



ACTION

POSTED  
10-18-82  
4

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

M.A.P.C. *Approved under 12-2-82*  
*the Conditions*

B.C.C./B. CO. C. *approved as 1-4-83*  
*recommended*

PHOTOGRAPHED BY  
C. U. P. - Approved file #3  
is located on the north side of  
Ketchikan between Arapaho & Gilda.

Map No. 5048A  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
COMMUNITY UNIT PLAN

AMENDED FILE #3  
DP - 70  
Filed 10-12-82

Associated  
Case: \_\_\_\_\_

APPLICATION REQUEST: Approval of proposed Amendment to  
SANDPIPER BAY C.U.P.  
(Residential) (~~Commercial~~) Community Unit Plan.

1. Applicant Gene Miles  
Address 10711 W. Kellogg, 67209 Phone 722-6630
2. Agent Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, 67211 Phone 262-2691
3. General Location: North side of Eighth, between Arapaho and Gilda
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: 37.5 ( 1020 (IRREGULAR) ft. by 2700 ft.)
2. Existing Zoning "R-5" Proposed Zoning \_\_\_\_\_
3. Area (is) (is not) platted, \_\_\_\_\_ Addition \_\_\_\_\_

HISTORY

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

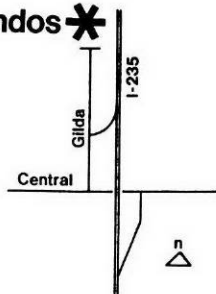
PROCEDURE DATA

1. MAPC Meeting:  
Date 12-2-82 Action Approved sub to condition
2. Governing Body  
Date 1-4-83 Action approved as recommended

NOTES:

**Smyth**  
No. 2153C  
HASTINGS, MN  
LOS ANGELES-CHICAGO-LOSAN, CA  
MCKINNON, TX-LOCUST GROVE, GA  
U.S.A.

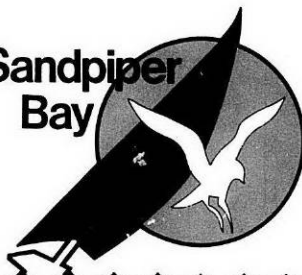
Condos \*



For Further Information  
Contact:

Condominium Office  
945-6766

**Sandpiper  
Bay**



a Gene Miles development

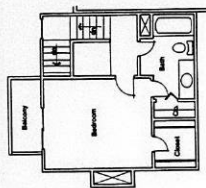
### The Yachtsman

The balconies overlooking the lake from this one bedroom townhouse provides a marvelous view of your lake at all seasons.

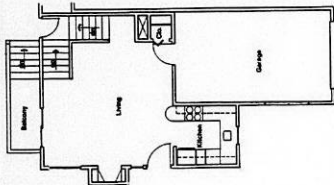
This home offers approximately 1,200 square feet including a roomy living / dining area, stainless kitchen featuring oak cabinets, 2 baths, wood-burning fireplace, large bedroom and walk-in closet.

A spacious family room on lower level provides easy access to a private patio and beach.

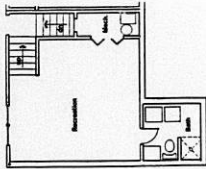
Guest will enter the townhouse along a garden walk to a private front deck. Garage provides ease of access to the kitchen, as well as security to the resident returning home.



Second Floor Plan



First Floor Plan



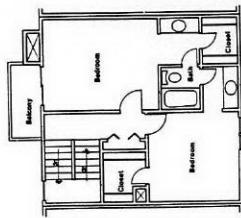
Lower Level Plan

### The Windjammer

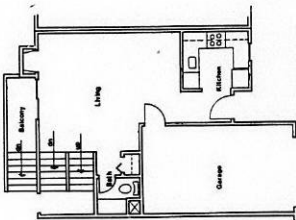
The living room focuses past the fireplace to a marvelous lake view - while the private patios provide a panoramic view and easy access to beach and water edge walk.

This two bedroom - 3 baths townhouse offers approximately 1,500 square feet of gracious living. Spacious storage is available throughout the unit. Lower level recreation room provides easy entertainment with quick access to patio and beach.

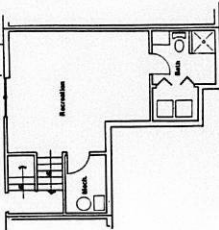
Your guest will enter the condo through a garden entrance to the front entry deck. When easy access to the home through the garage provides security for the resident.



Second Floor Plan



First Floor Plan



Lower Level Plan

## Sandpiper Bay Condominiums ...

TAKE A VACATION WITHOUT LEAVING HOME!!! Combine the affordable comfort of leisure living with weekend fun in the sun.

Sandpiper Bay offers lakefront one and two bedroom townhouses situated in a quality landscaped environment. Entertain in the spacious living room atmosphere with a woodburning fireplace and decks overlooking an eighteen acre lake.

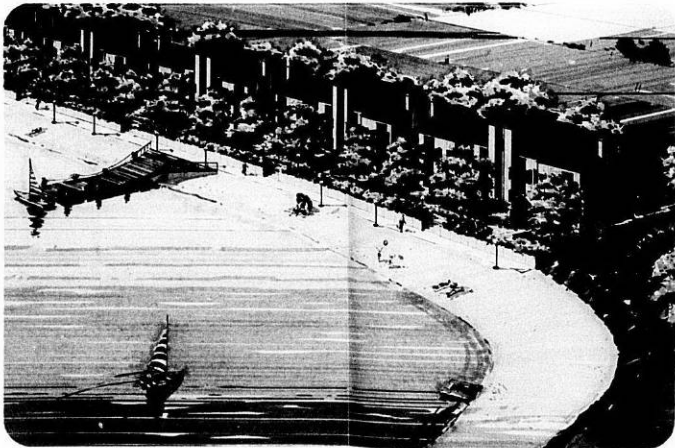
The kitchen is conveniently located with ease of entrance for the resident through the garage providing both convenience and security.

Access to the lake and private patios is controlled through locking, steel gates for additional security.

Time previously spent on yard work can now be spent on the patio, beach or strolling around the lake.

The lake has been excavated below the water table which makes beautiful clear water for your recreation.

Located just off Central Avenue with easy access to shopping and schools finds resort living just twenty minutes from downtown. The Wichitan's place in the sun may be around Sandpiper Bay. A quality development by Gene Miles for west side residency.

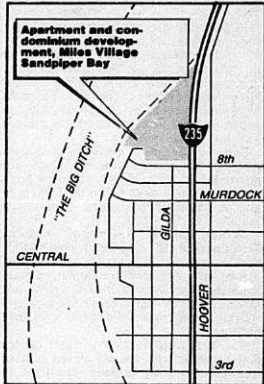


DP-70



Charles Rollins/Staff Photographer

Gene Miles and contractor Carman Pate stand between an apartment complex under construction and the lake "sea wall."



Cynthia Greer/Staff Artist

# West-Side Triangle Harbors Bitterness

By Sara Anspach  
Staff Writer

For the residents sandwiched between the Big Ditch, I-235 and Central, the past eight years have been one long, bitter struggle with the city and developer Gene Miles.

Today they'll fight what may be their final battle when the City Commission decides whether to grant another extension on the city's letter of intent to issue Miles \$7.4 million in industrial revenue bonds.

Miles has started building a 405-unit apartment and townhouse development in the triangle formed by I-235, the Big Ditch and Eighth Street. He plans to use the IRBs to finance the construction of 273 apartments, 20 percent of which would be subsidized for low- and moderate-income residents. Private funds would pay for the construction of an additional 132 condominiums on the property.

But residents of the neighborhood just south of the development say they want the city to deny an extension to Miles. They know it won't stop the development because Miles could get private financing, although probably at a higher interest rate. But the residents say they want to make it as difficult as possible for him to build.

They are angry at seeing their house payments go up to pay for sewers, water and paved streets for Miles' project, and they say that traffic from the complex will be intolerable.

"You shove it down our throats — every damned bit of it," Tom Woodman, 3802 Franklin, told city officials at a meeting of Citizen Participation Organization Council N last Wednesday. The council voted unanimously to recom-

mend that the city deny an extension to Miles.

Miles said the neighbors ought to be proud of his development — called Miles Village Sandpiper Bay — once it is finished. The 37½-acre parcel of land contains a 16½-acre lake. The condominiums, which will be in fourplexes, will circle the lake.

The 270 apartments, which may be sold as condominiums someday, will be south of the lake. Miles has plans for a sandy beach, a clubhouse, tennis courts and a swimming pool on the property.

"It's going to be a real nice one, really," he said.

At the CPO-N meeting, city officials, Miles and his representatives answered questions from residents about the project.

For three hours about 40 residents reiterated their fears of increased traffic and their anger at having to pay for "specials" — water, sewers and paved streets — that Miles has needed for his development.

"We bought his street. We bought his sewers. We bought his water lines," Woodman said.

Tom Woodman's nephew, Frank Woodman Jr., used to live just across the street, at 3801 Franklin. Frank Woodman said his special assessments would have been about \$200 a month, which would have raised his monthly house payment to nearly \$650 on a 912-square-foot house.

"I'm not dumb enough to pay that," he said. He moved out of his house on Thursday. "Now what happened to the American Dream?" he said.

Traffic was the top concern of other residents.

Gilda will be the only way in and out of the development. City Traffic Engineer Bill McKinley told residents

Wednesday that a 405-unit project such as Miles' has an average of 2,430 cars in and out of the complex during the day and an estimated 243 car trips in a peak hour.

Residents said it takes them an average of 15 minutes to make a left turn from Gilda onto Central now.

McKinley told the crowd that the current signalization at the intersection of Gilda and Central should be able to handle the increased traffic flow. He said some of the current delay at the light could be caused by a malfunction of the light's detector.

Residents have been fighting Miles' development since 1975, when Miles first asked for zoning to allow apartments.

The city decided to issue Miles IRBs in 1980. At that time, the city wanted to encourage development of multi-family and low-income housing. Issuing IRBs gives developers a cheaper way to finance projects through lower interest rates.

Since that time Miles has asked for four extensions on his industrial revenue bonds because of high interest rates. Miles couldn't attend the commission's Feb. 8 meeting so city commissioners decided to grant him a four-week extension and review it again when Miles would be able to attend. Because it was such a volatile topic, commissioners suggested at that meeting that Miles meet with residents.

Boyd said he will recommend that the city issue Miles the standard six-month extension.

Miles said he has other financing options, although none would allow him to move ahead with his project as quickly as IRBs.

### About Neighbors:

We want to keep you informed about the people and events that affect your life and your neighborhood. Call 268-6444 or write: Neighbors, The Wichita Eagle-Beacon, Box 820, Wichita, Kan. 67201-0820

### On the Inside:

Community Contact/8  
Favorite Neighbor/2  
For the Record/11  
For Kids/9  
In the News/9  
Sports/10

Cover photo by Dave Williams

## Neighbors



Published Tuesdays and Saturdays

For Advertising, call 268-6478

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Neighbors Editor

Robbie Curry

Neighbors Assistant Editor

For News, call 268-6444

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Sara Anspach Tom Webb

Jean Hays Hurst Laviana

Scott Faust Ellen Schechet

Susan Campbell P.J. Rader

Map No. 5048A  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
COMMUNITY UNIT PLAN

AMENDED FILE #3  
DP - 70  
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Associated  
Case: \_\_\_\_\_

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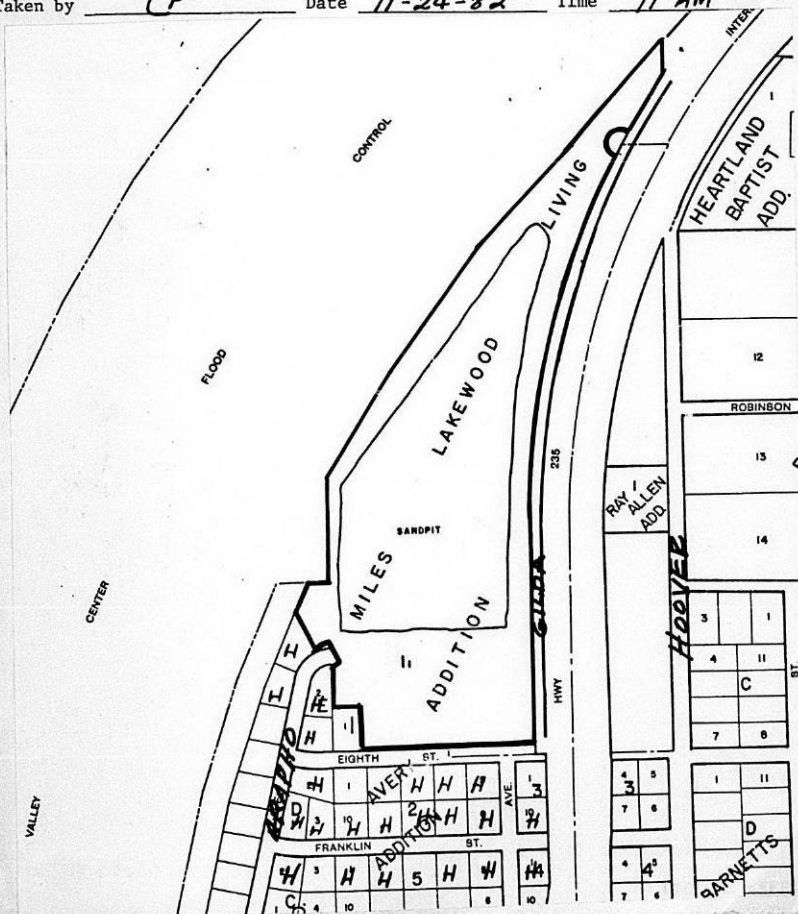
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2. Agent Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, 67211 Phone 262-2691
3. General Location: North side of Eighth, between Arapaho and Gilda
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: 37.5 (1020 (IRREGULAR) ft. by 2700 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 P Date 11-24-82 Time 11 AM



FROM WLO DATE 2-10

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input type="checkbox"/> Stockwell	<input type="checkbox"/> Galbraith	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input type="checkbox"/> Schwartz	<input type="checkbox"/> Lytle	<input type="checkbox"/> Commer
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input type="checkbox"/> Young	<input type="checkbox"/> Crook
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input checked="" type="checkbox"/> Chambers	<input type="checkbox"/> Garland
<input type="checkbox"/> Hanson	<input type="checkbox"/> Curfman	<input type="checkbox"/> Fleck	<input type="checkbox"/> Singhal
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Nagley	<input type="checkbox"/> Whitney
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Flynn	<input type="checkbox"/> Olivarez	<input type="checkbox"/> —
<input type="checkbox"/> Nelson	<input type="checkbox"/> Hart	<input type="checkbox"/> Shirkey	
<input type="checkbox"/> Scott	<input type="checkbox"/> Losew	<input type="checkbox"/> McDonald	
<input type="checkbox"/> —	<input type="checkbox"/> Shen		
	<input type="checkbox"/> Spain		
	<input type="checkbox"/> Vinson		
	<input type="checkbox"/> —		

<input type="radio"/> Note & Return	<input type="radio"/> Signature
<input type="radio"/> Handle	<input type="radio"/> Library
<input type="radio"/> All Staff	<input type="radio"/> Information
<input type="radio"/> Comment	<input type="radio"/> Files

REMARKS I know on my desk today.  
In preparing the history of Sandpiper Bay,  
you might want to review this.

THE CITY OF WICHITA  
OFFICE OF CITY MANAGER

*Galbraith*  
DATE January 31, 1983

TO The Honorable Board of City Commissioners  
FROM E. H. Denton, City Manager

SUBJECT Sandpiper Bay Letter of Intent

On Tuesday, February 1, 1983, the Commission will consider a request from Mr. Gene Miles to extend his letter of intent to Sandpiper Bay for a six-month period to August 4, 1983. (Item #4, City Manager's Agenda)

Members of CPO Council "N" have expressed concern that no low-income housing is to be included in the Sandpiper Bay project unless the City provides the bond money. The original plans called for 20% low-income housing. On November 17, 1983, CPO Council "N" considered the matter in connection with an amendment to the Sandpiper Bay Residential Community Unit Plan (CUP) and because of the 20% low-income housing question, the vote to approve the CUP amendment was a 3-3 moot vote. (minutes attached)

A representative of CPO "N" may appear when the matter pertaining to the extension of the letter of intent is considered.

\*\*\*\*\*

Mr. Miles was contacted Monday, January 31, 1983, regarding neighborhood concerns, especially the possibility that the size and nature of project, as well as financing, might be undergoing revision. Mr. Miles indicated he or his agent would be present to explain the status of his development to the Board of City Commissioners at the meeting of Tuesday, February 1, 1983.

*E. H. Denton*  
E. H. Denton  
City Manager

EHD/hpd

Attachment

cc: Robert A. Lakin, Director of Planning (w/a)  
Sarah Gilbert, CP Coordinator

RECEIVED

FEB 3 1983

METROPOLITAN PLANNING

ROUTE

REFERENCE: ITEM #4-CM  
AGENDA FOR: FEB 1 1983

After discussion, motion carried 6-0.

DP-70: GENERALLY LOCATED ON THE NORTH SIDE OF EIGHTH STREET, BETWEEN GILDA AND ARAPAHO

The Aide reviewed DP-70, request for an amendment to the Sandpiper Bay Residential Community Unit Plan. The revised development plan was originally approved on June 3, 1975 and amended on July 19, 1977. The proposed amendments would permit townhouses and fourplexes to be constructed along the west side of the C.U.P. A sixty-foot wide easement in the right-of-way of the Wichita/Valley Center Flood Control facility has been obtained from the County Commission for parking, circulation and public utilities. The maximum number of dwelling units will remain at 405. Other changes include building setbacks, parking ratio, landscaping and other related developments.

Council members were provided copies of the notice and map of the area. The MAPC will consider the request on Thursday, December 2nd.

Gary Wiley, agent for the applicant, showed the 1977 design plan. He said that the applicant is proposing to build a total of 132 owner/occupied units on the west side and 273 units on the south portion for a total of 405. He said that at first the projects were to receive City bond monies but now only private funds are to be used.

Pearson asked if development would be permitted along the Big Ditch. Wiley said that the County has given its permission. He added that a private road would be paved along the Big Ditch approximately 8 feet to the East of the ditch, with a fence and two gates for the Valley Center Flood Control to use for emergency entry.

Martinson asked if the project would still have 20% low-income housing. Wiley said that no low-income housing are planned unless the City provides the bond money.

Motion by Haupt (Kirkpatrick) to recommend approval of the proposed amendment to the Sandpiper Bay Residential C.U.P. The vote was moot 3-3 (Sharpsteen Johnson and Martinson).

#### STREET LIGHTS FOR HIGH CRIME AREAS

The Aide reviewed the item.

Sharpsteen said that she would like to see Area "N" get its fair share but maybe other areas needed the lights more.

Motion by Kirkpatrick (Pearson) to recommend a street light for 5100 Memory Lane. Motion carried 6-0.

#### 1983-88 PROPOSED CAPITAL IMPROVEMENT PROGRAM

Council members were provided with copies of the proposed 1983-88 CIP for the City of Wichita as developed by the CIP Administrative Committee. The Council was asked to make recommendations to support, delete, add or reschedule projects on either a neighborhood or City-wide basis. The Council discussed the CIP.

2-25-85

Told Gary Wiley  
he would need "B"  
zoning and a C.U.P.  
amendment (minor) to  
have a nursing home  
on DP-70. There would  
be associated agts.  
Suggested he create a  
separate parcel for  
the new use. Re-zone  
the portion of the parcel  
where the nursing  
home would go.

LC.

92097  
92078

19

Sandpiper Bay

3-2-83

DP 70

MAPC Approved 4-24-75

BCC " 6-3-75

320 Du'a

9.4 Du'a per acre

Garden Apts + Community Bldg.  
10 bldgs indicated

---

Amendment #1 MAPC Approved 6-9-77  
BCC Approved 7-19-77

405 Du'a

11.96 Du'a per acre

18 bldgs - Garden Apts +  
Community Center

---

Amendment #2 MAPC Approved 12-2-82  
BCC " 1-4-83

405 Du'a - Garden Apts, Townhomes  
(Remain the same) + Community facilities.

Take Area 16.47

12 garden apt Bldgs

Developable Area 20.80

33 Town House Bldgs.

Notis sent out for 1000' radius  
117 notices mailed 11-18-82

CPO N. 3-3

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE February 24, 1983



TO SEE DISTRIBUTION

FROM Robert Tillman, Administrative Aide III

SUBJECT CPO Meeting to Discuss the  
Sandpiper Bay Residential  
Community Unit Plan Project

Citizen Participation Organization (CPO) Council Area "N" will host a public meeting to discuss the Sandpiper Bay project, generally located on Eighth Street, between Gilda and Arapaho. The meeting will be held Wednesday, March 2, at 7:30 p.m., at the Orchard Park Center, 4808 W. Ninth Street. Attached are an agenda for the meeting, a letter from Gene Miles, and a notice to area residents.

You are cordially invited to attend the meeting to answer questions from the Council and residents. Area residents were notified of the meeting by door hangers. The applicant, Gene Miles, has agreed to be present at the meeting, along with other representatives.

Members of Council "N" and area residents have expressed concerns that the number of proposed units may cause an increase in traffic density in the area. Another concern is that no low-income housing is to be constructed with the project. The original plan called for 20% low-income housing. The number of units proposed has also increased since the original proposal, from approximately 300 to 405 units.

*Robert Tillman*

Robert Tillman  
Administrative Aide III

RT:rg  
Attachments

DISTRIBUTION:

✓ Don Anderson, Director of Housing and Economic Development  
Jack Galbraith, Chief Planner, Current Plans  
Bill McKinley, Traffic Engineer  
Joe Boyd, Economic & Industrial Officer

CITIZEN PARTICIPATION ORGANIZATION  
NEIGHBORHOOD COUNCIL AREA "N"

Agenda

Wednesday, March 2, 1983

The regular meeting of CPO Neighborhood Council Area "N" will be held at 7:30 p.m. in the Multi-purpose Room at Orchard Park Human Resources Center, 4808 West 9th Street.

Call to order.

Invocation.

Approval of the minutes of the January 19th meeting.

PUBLIC AGENDA

No items have been submitted at this time.

SECRETARIAT AGENDA

1. SANDPIPER BAY RESIDENTIAL COMMUNITY UNIT PLAN: GENERALLY LOCATED ON THE NORTH SIDE OF EIGHTH STREET, BETWEEN GILDA AND ARAPAHO

On February 5, 1980, the Board of City Commissioners approved a letter of intent to issue Industrial bonds to Mr. Gene Miles, applicant, for the Sandpiper Bay project in an amount not to exceed \$7,400,000. Bonds proceeds will be used to construct a 300-unit ~~now extended to 405~~ apartment complex. Sixty of the units (20%), are to be Housing and Urban Development (HUD), Section 8, family-occupied units, that are necessary to meet the City's Housing Assistance Plan (HAP) goals.

The letter of intent has been extended four times. Miles was granted another four week extension by the City Commission at its Tuesday, February 8th meeting. The City Commission will again consider the Sandpiper Bay project in the near future.

AC :

Make recommendations and suggestions to the City Commission.

COUNCIL AGENDA

1. STATUS REPORT

The Aide will report on items of recent interest to the Council.

ACTION:

Receive and file.

ANNOUNCEMENT

RADIO AND TELEVISION COVERAGE OF CITY COMMISSION MEETINGS

Starting March 1, 1983, KMNW, 89.1 fm will broadcast live the City Commission Meetings. An element of the radio broadcasts will update listeners as to commission action and upcoming agenda items, and will describe visual presentations being made. Also, each Tuesday night, at 6:00 p.m., the day's meeting will be replayed in its entirety on channel 2.

Adjourn.

February 21, 1983

CITIZEN PARTICIPATION OFFICE

Mr. Robert Tillman  
Administrative Aide III  
CPO Council Area "N"  
City Hall, 2nd Floor  
455 N Main  
Wichita, KS 67202

SG 02

FEB 22 1983

SEC. \_\_\_\_\_  
 COPIES TO \_\_\_\_\_  
 FILE CPO 111

Reference: Sandpiper Bay Development Plan

Dear Mr. Tillman:

A request for extension of time of the Letter of Intent for Industrial Revenue Bonds for the Sandpiper Bay Project was considered by the City Commission on February 8, 1983.

Members of Area "N" Council and residents of the neighborhood appeared before the Commission and expressed concern on this item. The main points discussed were the lack of information or understanding of the development plan; confusion over the total number of dwelling units permitted in the plan; and concern over the use of Industrial Revenue Bonds for the apartment portion of the project.

The development plan is consistent with the Amended Community Unit Plan which was reviewed by Area "N" Council at their November 17, 1982 regular meeting. The Amended C.U.P. was approved by the Metropolitan Area Planning Commission on December 2, 1982 and by the City Commission on January 4, 1983.

The previous C.U.P. limited the use of the property to Garden Apartments only, with a maximum of 405 dwelling units. The amended C.U.P. revised the use to include garden apartments and townhouses. The maximum number of dwelling units permitted remains at 405.

There was no change in the number of access points to 8th Street. (2).

The current development plan is to construct 33 Townhouses for a total of 132 individually owned dwelling units using the condominium method. This would limit the number of apartment units to a maximum of 273 dwelling units.

The Industrial Revenue Bond request will permit a total of 300 dwelling units in the apartment project. If this maximum is to be achieved, the Townhouse development will be limited to a maximum of 105 dwelling units.

Market acceptance will determine the final development and division of apartment vs. Townhouse units, but in any case the total number of units cannot exceed 405.

I will be represented at the March 2, 1983 regular meeting of Area "N" Council to review the approved C.U.P. and attempt to answer questions by the Council.

Very truly yours,

*Gene Price*

Notice Of

Public Meeting

*Citizen Participation Organization  
(CPO) Council Area "N"*

WILL HOST A PUBLIC MEETING TO DISCUSS THE SANDPIPER BAY RESIDENTIAL COMMUNITY UNIT PLAN PROJECT. THE SITE FOR THE PROJECT IS GENERALLY LOCATED IN AN AREA ON THE NORTH SIDE OF EIGHTH STREET, BETWEEN GILDA AND ARAPAHO.

MEETING DATE: WEDNESDAY, MARCH 2, 1983

TIME: 7:30 P.M.

Place: ORCHARD PARK HUMAN RESOURCES CENTER, 4808 WEST NINTH

THE MEETING IS OPEN TO THE PUBLIC. AREA RESIDENTS OF THE SANDPIPER BAY PROJECT ARE ENCOURAGED TO ATTEND.

January 20, 1983

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

DP-70 - Sandpiper Bay Residential C.U.P. Generally located on the north side of Eighth Street, between Arapaho and Gilda.

The Board of City Commissioners on January 4, 1983, considered the above captioned C.U.P. Their action was to approve the C.U.P. 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 their 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 C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith  
Chief Planner

JHG:ADC:el  
Attachments

1-3-83

## Special Assessments associated with Sandpiper Bay

### PAVING

Alde from Central to 8<sup>th</sup> has recently been paved. Miles, paid 60%; B.D. 40%.

Alde north of 8<sup>th</sup> will be assessed 100% to Miles.

Arapaho cul-de-sac was paid for entirely by Miles AND he paid for a portion of the paving on Arapaho south of the cul.

8<sup>th</sup> Street from Alde to Arapaho will be paid on a land value rather than square footage basis. All lots abutting the street will pay including a 400-foot deep portion of Miles' lot. (This 400' depth is the distance from 8<sup>th</sup> to the lake.)

### SEWER

Miles will pay the entire cost of a pump station and force main. No other properties are in the sewer B.D.

### WATER

Miles to pay 74% of the <sup>benefit</sup> ~~improvement~~ district's share. Others in B.D. to pay 26%. Water is coming all way from Central.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF RESIDENTIAL  
COMMUNITY UNIT PLAN

CASE NO. DP-70

CONSIDERED BY MAPC: 12-2-82

REQUEST FOR: Approval of amendment to the Sandpiper  
Bay Residential C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: On the north side of Eighth Street, between  
Arapaho and Gilña.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes  
of December 2, 1982)

APPLICANT: Gene Miles, 10711 W. Kellogg.

AGENT FOR APPLICANT: Gary Wiley, Professional Engineering Consultants,  
1440 E. English.

PROTESTORS ( LIST AGENT ) IF ANY: Monty L. Weaver, 901 N. Arapaho; Curtis  
B. Barker, 801 N. Arapaho; Donald L. Manning, 5307 W. 8th.

SURROUNDING ZONING: North, East and West, N/A; South, "AA".

LAND USE: Existing, Undeveloped; North, Flood Control Structure & I-235;  
East, I-235; South, Single-family & undeveloped; West, Flood Control  
Structure.

CPO RECOMMENDATION: CPO Council Area "N" consideration of the  
request resulted in a moot vote , 3-3.

PLANNING COMMISSION RECOMMENDATION:

That the application be approved subject to: (See excerpt from Planning  
Commission minutes of December 2, 1982). Gardner moved, Goebel seconded  
and it carried unanimously. Chisholm and Lofton were absent.

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

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 2, 1982

5. Case No. DP-70 - Gene Miles request approval of amendment to Sandpiper Bay Residential Community Unit Plan for Lot 1, Block 1, Miles Lakewood Living Addition, Wichita, Sedgwick County, Kansas, AND, A strip of land 60 feet in width lying parallel and adjacent to the Easterly right-of-way of the Flood Control Project acquired as Tract Numbers 46, 47, 48 and 49 of Condemnation Case Number A-31849, more particularly described as follows: Beginning at a point on said Easterly right-of-way line, said point being 984.60 feet South and 358.02 feet West of the Northeast corner of Section 15, T-27-S, R-1-W of the 6th P.M. Sedgwick County, Kansas; thence southwesterly along said Easterly right-of-way line the following bearings and distances--S 41°45'30" W 440.42', S 40°47'30" W 169.41', S 37°21'25" W 447.51', S 32°25'30" W 447.65', S 27°21'24" W 77.82', and S 26°25'33" E 434.05' to its intersection with the South line of said tract 46' thence Westerly along said South line S 89°41' W 65' to a point on a line parallel to and 60 feet normally distant from the Easterly design right-of-way line; thence Northeasterly along said parallel line the following bearings and distances--N 22° 24' E 93', N 27°23' E 453', N 32°25'30" E 452', N 37°21'25" E 451.89', N 40°41'30" E 172.41', N 41°45'30" E 386.51', N 41°44' E 442.85', N 89°35' E 81', S 41°44' W 442.85' to the point of beginning. Generally located on the north side of Eighth Street, between Gilda and Arapaho.

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

COMMENTS:

1. As provided for in Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Sandpiper Bay Residential C.U.P. that is generally located on the north side of 8th Street, between Arapaho and Gilda. In order for the Planning Commission to recommend approval of an amendment to a residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
  1. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
  2. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
  3. That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
  4. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.

2. The proposed changes include the deletion of a maximum number of buildings, the addition of townhouses as a permitted use, allowing townhouses to be built along the west side of the C.U.P. and other minor technical changes. The maximum number of dwelling units permitted will remain at 405 (10.9 du/acre). A sixty foot wide easement in the right-of-way of the Wichita-Sedgwick County Flood Control facility has been obtained from the County Commission for parking, circulation and public facilities. The easement is needed due to the limited area for development between the existing lake and the flood control facility.

A private street will run from the cul-de-sac on Gilda to 8th Street to serve the west side of the C.U.P. Building setbacks, parking ratios, landscaping and other information relating to future development is shown on the plan.

3. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
  - 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.

CHAMBERS pointed out that this area had been platted and amended once before. He said that the original C.U.P. did not allow any dwellings along the west side between the lake and the Big Ditch. The applicant has gone to the County Commission and obtained a 60 foot easement on the Big Ditch right-of-way for a private road and public utilities. The proposed uses along the east and west side of the lake would be townhouses, and garden apartments would still be permitted between 8th Street and the lake. There would still be complete access to Arapaho, which is a hammerhead, at the southwest corner of the CUP. He said that there would be a private drive that would come from the cul-de-sac at the north end along the 60 foot easement in the Flood Control right-of-way, and then down to Gilda. He said that there would be landscaping fence required in the southwest corner of the CUP, around Arapaho, and out to the Ditch and down to 8th Street. He said that CPO Council Area "N" considered this case before the notices went out, and there was a moot vote (3-3) on the motion.

GARY WILEY, Professional Engineering Consultants, representing the applicant, stated that this plan was originally approved for 405 units, and they have not increased that. What they have done was to locate 132 of the units, that would be owner-occupied on the easterly and westerly side of the

lake. So they are reducing the number of apartments to 273.

MONTY L. WEAVER, 901 North Arapaho, speaking in opposition, asked who would pay for the utilities going in, and what utilities would be required. He also wanted to know about the entrances and exits.

GALBRAITH said that the plat of this site dedicated complete access to Arapaho originally, and the new development plan proposes no change to that. Their circulation plan does not include tying their private drive into that street. GALBRAITH said that regarding utilities going into the area, it was his understanding that a contract would be let tomorrow for extending water into the area. He said that he was not certain what street the water line goes up, but anyone on that street will have access to the water line. Anyone else needing water service in the area would have to petition for it through the normal channels.

WEAVER said that as it is now, he is on well water and has a septic sewer. He asked if this is put in his area would he have to pay for part of it and not be allowed to use it.

BARBARA BARKER, 801 North Arapaho, stated that they were on City sewer, but everyone north of her does not have sewer service. She said that they were not on City water. She asked if the water lines are run two blocks south of her and she still does not hook on, would she be responsible to pay. She asked if the people who do not want the utilities, like sewer, would they be required to pay. BARKER asked who would pay for the paving of the driveway over by the Ditch.

GALBRAITH said that the applicant pays for the private streets.

LAKIN commented that they could not give Mrs. Barker the answer because they did not know where the benefit districts are located. The benefit districts were established when the original petitions were turned in some years ago and the City Commission had their hearings. He said that he would be happy to have someone on his staff, after the meeting, go with her to the Engineering and Water Departments to see what benefit districts exist. He said that, in general, the rule is, if the sewer is going to go by that property, it is considered benefitted. He said that if the properties are in the benefit district they would have to pay.

BARKER asked when the rezoning occurred.

GALBRAITH said that "R-5" zoning classification was approved in 1975. At that time a residential community unit plan was approved and it was amended in 1977.

GARDNER mentioned that if the neighbors were low income or elderly and were concerned about how to handle the assessments, the City does have a policy regarding what liabilities they have with the special assessments. He said that there were mechanisms for deferring that and reducing it, but it would depend on the individual and their situation.

DONALD MANNING, 5807 West 8th, stated that about a year and a half a Section 8 project was proposed for this site. One of the stipulations for the Section 8 housing was that paved streets were needed. The neighbors got together and went to the Commissioners, who decided that instead of a 50-50 split of the cost of the street, 60 percent would be paid

by the developer and 40 percent paid by the residents. He asked if there would be a 50-50 split on the paving of 8th Street now, and if there would be two access points.

GALBRAITH said that nothing in this plan today changes the decision that the City Commission made two years ago relative to the paving of 8th Street.

LAKIN stated that staff did not prepare themselves today to talk about petitions that were done in 1975. He said that since this land is platted, whatever is in place relative to petitions will not be changed. He mentioned that they would have to go to the Engineering office and pull the records for them. He said that they would be happy to do that.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the residential character of the neighborhood, the residential uses to the south, the flood control facility to the west, the interstate highway to the east, the suitability of the subject site for development with townhouses and apartments, and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved 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.

Gardner moved, Goebel seconded and it carried unanimously. Chisholm and Lofton were absent.

-----

December 3, 1982

Gary Wiley  
Professional Engineering Consultants  
1440 East English  
Wichita, Ks. 67211

Re: DP-70 - Sandpiper Bay Residential  
C.U.P. Generally located on the north  
side of Eighth St. between  
Arapaho and Oilda

Dear Mr. Wiley:

At its regular meeting on December 2, 1982, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved 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.

It is necessary that we receive 10 corrected copies of the C.U.P. by December 17, 1982, so that subject case can be scheduled for consideration by the Board of City Commissioners at their meeting

on January 4, 1983. 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.

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Gene Miles, 10711 W. Kellogg, Wichita 67209  
Donald L. Manning, 5807 West 8th, Wichita 67212  
Curtis B. Barker, 801 North Arapaho, Wichita 67212  
Monty L. Weaver, 901 North Arapaho, Wichita 67212

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE November 19, 1982

TO Jack Galbraith, Chief Planner-Current Plans

FROM Robert Tillman, Administrative Aide III

SUBJECT DP-70: Generally located on the  
north side of Eighth Street,  
between Gilda and Arapaho

At its Wednesday, November 17th meeting, CPD Neighborhood Council Area "H" considered the captioned case and the voting results were moot, 3-3 on a request for an amendment to permit townhouses and fourplexes to be constructed along the west side of the C.U.P.

Gary Wiley was present representing the applicant, and spoke to the Council. There were no area residents present to speak in support or opposition to the amendment requests.

Please provide the results of the Council's vote to the MAPC when the case is considered at its Thursday, December 2nd meeting.

*Robert Tillman*

Robert Tillman  
Administrative Aide III

RT:dm

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 12-02-82

Case No. DP-70 Request: Approval of an amendment  
to the Sandpiper Bay  
Residential C.U.P.

Location: Generally located on the north side of Eighth Street,  
between Arapaho and Gilda.

Acres: 37.5 Size: 1020' x 2700' (irregular)  
Maximum number of dwelling units 405 (10.9 du/acre)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-5"
North	Flood Control Structure & I-235	N/A
East	I-235	N/A
South	Single-family & undeveloped	"AA"
West	Flood Control Structure	N/A

Street right-of-way is adequate. Platted: Yes - Miles  
Lakewood  
Living

History:

Z-1687	"AA" to "R-5"	4-24-75	MAPC	Approve
		6-03-75	BCC	Approve
DP-70 (original)				
DP70 (amendment)		6-09-77	MAPC	Approve
		7-19-77	BCC	Approve

COMMENTS:

1. As provided for in Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Sandpiper Bay Residential C.U.P. that is generally located on the north side of 8th Street, between Arapaho and Gilda. In order for the Planning Commission to recommend approval of an amendment to a residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
  1. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
  2. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
  3. That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
  4. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.

2. The proposed changes include the deletion of a maximum number of buildings, the addition of townhouses as a permitted use, allowing townhouses to be built along the west side of the C.U.P. and other minor technical changes. The maximum number of dwelling units permitted will remain at 405 (10.9 du/acre). A sixty foot wide easement in the right-of-way of the Wichita-Sedgwick County Flood Control facility has been obtained from the County Commission for parking, circulation and public facilities. The easement is needed due to the limited area for development between the existing lake and the flood control facility.

A private street will run from the cul-de-sac on Gilda to 8th Street to serve the west side of the C.U.P. Building setbacks, parking ratios, landscaping and other information relating to future development is shown on the plan.

3. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
  - 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.

DP-70 - 117 "Notice to Adjoining Property Owners" mailed 11-18-82 for  
the MAPC meeting for 12-2-82.

1 Including map to CPO Office  
1 " " " " "NEIGHBORHOOD"

---

119 TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

November 18, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, December 2, 1982, 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 of the SANDPIPER BAY RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-70

Lot 1, Block 1, Miles Lakewood Living Addition, Wichita, Sedgwick County, Kansas, and

A strip of land 60 feet in width lying parallel and adjacent to the Easterly right-of-way of the Flood Control Project acquired as Tract Numbers 46, 47, 48 and 49 of Condemnation Case Number A-31849, more particularly described as follows:

Beginning at a point on said Easterly right-of-way line, said point being 984.60 feet South and 358.02 feet West of the Northeast corner of Section 15, T-27-S, R-1-W of the 6th P.M. Sedgwick County, Kansas; thence southwesterly along said Easterly right-of-way line the following bearings and distances--S 41°45'30" W 440.42', S 40°47'30" W 169.41', S 37°21'25" W 447.51', S 32°25'30" W 447.65', S 27°21'24" W 77.82', and S 26°25'33" E 434.05' to its intersection with the South line of said tract 46' thence Westerly along said South line S 89°41' W 65' to a point on a line parallel to and 60 feet normally distant from the Easterly design right-of-way line; thence Northeasterly along said parallel line the following bearings and distances--N 22° 24' E 93', N 27°23' E 453', N 32°25'30" E 452', N 37°21'25" E 451.89', N 40°41'30" E 172.41', N 41°45'30" E 386.51', N 41°44' E 442.85', N 89°35' E 81', S 41°44' W 442.85' to the point of beginning. Generally located on the north side of Eighth Street, between Gilda and Arapaho.

The Development Plan of this area, originally approved on June 3, 1975 and amended on July 19, 1977, 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 proposed amendments would permit townhouses and fourplexes to be constructed along the west side of the C.U.P. A sixty-foot wide easement in the right-of-way of the Wichita/Valley Center Flood Control facility has been obtained from the County Commission for parking, circulation and public utilities. The maximum number of dwelling units will remain at 405. Building setbacks, parking ratio, landscaping and other information relating to future development is shown on the plan.

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

November 4, 1982

Gary Wiley  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: DP-70 - Sandpiper Bay Residential  
C.U.P. Generally located on the  
north side of Eighth Street, between  
Arapaho and Gilda.

Dear Gary:

We have reviewed the proposed amendments to the above captioned C.U.P. The following are our comments, and those from other City departments, about the proposed amendments.

The Traffic Engineer has indicated that the easterly opening to this site should not be directly lined up with Gilda. He has requested that the entrance be moved a minimum of 150 feet to the west. One possible location would be between the garages along Eighth Street. The plan should be changed to reflect the relocated entrance.

The following are comments relating to specific items on the C.U.P. that need to be added or changed.

1. Show access control to Eighth Street, except for two openings. Access control should be reflected on Eighth Street to 150 feet west of Gilda.
2. Show complete access control to Arapaho Circle.
3. Add the term "four-plexes" to; the second paragraph under 'General'; the proposed use list; and to the 2.0/DU parking ratio.
4. It would be helpful if the private street and circulation system discussed in General Provision No. 5 were labeled on the plan.

Page Two  
Gary Wiley  
November 4, 1982

5. In regard to the property line along the southwest side of the C.U.P. discussed in the third paragraph of General Provision No. 6, we would suggest that a 20 foot building setback line be established. Within the 20 foot setback no parking would be permitted, but the tennis court and circulation drive would be permitted provided that a screening, fencing and landscaping plan is submitted for review and approval prior to the issuance of any building permits. The circulation drive should not be closer than five feet to the property line.

6. The fifth paragraph of General Provision No. 6 should be deleted and a statement saying that four-plexes and townhouses may be permitted within zero feet of the west property line. Garden Apartments should observe a twenty-foot setback.

These are our comments at this time. We have scheduled this case for the MAPC meeting on December 2, and it is necessary that we receive fourteen revised copies by November 15, 1982. If you have any questions please call.

Sincerely,

Arthur D. Chambers, AICP  
Senior Planner

ADC:el

cc: Gene Miles, 10711 W. Kellogg, 67209

LAW OFFICES  
THOMAS A. WOOD  
NAJIM & BAKER

HARRY L. NAJIM  
MICHAEL E. BAKER

R. H. GARVEY BLDG., SUITE 615 - 300 W. DOUGLAS  
WICHITA, KANSAS 67202  
(316) 260-7228

DP-70

September 3, 1982

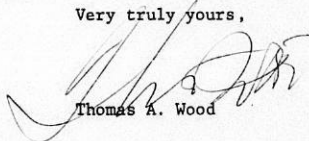
Mr. Richard W. Linn, P.E.  
Manager, Land Development Division  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: Miles Lakewood Living  
(Sandpiper Bay)

Dear Dick:

This letter is to verify that the Board of County Commissioners has granted the requested 60 foot easement along the Flood Control right-of-way. This easement document has now been properly signed and recorded. You should therefore go ahead and proceed with revision of the Community Unit Plan on the above project.

Very truly yours,



Thomas A. Wood

TAW/jdc

Copy to: ✓ Mr. Jack Galbraith  
Mr. Jeff Krehbiel  
Mr. Gene Miles

RECEIVED

SEP 9 1982

METROPOLITAN PLANNING  
ROUTE  26

LAW OFFICES  
THOMAS A. WOOD  
NAJIM & BAKER  
300 W. DOUGLAS, SUITE 615  
WICHITA, KANSAS 67202



Mr. Jack Galbraith  
Wichita-Sedgwick County Planning Dept.  
455 North Main  
Wichita, Kansas 67202

October 13, 1982

Paul Graves, Chief Engineer  
Mike Lindebak, Program Development Engineer  
Robert E. Feldner, Superintendent of Central Inspection  
Arthur D. Chambers, Senior Planner

DF-70 - Sandpiper Bay Residential C.U.P. Located on  
the north side of 8th, between Gilda and Arapaho.

Attached is a copy of a proposed amendment to the above captioned C.U.P. Basically, the amendment would permit construction of fourplexes along the west side of the lake. Access to those units would be along a private road that would be located on an easement in the Wichita Valley Center Floodway. The County Commission has granted the easement for access, utilities, parking, and drainage. We would appreciate receiving any comments you might have about the proposed C.U.P. by Thursday, October 21, 1982.

If you have any questions, please call.

Arthur D. Chambers, AICP  
Senior Planner

ADC:el

Attachment

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

*File #3  
amendment to  
DP 20  
Sandpiper Bay  
Residential  
MAPC  
Nov 18  
map  
5048 h*

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.

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

- a. Applicant  Gene Miles  
 Address 10711 W. Kellogg 67209 Phone 722-6630  
 Agent  Professional Engineering Consultants, P.A. (Gary Wiley)  
 Address 1440 E. English 67211 Phone 262-2691
- b. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_
- c. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

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

2. 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.  
 (If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

*OK for sign*  
*N Flood Control Ditch and I-235*  
*S AA*  
*E I-235*  
*W Flood control ditch*

2. b. There are 37.5 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

a. at the \_\_\_\_\_ corner of \_\_\_\_\_  
and \_\_\_\_\_; or

OK b. on the North side of Eighth (Avenue,  
Street) between Arapaho (Avenue, Street) and  
Gilda (Avenue, Street).

4. 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.

Gene Miles

By *Gary Wiley* Authorized Agent (if any)  
Professional Engineering Consultants, P.A.  
Gary Wiley

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

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

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

5. OFFICE USE ONLY

This application was received at the Planning Department at 340  
(AM, PM) on Oct 12, 1982 (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ 500<sup>00</sup>.

*Arthur D. Chambers* Name  
*Sr Planner* Title

EASEMENT

F&M 543 PAGE 1349

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar (\$1.00) and other good and valuable consideration, the undersigned Board of County Commissioners of Sedgwick County, Kansas do hereby grant to Gene Miles, his heirs, personal representatives, successors and assigns, an easement upon the following described property:

A strip of land 60 feet in width lying parallel and adjacent to the Easterly right-of-way of the Flood Control Project acquired as Tract Numbers 46, 47, 48 and 49 of Condemnation Case Number A-31849, more particularly described as follows:

Beginning at a point on said Easterly right-of-way line, said point being 984.60 feet South and 358.02 feet West of the Northeast corner of Section 15, T-27-S, R-1-W of the 6th P.M. Sedgwick County, Kansas; thence Southwesterly along said Easterly right-of-way line the following bearings and distances--S 41°45'30" W 440.42', S 40°47'30" W 169.41', S37°21'25" W 447.51', S 32°25'30" W 447.65', S 27°21'24" W 77.82', and S 26°25'33" E 434.05' to its intersection with the South line of said tract 46' thence Westerly along said South line S 89°41' W 65' to a point on a line parallel to and 60 feet normally distant from the Easterly design right-of-way line; thence Northeasterly along said parallel line the following bearings and distances--N 22° 24' E 93', N 27°23' E 453', N 32°25'30" E 452', N 37°21'25" E 451.89', N 40°41'30" E 172.41', N 41°45'30" E 386.51', N 41°44' E 442.85', N 89°35' E 81', S 41°44' W 442.85' to the point of beginning, containing 3.38 acres more or less

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
SEP 8 1982

NO. 5 96597  
BETTE F. McCART  
REGISTER OF DEEDS

*Pat Kettler Deputy*

MICROFILMED  
OF RECORD

for the purpose of a private road, vehicular access, off-street parking, installation of public utilities, drainage and a fire lane, all to serve Miles Lakewood Living, an addition to Wichita, Sedgwick County, Kansas, to which property this Easement is appurtenant.

Grantors retain full right to ingress and egress use of the private road to be constructed upon the above described easement for the purpose of maintenance access to the Wichita-Vallley Center Flood Control Project.

*Dorothy L. White*  
DOROTHY L. WHITE,  
County Clerk

BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

By \_\_\_\_\_ ABSENT \_\_\_\_\_ Chairman

APPROVED AS TO FORM:

*Paul M. Buchanan*  
PAUL M. BUCHANAN,  
Assistant County Counselor

*Tom Scott*  
TOM SCOTT Commissioner

*Don Gragg*  
DON GRAGG Commissioner

600  
*Thomas A. Wood*  
R.H. Sawney Bldg, Suite 615  
300 St. Kitzler  
67202

## OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	1	Miles Lakewood Living Addition	✓ Miles Miles, 10711 W. Kellogg, 67209
Part of 6 beg. at the NE corner thereof; then west 155 ft.; then south 281 ft.; then east 155 ft.; then north to beg., exc. that part taken for I-235	-	R.A. Morris Tracts	✓ Mabel E. Hopkins & Nadine Hopkins, 5223 W. 13th, 67212
South 349 ft. of 6 exc. the North 132 ft. thereof	-	"	✓ Doris L. Dewey, 1008 Perry, 67203
North 132 ft. of the South 349 ft. of 6	-	"	✓ Deloris A. Gutshall, 1801 W. 23rd St., 67204
7 exc. that part taken for Floodway & I-235	-	"	✓ <del>Roland R. Allen (Deceased)</del> & Ruth M. Allen, 2505 E. Mur- dock, 67214
South 70 ft. of the east 145 ft. of 9, & the North 10 ft. of the east 145 ft. of 10	-	"	✓ Richard A. Beyer & Sharon K. Beyer, 1221 Curtis, 67212
South 230 ft. of the east 145 ft. of 10	-	"	✓ Babe Ray Kennedy & Virginia Louise Kennedy, 1201 Curtis, 67212
Part of 11 beg. at the NE corner; then South 162 ft.; then West 135 ft.; then north 162 ft.; then east 135 ft. to beg.	-	"	✓ Chester D. Lacy & Barbara J. Lacy, 427 N. Doris, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
South 168 ft. of the west 35 ft. of the east 305 ft. of 11	-	R.A. Morris Tracts	✓ Homer L. Shults & Roma E. Shults, 14431 Maple, Goddard, 67052
West ½ of 11	-	"	✓ West Wichita Missionary Baptist Church, 1230 N. Hoover, 67212
North 162 ft. of the west 170 ft. of the east 305 ft. of 11	-	"	"
South 168 ft. of the east 270 ft. of 11	-	"	D R.R. Allen (Deceased) & Ruth M. Allen, 2505 E. Murdock, 67214
South 173 ft. of the east 135 ft. of 12	-	"	✓ Donald L. Boothe Jr. & Dianna L. Boothe, 5329 Robinson, 67212
East ½ of 12 exc. the south 173 ft. of the east 135 ft. & exc. the north 132 ft.	-	"	Roger Frank & A. Lorraine Frank, 2556 S. Spruce, 67216
North 132 ft. of the west 35 ft. of the east 305 ft. of 12	-	"	D Homer L. Shults & Roma E. Shults, 14431 Maple, Goddard, 67052
West ½ of 12	-	"	D West Wichita Missionary Baptist Church, 1230 N. Hoover, 67212
North 132 ft. of the east 270 ft. of 12	-	"	D R.R. Allen (Deceased) & Ruth M. Allen, 2505 E. Murdock, 67214
18	-	"	✓ Lewis L. Harris & Louie D. Harris, 1160 Curtis, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
South ½ of 19 exc. the east 330 ft.	-	R.A. Morris Tracts	X Dale W. Boswell (Deceased)
North ½ of 19 exc. the east 330 ft.	-	"	✓ Charles H. Curnutt & Hazel Curnutt, 1232 Curtis, 67212
20	-	"	✓ Ray F. Graham & Clara E. Graham, 1250 Curtis, 67212
North 165 ft. of the west ½ of 13	-	"	✓ Wilbur D. Van Etten & Dolores W. Van Etten, 1058 N. Hoover, 67212
West 498 ft. of the south ½ of 14	-	<i>Returned - unknown</i> "	X <del>Emile Angeline (Deceased) &amp; Berneice Angeline, 1008 N. Hoover, 67212</del>
1 thru 10	1	Comfort West Addition	✓ Comfort Homes Inc., 839 N. Mt. Carmel, 67203
1 thru 6	2	"	"
1	-	Heartland Baptist Addition	D West Wichita Missionary Baptist Church, 1230 N. Hoover, 67212
1	-	Heartland Baptist 2nd Addition	"
2	-	"	✓ Billy I. Widler & Marion E. Widler, 1241 Curtis, 67212
3	-	"	✓ Ernest L. Smith & Edith E. Smith, 1211 Curtis, 67212
1	-	Ray Allen Addition	✓ Raymond J. Allen & Neva M. Allen, 1013 N. Hoover, 67212
North 100 ft. of 1	C	Barnett's Addition	X Stephen E. Manley & Renata M. Manley, <u>Address Unknown</u>
South 95.12 ft. of 1	C	"	✓ Kerry E. Hamman & Janet S. Hamman, 923 N. Flora, 67212
2	C	"	✓ Administrator of Veteran's Affairs, 5500 E. Kellogg, 67218

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
3	C	Barnett's Addition	✓ Elmer Dykes & Glenda Belle Dykes, 928 N. Hoover, 67212
4	C	"	X Sandra D. Richardson, Address <u>unknown</u>
5	C	"	✓ Joseph M. Wagner & <del>Thelma R. Wagner (Deceased)</del> , Address <del>Unknown</del> 1915 W Mac Arthur <del>1915</del> 67217
6	C	"	✓ Jerry N. Ridgeway & Evelyn J. Ridgeway, 908 N. Hoover, 67212
7	C	"	✓ Jim T. Castor & Bernice Castor, 902 N. Hoover, 67212
8	C	"	✓ Alvin V. Schibbelhute & Corine J. Schibbelhute, Route 1, Mulvane, 67110
9	C	"	✓ Richard Franklin Clark & Anita Dorene Clark, 907 N. Flora, 67212
10	C	"	✓ William W. McGehee & Josephine S. McGehee, 915 N. Flora, 67212
11	C	"	✓ Wilfred D. Quinn, 919 N. Flora, 67212
1	D	"	✓ Miguel C. Garcia & Sophia L. Garcia, 822 N. Hoover, 67212
2	D	"	X Harold Dean Smith & Sara Jane Smith, 818 N. Hoover, 67212
3	D	"	✓ Alvin M. Brown & Yvonne A. Brown, 816 N. Hoover, 67212
4	D	"	✓ Lowell Ernest Andrews & Helen L. Andrews, 814 N. Hoover, 67212
South 75 ft. of 5	D	"	✓ Elmer L. Hanson & Wanda L. Hanson, 5550 W. Murdock, 67212
North 83 ft. of 5	D	"	✓ Anna F. Melton, 810 N. Hoover, 67212
			AND
			✓ Cathie Coleen Gilstrap, 4621 Whitehall, 67212
			AND
			✓ Michael Leonard Melton, 1100 Autumn Dr., Colwich, 67030

✓ present: 3045 Hiram 67213

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
6	D	Barnett's Addition	✓ <del>Frank Herbert (Deceased)</del> & Elizabeth Herbert, 801 N. Flora, 67212
7	D	"	✓ Janet S. Holdren, 807 N. Flora, 67212
8	D	"	✓ Boyd W. Owen & Helen J. Owen, 813 N. Flora, 67212
9	D	"	✓ Eugene McQuay Marsalis & Ruth Marsalis, 819 N. Flora, 67212
10	D	"	✓ Leroy Kabler & Elouise M. Kabler, 825 N. Flora, 67212
11	D	"	✓ Earl J. Looney & Joann Looney, 831 N. Flora, 67212
1	A	Patterson Gardens Addition	✓ Donald Joe Bobbitt & Janice M. Bobbitt, 748 N. Hoover, 67212
1	1	Avery Addition	✓ John R. Gleeson & Shirley M. Gleeson, 902 N. Arapaho, 67212
1	2	"	✓ Donald P. Cain Sr., 1228 S. Waco, 67213
2	2	"	✓ Kenneth R. Young & Ethel J. Young, 748 N. Anna, 67212
3	2	"	✓ Phillip D. Higgins & Nora K. Higgins, 5813 W. 8th, 67212
4	2	"	✓ Donald L. Manning & Carolyn K. Manning, 5807 W. 8th, 67212
5	2	"	✓ Richard L. Higgins, 2229 Jeanette, 67204 AND D Phillip D. Higgins, 5813 W. 8th, 67212
6	2	"	✓ Thomas E. Woodman & Virginia L. Woodman, 5802 Franklin, 67212
West ½ of 7	2	"	✓ James Y. Pierpoint & Karala J. Pierpoint, 1320 Bitting, 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
East $\frac{1}{2}$ of 7	2	Avery Addition	✓ James A. Schrader & Valerie J. Schrader, 5808 Franklin, 67212
West $\frac{1}{2}$ of 8	2	"	✓ Darryl D. Braland & Tara L. Braland, 5820 Franklin, 67212
East $\frac{1}{2}$ of 8	2	"	✓ Gregory Eugene Gibson & Dianne Elaine Gibson, 5816 Franklin, 67212
West $\frac{1}{2}$ of 9	2	"	✓ Marc D. Doshier & Bonnie L. Doshier, 5906 Franklin, 67212
East $\frac{1}{2}$ of 9	2	"	✓ David R. Atkins & Malia L. Atkins, 5902 Franklin, 67212
East $\frac{1}{2}$ of 10	2	"	✓ Kenneth D. Kimbel & Frances A. Kimbel, 5910 Franklin, 67212
West $\frac{1}{2}$ of 10	2	"	✓ Corbon Keith Titus & Debbie S. Titus, 5914 Franklin, 67212
1	3	"	✓ J.M. Parker & Nila F. Parker, 234 S. Doris, 67209
4 exc. that part taken for I-235, & all of 5	3	"	✓ James T. Castor & JoAnne Cas- tor, 902 N. Hoover, 67212
All of 6, & 7 exc. that part taken for I-235	3	"	✓ Melvin L. Bird & Ruth M. Bird, 5607 Franklin, 67212
10	3	"	✓ Clara J. Davis, 830 N. Gilda, 67212
1	4	"	✓ Leon J. Payne & Darlene M. Payne, 5707 Franklin, 67212
4 exc. that part taken for I-235	4	"	✓ Melvin L. Bird & Ruth M. Bird, 5607 Franklin, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
East $\frac{1}{2}$ of 5	4	Avery Addition	✓ William J. Novascone & Marilyn E. Novascone, 13629 North Point Dr., 67230
West $\frac{1}{2}$ of 5	4	"	✓ F.L. Novascone, 641 N. Wood- lawn, Apt. 6, 67208
6	4	"	✓ Willie G. Stephens & Lela G. Stephens, 801 N. Hoover, 67212
7 exc. that part taken for I-235	4	"	"
10 exc. that part taken for I-235	4	"	✓ Roger A. Sherman & Janice C. Sherman, 802 N. Gilda, 67212
West 100 ft. of 1	5	"	✓ Kirby L. Conley & Judy A. Conley, 5907 Franklin, 67212
1 exc. the west 100 ft.	5	"	✓ Dorsey A. Larue & Bertha M. Larue, 5901 Franklin, 67212
2	5	"	"
3	5	"	✓ Jim G. Delventhal & Marlies Delventhal, 5813 Franklin, 67212
4	5	"	X LeIva E. Leach, Address Unknown
5	5	"	✓ Frank Walter Woodman Jr., 5801 Franklin, 67212
6	5	"	✓ William C. Pinkston & Betty V. Pinkston, 2924 S. Hoover, 67215
7	5	"	✓ Daniel L. Leddy, Address Unknown <i>Trq. 8405 W. Central</i> 67212
East $\frac{1}{2}$ of 8	5	"	✓ Bertha Klausmeyer, 5814 W. Murdock, 67212
West $\frac{1}{2}$ of 8	5	"	D F.L. Novascone, 641 N. Wood- lawn, Apt. 6, 67208

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
West ½ of 9	5	Avery Addition	✓ Paul E. Greenman & Donna M. Greenman, 5906 W. Murdock, 67212
East ½ of 9	5	"	✓ <del>Paul L. Schwader (Deceased)</del> & Vera M. Schwader, 740 Boyd, 67212
10	5	"	✓ Richard R. Dutton, 5908 W. Murdock, 67212
1	A	West Central Gardens Addition	✓ William E. Porter & Corine Porter, 645 McLean Blvd. NW, 67203
2	A	"	✓ Eva M. Northcutt, 753 N. Eisenhower, 67212
East ½ of 3	A	"	✓ Violet I. Lemon, 502 N. Walnut, 67203
West ½ of 3	A	"	✓ Paul L. Schwader (Deceased) & Vera M. Schwader, 740 Boyd, 67212
East ½ of 4	A	"	"
West ½ of 4	A	"	✓ William D. Stavig & Kahtonna D. Stavig, 736 Boyd, 67212
1	B	"	✓ Dorothy M. Cheney & D.H. James Cheney, 5801 W. Murdock, 67212
2	B	"	✓ Martin Eugene Kaiser & Darline M. Kaiser, 754 N. Eisenhower, 67212
3	B	"	✓ Charles E. Miller & Linneda K. Miller, 750 N. Eisenhower, 67212
East ½ of 4	B	"	✓ William E. Porter & Corine E. Porter, 645 McLean Blvd. NW, 67203
West ½ of 4	B	"	✓ Niles David Barnett & Debra L. Barnett, 746 N. Eisenhower, 67212
14 & 15	A	West Central Gardens 3rd Addition	✓ Clarence Albert Lloyd & Ramona Fern Lloyd, 761 N. Arapaho, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
16	A	West Central Gardens 3rd Addition	✓ Wayne C. Ryan & Audrey M. Ryan, 2463 Perry, 67204
17	A	"	✓ Curtis B. Barker & Barbara J. Barker, 801 N. Arapaho, 67212
18	A	"	✓ Melvin Wayne Hooper & Shirley J. Hooper, 805 N. Arapaho, 67212
19	A	"	X David L. Hayes & Leona M. Hayes, <u>Address Unknown</u>
20	A	"	✓ Alfred E. Weaver, 813 N. Arapaho, 67212
21	A	"	✓ Leland I. Beckner & Daisy Beckner, 817 N. Arapaho, 67212
22	A	"	D L.I. Beckner & Daisy Beckner, 817 N. Arapaho, 67212
23	A	"	✓ Monty Lee Weaver, 901 N. Arapaho, 67212
24	A	"	D Alfred E. Weaver, 813 N. Arapaho, 67212 AND D Monty L. Weaver, 901 N. Arapaho, 67212
25	A	"	✓ Raymond J. Hooper & Lois Dean Hooper, 909 N. Arapaho, 67212
North ½ of 8	B	"	✓ Larry D. Reed, 754 N. Arapaho, 67212
South ½ of 8	B	"	✓ Clinton E. O'Dell & Twila J. O'Dell, 14126 Valley Hi Rd., Maize, 67101
9	B	"	✓ Bobby G. Gryner & Phyllis L. Gryner, 758 N. Arapaho, 67212
10	B	"	X Ronny R. Weems, 3939 Fairview, 67204
11	B	"	"
12	B	"	✓ Wayne E. Lynes & Anna B. Lynes, 737 Boyd, 67212

*resent: 937w. 65 South  
67217*

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
South $\frac{1}{2}$ of 13	B	West Central Gardens 3rd Addition	✓ Danny F. Coffman & Rebecca E. Coffman, 733 Boyd, 67212
13 exc. the South $\frac{1}{2}$	B	"	"
1	C	"	✓ E.R. Lindenman & Roberta Lindenman, 802 N. Arapaho, 67212
2	C	"	✓ Richard M. Stump & Sharon A. Stump, 2319 Irving, 67213
3	C	"	✓ Wanda T. Pore & Merlin G. Pore, 6001 Franklin, 67212
4	C	"	✓ Robert D. Nelson & Opal B. Nelson, 6000 W. Murdock, 67212
1	D	"	✓ Ivan G. Beckner & Patricia Beckner, 6026 Franklin, 67212
2	D	"	✓ Thomas Duane Cain & Kimilyn K. Cain, 836 N. Arapaho, 67212
3	D	"	✓ Robert L. Clark & Carol Ann Clark, 6000 Franklin, 67212
1	E	"	✓ John R. Gleeson & Shirley Gleeson, 902 N. Arapaho, 67212
2	E	"	✓ Dale E. Wood & Carol J. Wood, 906 N. Arapaho, 67212

Tract

The NE $\frac{1}{4}$  of 15-27-1W lying East of I-235, except the South 400 ft. thereof

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

The South 400 ft. of the NE $\frac{1}{4}$  of 15-27-1W lying East of I-235, except that part platted as Ray Allen Addition

"

Tract in the SE $\frac{1}{4}$  of 15-27-1W beg. 18 rods south of the NE corner of the SE $\frac{1}{4}$ ; then South 10 rods; then west to the east r/o/w line of I-235; then north along said r/o/w line to a pt. 18 rods south of the north line of the SE $\frac{1}{4}$ ; then east to beg.

✓ Larry Leigh Thompson, 915 N. Hoover, 67212

Tract

Property Owner

All that part of the North 297 ft. of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of 15-27-1W lying East of I-235

✓ Elmer Dykes & Glenda Belle Dykes, 928 N. Hoover, 67212

Tract in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of 15-27-1W beg. 28 rods south of the NE corner of the SE $\frac{1}{4}$ ; then south 12 rods; then west to the east r/o/w line of I-235; then north along said r/o/w line 12 rods; then east to beg.

✓ Harry B. Pollak, 8220 E. Kellogg, 67207

The South 28 rods of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of 15-27-1W exc. the south 90 ft. thereof and exc. that part taken for I-235

✓ Schneider Investment Corp., 3501 W. Fairhaven Rd., 67217

The North 12 rods of the North  $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of 15-27-1W except that part taken for I-235

✓ Glenn E. Whitcomb & Mary E. Whitcomb, 749 N. Hoover, 67212

All that part of the West  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of 15-27-1W lying east of the Wichita-Valley Center floodway and West of West Central Gardens 3rd Addition

✓ City of Wichita, 455 N. Main, 67202

page 12

We hereby certify the foregoing to be a true and correct list of  
the property owners within a 1000 foot radius of

Lot 1, Miles Lakewood Living, an Addition  
to Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register  
of Deeds of Sedgwick County, Kansas, on the 27th day of October, 1982 at  
7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. Inc.

By

*Mary Gable*  
Vice-President

Order No. 313286  
GE

FORM 2-21

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

\*

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

Roll # 1

\*