corner of said Lot 2, thence North on the West line of said Lot 2, 168 feet to the Northwest corner of said Lot 2, thence West on the North line of Lot 1, in said Block 1, 110 feet to the Northwest corner of said Lot 1, thence North to the Northwest corner of the East Half of the Southeast Quarter of Section 15, being also the Southwest corner of the East Half of said Northeast Quarter, thence West along the Flood Control R-O-W line as condemned in Case A-31849, 196.18 feet, thence Northeasterly to the intersection of the West line of the East Half of said Northeast Quarter and the Eastline of said Flood Control R-O-W thence Northeasterly along said East line of said Flood Control R-O-W to a point 984.60 feet South and 358.02 feet West of the Northeast corner of said Northeast Quarter, thence Northeasterly to the intersection of the East line of said Northeast Quarter and said Flood Control R-O-W, thence South on the East line of said Northeast Quarter to the Westerly R-O-W line of Interstate Highway 235 as condemned in Case A-77197 thence Southwesterly and South along the Westerly R-O-W of said Interstate Highway 235 to the point of beginning, together with Lot 26, Block A, West Central Gardens Third Addition, Sedgwick County, Kansas

and

A tract in the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 15, T27S, R1W of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the NE corner of Lot 26, Block A, West Central Gardens Third Addition, Sedgwick County, Kansas; thence west on the north line of said Lot 26, and on the north line of said W  $\frac{1}{2}$  of said SE  $\frac{1}{4}$ , 87.6 feet to a point of beginning; thence southwesterly along the rear line of said Lot 26, 122.15 feet; thence west parallel to the north line of said SE  $\frac{1}{4}$ , 108.5 feet, more or less, to the easterly right of way line of the Wichita-Valley Center Flood Control Project; thence northeasterly along said right of way line 122 feet, more or less, to the north line of said SE  $\frac{1}{4}$ , thence east 108.5 feet, more or less, to the point of beginning.

as shown by the records on file in the Office of the Register of  
Deeds of Sedgwick County, Kansas, on the 25th day of March, 1975  
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Aut. John Lynn*  
Aut. Vice President

Order No. 223115  
wh

FORM 273-001

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

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

DESCRIPTION AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By

\*

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

Roll # 1

\*