

DE-92 - VALLEGRASS C. U. P. AMENDED
FILE #2 - Northeast corner of 21st
Street North & Rock Road.

ACTION

DATE

COMMITTEE _____

M.A.P.C.

*Approved and to
be conducted*

3-25-82

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

*Approved and
recorded*

4-20-82

Posted

3/21/82

28-93 - MAILBOX C. O. P. MENING
FILE # 2 - Northeast corner of 1st
Street North & Rock Road.

Map No. 6050C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE#2
DP - 92
Filed 7-24-82

Associated
Case: Z-2422

APPLICATION REQUEST: Approval of proposed Amendment to
Tallgrass

~~(REMOVED)~~ (Commercial) Community Unit Plan.

1. Applicant Tallgrass Company
Address Box 4048, Wichita, Ks 67204 Phone 681-2112
2. Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita Ks 67226 Phone 683-5567
3. General Location: Northeast corner of 21st St. North and Rock Road.
4. Proposed Use: _____

AREA DATA:

1. Acres: 25.2 (_____ ft. by _____ ft.)
2. Existing Zoning "BB" & "LC" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 3-25-82 Action Approved subject to conditions

2. Governing Body

Date 4-20-82 Action Approved as recorded

NOTES:

LOS ANGELES
MEMPHIS TX-LUCASVILLE OH
U.S.A.

Standard
No. 2133C

CASE FILE

20-82
92
Des
ent

Map No. 6050C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE#2
DP - 92
Filed 2-24-82

Associated
Case: Z-2422

APPLICATION REQUEST: Approval of proposed Amendment to

Tallgrass
~~(RESIDENTIAL)~~ (Commercial) Community Unit Plan.

1. Applicant Tallgrass Company
Address Box 4048, Wichita, Ks 67204 Phone 681-2112
2. Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita Ks 67226 Phone 683-5567
3. General Location: Northeast corner of 21st St. North and Rock Road.
4. Proposed Use: _____

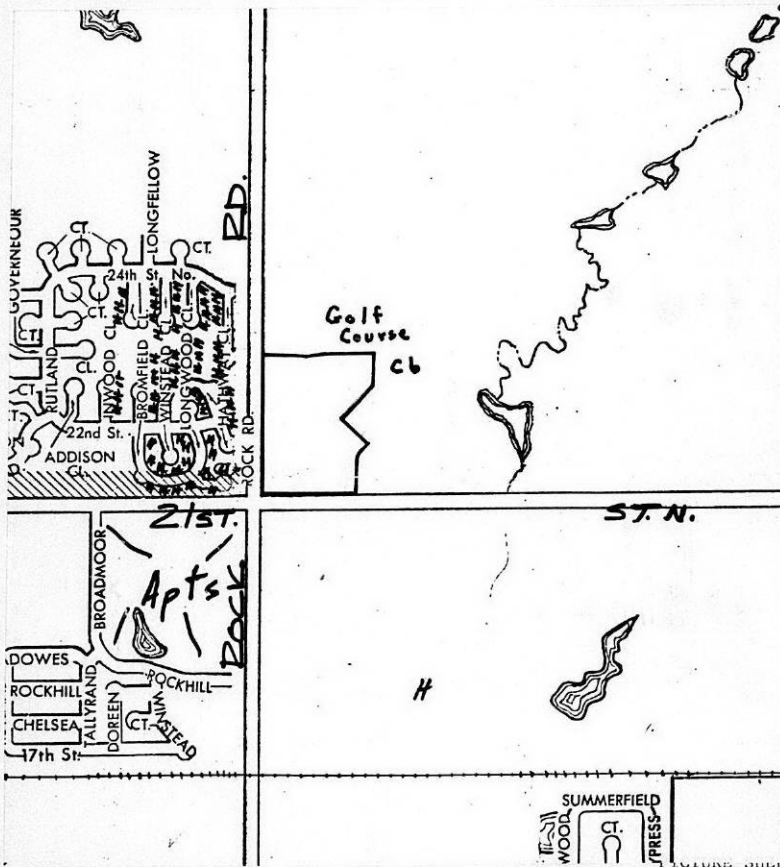
AREA DATA:

1. Acres: 24.2 (900 (IRREGULAR) ft. by 1191.6 ft.)
2. Existing Zoning: "BB" & "LC"
3. Land Use: East Club house South UNDEVELOPED
West SINGLE FAM North Golf Course
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted. _____

DP-92

PHOTO DATA:

Taken by _____ Date _____ Time _____



April 30, 1982

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-92 - Tallgrass Commercial C.U.P. Located at the northeast corner of 21st Street North and Rock Road.

The Board of City Commissioners on April 20, 1982, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The term "office supplies" shall be deleted from the permitted use list for Parcels 5, 6 and 7.
- b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Please note that prior to the issuance of any building permits, and in accordance with condition "b" above, the property must be platted.

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

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONING
AND AMENDMENT TO COMMERCIAL C.U.P.

CASE NO. Z-2422 and DP-92 CONSIDERED BY MAPC: 3-25-82REQUEST FOR: "AA" to "BB" and approval of amendment to
Tallgrass Commercial C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To construct a commercial and office complex."

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

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
March 25, 1982)

APPLICANT: Tallgrass Company, Box 4048, Wichita, Kansas.

AGENT FOR APPLICANT: Dave Ritchie, Tallgrass Co., Box 4048, Wichita, Kansas.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East and West, "AA"; South, "LC".

LAND USE: Existing and South, Undeveloped; North, Golf Course; East,
Club House & Undeveloped; West, Single-family.CPO RECOMMENDATION: CPO Council Area "I" voted 3-2 to recommend that
the applications be approved.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to the approval of the associated C.U.P. and the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the accompanying C.U.P. be approved subject to the recommended conditions as shown in the attached excerpt from Planning Commission minutes of March 25, 1982. Jones moved, Hansen seconded and it carried unanimously. Goebel and Martens were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and CUP subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or

2. Return the applications to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 25, 1982

- 9a. Case No. Z-2422 - Tallgrass Company requests zone change from "AA" to "BB" commencing at the southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence northerly along the west line of said Section 5 bearing N 1°01'02" W, 803.00 feet; thence N 88°58'58" E, 50.00 feet to the point of beginning, said point of beginning being on the east right of way line of Rock Road; thence northerly along said east right of way line bearing N 1°01'02" W, 623.43 feet; thence N 89°06'26" E, 386.95 feet; thence N 79°05'57" E, 86.31 feet; thence N 89°06'26" E, 445.00 feet; thence S 0°53'34" E, 316.00 feet; thence S 43°58'58" W, 407.13 feet; thence N 46°01'02" W, 121.57 feet; thence S 88°58'58" W, 61.43 feet; thence along a curve to the right having a central angle of 71°50'28", a radius of 50.00 feet, a length of 62.69 feet and a chord 58.67 feet long bearing S 11°23'46" W; thence along a curve to the right having a central angle of 41°39'58", a radius of 242.00 feet, a length of 175.99 feet and a chord 172.13 feet long bearing S 68°08'59" W; thence S 88°58'58" W, 307.52 feet to the point of beginning. Generally located at the northeast corner of 22nd Street North and Rock Road.
- 9b. Case No. DP-92 - Tallgrass Company requests approval of amendment to Commercial Community Unit Plan beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 1°01'02" W, 1386.54 feet; thence N 89°06'26" E, 386.95 feet; thence N 79°05'57" E, 86.31 feet; thence N 89°06'26" E, 445.00 feet; thence S 0°53'34" E, 316.00 feet; thence S 43°58'58" W, 447.13 feet; thence S 46°01'02" E, 370.44 feet; thence S 43°58'58" W, 58.24 feet; thence along a curve to the left having a central angle of 45°00'00", a radius of 242.00 feet and a length of 190.07 feet; thence S 1°01'02" E, 284.76 feet to the north ROW line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89°06'26" W, 71.72 feet; thence N 87°04'43" W, 150.33 feet; thence S 89°06'26" W, 100.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 35.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 393.31 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

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

COMMENTS:

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

In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Tallgrass Commercial C.U.P.,

located at the northeast corner of 21st Street North and Rock Road. The proposed amendment would delete Parcel 11 from DP-96 Tallgrass Residential C.U.P. and add it to DP-92 Tallgrass Commercial C.U.P. as Parcels 5, 6 and 7. Proposed uses for Parcels 5, 6 and 7 would be restricted to offices and associated uses. Associated zone case Z-2422 is requesting "BB" office zoning. No changes are proposed for the balance of the C.U.P., that was approved in November 1981.

2. Although staff is concerned about the continued "stripping out" of Rock Road, it is felt that with the restricted square footage, landscaping, and site design the proposed development should be able to be compatible with nearby uses. The added area will be served by 22nd Street only, with no direct access to Rock Road. There is to be a wall and fifteen feet of landscaping, in addition to a ninety foot setback, along Rock Road to protect the single-family area to the west. Along the north and east boundaries of Parcels 6 and 7 the applicants are requesting a waiver of the masonry wall since the site abuts the golf course and club house. Some setbacks have been reduced in order to take advantage of the golf course. The site is to be platted into several small lots with open space and walk ways tying into the golf course facilities.
3. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the Associated C.U.P. and the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
 - a. The term "office supplies" shall be deleted from the permitted use list for Parcels 5, 6 and 7.
 - b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - c. 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.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

CHAMBERS stated that CPO Council Area "I" recommended 3-2 that the applications be approved.

There was no one present in opposition to the applications.

DAVE RITCHIE, representing the applicant, stated that the idea of the request was to have a garden-office complex with a resident that would look out over the golf course. They also hope to have their own company's office on the site.

CHISHOLM asked what was the anticipated timing. RITCHIE said that it depends on the sale or trade of their Twin Lakes office building.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the residential and undeveloped character of the general area; the approved office and light commercial zoning to the south; the golf course to the north; the club house and approved apartments to the east; the suitability of the subject site for development with office uses; and the recommendation of approval by staff; I move that we recommend to the governing body that the zone change request be approved subject to the approval of the associated C.U.P. and the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the accompanying C.U.P. be approved subject to the following conditions:

- a. The term "office supplies" shall be deleted from the permitted use list for Parcels 5, 6 and 7.
- b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Jones moved, Hansen seconded and it carried unanimously. Goebel and Martens were absent.

March 26, 1982

Dave Ritchie
Tallgrass Company
Box 4048
Wichita, Ks. 67204

Re: DP-92 - Amendment to Tallgrass
Commercial C.U.P.
Z-2422 - "AA" to "BB" both located
on the northeast corner of 22nd
Street North and Rock Road

Dear Mr. Ritchie:

At its regular meeting on March 25, 1982, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend that the zone change request be approved subject to the approval of the Associated C.U.P. and the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed, and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds. The Planning Commission also recommended that the accompanying C.U.P. be approved subject to the following conditions:

- a. The term "office supplies" shall be deleted from the permitted use list for Parcels 5, 6 and 7.
- b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. 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.

- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial 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 April 9 so that these cases can be scheduled for consideration by the Board of City Commissioners at their meeting of April 20, 1982. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Bill G. Yung Design, 8225 East 35th Street North, Wichita 67226

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 18, 1982



TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-92 and Z-2422, Northeast
Corner of 21st Street North
and Rock Road

At its March 16th meeting, CPO Neighborhood Council Area "I" considered the captioned application for amendment to the Tallgrass Commercial Community Unit Plan. David Ritchie and Bill Yung were present representing the applicant. No area residents attended the meeting concerning the case.

The Council voted, 3-2, to recommend that the amendment and associated zone change request be approved subject to conditions recommended by MAPC staff. Members in opposition to the request expressed concern over the trend to "strip out" Rock Road.

Please provide copies of this memorandum to members of the MAPC and City Commission when this case is considered by them. Thank you.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert/sm
Sarah Gilbert
CP Coordinator

RECEIVED

MAR 22 1982

METROPOLITAN PLANNING
ROUTE _____

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-25-82

Case No. DP-92 Request: Approval of Amendment to
Z-2422 11.69 Tallgrass Commercial C.U.P.
"AA" to "BB"

Location: Northeast corner of 21st North and Rock Road

Reason: To construct a commercial and office complex

Acres: DP-92 24.6 Size: 900' x 1191'
Z-2422 11.69 623' x 900'
Office 231,000
Commercial 94,000 sq. ft.

| | <u>Land Use</u> | <u>Zoning</u> |
|----------|--------------------------|----------------------|
| Existing | Undeveloped | "AA", "BB" & "LC" |
| North | Golf Course | "AA" (C.U.P.) |
| East | Club House & undeveloped | "AA" (C.U.P.) |
| South | Undeveloped | "LC" |
| West | Single-family | "AA" (C.U.P.) |

Adequate street right-of-way will be obtained at the time of platting.

Platted: A portion has been platted.

History: Last amendment to C.U.P. approved by ECC 11-19-81

COMMENTS:

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

In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Tallgrass Commercial C.U.P., located at the northeast corner of 21st Street North and Rock Road. The proposed amendment would delete Parcel 11 from DP-96 Tallgrass Residential C.U.P. and add it to DP-92 Tallgrass Commercial C.U.P. as Parcels 5, 6 and 7. Proposed uses for Parcels 5, 6 and 7 would be restricted to offices and associated uses. Associated zone case Z-2422 is requesting "BB" office zoning. No changes are proposed for the balance of the C.U.P., that was approved in November 1981.

2. Although staff is concerned about the continued "stripping out" of Rock Road, it is felt that with the restricted square footage, landscaping, and site design the proposed development should be able to be compatible with nearby uses. The added area will be served by 22nd Street only, with no direct access to Rock Road. There is to be a wall and fifteen feet of landscaping, in addition to a ninety foot setback, along Rock Road to protect the single-family area to the west. Along the north and east boundaries of Parcels 6 and 7 the applicants are requesting a waiver of the masonry wall since the site abuts the golf course and club house. Some setbacks have been reduced in order to take advantage of the golf course. The site is to be platted into several small lots with open space and walk ways tying into the golf course facilities.

3. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the Associated C.U.P. and the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
 - a. The term "office supplies" shall be deleted from the permitted use list for Parcels 5, 6 and 7.
 - b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - c. 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.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Z-2422)
&) 105 "Notice to Adjoining Property Owners" mailed 3-11-82
✓ DP-92) for the MAPC meeting of 3-25-82.

1 Including map to CPO Office
1 " " "NEIGHBORS"
1 of zone case to Don Schneider, Sanitary Chief Engineer

108 TOTAL

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021686

March 11, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, March 25, 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 to the TALLGRASS COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-92

Beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M. thence northerly along the east right of way line of Rock Road bearing N 1°01'02" W, 1386.54 feet; thence N 89°06'26" E, 386.95 feet; thence N 79°05'57" E, 86.31 feet; thence N 89°06'26" E, 445.00 feet; thence S 0°53'34" E, 316.00 feet; thence S 43°58'58" W, 447.13 feet; thence S 46°01'02" E, 370.44 feet; thence S 43°58'58" W, 53.24 feet; thence along a curve to the left having a central angle of 45°00'00", a radius of 242.00 feet and a length of 190.07 feet; thence S 1°01'02" E, 254.76 feet to the north ROW line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89°06'26" W, 71.72 feet; thence N 87°04'43" W, 150.33 feet; thence S 89°06'26" W, 100.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 35.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 393.31 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

This application also includes the deletion of Parcel 11 (an unplatted tract of land in the southwest quarter of Section 5, Township 27 South, Range 2 East) in DP-96 Tallgrass Residential Community Unit Plan.

The Development Plan of this area, originally approved on April 17, 1979 and amended on December 15, 1981, 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.

Page Two
CASE NO. DP-92

The revised development plan now on file proposes to incorporate Parcel 11 (located at the northeast corner of 22nd Street and Rock Road) of DP-96 Tallgrass Residential Community Unit Plan into DP-92 Tallgrass Commercial Community Unit Plan. The proposed uses would be changed from residential uses to office uses. Associated zone case Z-2422 is requesting "BB" Office zoning. Maximum permitted floor area on the approximately 11 acre addition to the commercial Community Unit Plan would be 140,000 square feet. Building height, setbacks, parking requirements and other information relating to future development is shown on the development plan.

The hearing of the proposed amendments to this Development Plan, as provided in Section 23.04.190 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 ECC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

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

~~March 11, 1982~~

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area and on property legally described below. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. If you have no interest or objection to the requested change, you have no obligation to appear or comment. If you desire to appear at the MAPC meeting, you are invited to do so, either in person or by agent or attorney.

The MAPC will consider the following case at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m., on ~~March 25, 1982~~.

CASE NO. Z-2422

Zone Change from the "AA" One Family Dwelling District
to the "BB" Office District

SEE LEGAL DESCRIPTION ATTACHED HERETO.

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

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

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

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

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

Robert A. Lakin
Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

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

CASE NO. Z-2422

Zone Change from the "AA" One Family Dwelling District
to the "BB" Office District

Commencing at the southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence northerly along the west line of said Section 5 bearing N 1°01'02" W, 803.00 feet; thence N 88°58'58" E, 50.00 feet to the point of beginning, said point of beginning being on the east right of way line of Rock Road; thence northerly along said east right of way line bearing N 1°01'02" W, 623.43 feet; thence N 89°06'26" E, 386.95 feet; thence N 79°05'57" E, 86.31 feet; thence N 89°06'26" E, 445.00 feet; thence S 0°53'34" E, 316.00 feet; thence S 43°58'58" W, 407.13 feet; thence N 46°01'02" W, 121.57 feet; thence S 88°58'58" W, 61.43 feet; thence along a curve to the right having a central angle of 71°50'28", a radius of 50.00 feet, a length of 62.69 feet and a chord 58.67 feet long bearing S 11°23'46" W; thence along a curve to the right having a central angle of 41°39'58", a radius of 242.00 feet, a length of 175.99 feet and a chord 172.13 feet long bearing S 68°08'59" W, thence S 88°58'58" W, 307.52 feet to the point of beginning. Generally located at the northeast corner of 22nd Street North and Rock Road.

March 1, 1982

Bill G. Yung
8225 East 35th Street North
Wichita, Kansas 67226

Re: Amendment to DP-92 Tallgrass
Commercial C.U.P.

Dear Bill:

We have reviewed the proposed amendments to the above captioned C.U.P. and the following are our comments. Generally, we are concerned about the continued "stripping" out of Rock Road with office and commercial uses. However, we feel that the proposed office complexes with its restricted square footage should be able to be compatible with existing and proposed uses on nearby property. It would be helpful to include an intent statement in the general provision that would indicate what type of development is anticipated for Parcels 5, 6 and 7.

In our review of the C.U.P. we noticed that there was no mention of the required screening wall along the north or east sides of the C.U.P. Although the zoning ordinance requires a screening wall between office and residentially zoned property, we will support your request to not screen the golf course from the offices in Parcels 6 and 7. In regard to the southeast boundary of Parcel 7 and the northeast boundary of Parcel 3, we feel that some type of screening fence is needed.

A wooden fence may be satisfactory depending on the location of buildings and parking areas in Parcel 14 of the Tallgrass Residential C.U.P. You may want to address this in the amendment to the residential C.U.P. you plan to do later this year. We would suggest that you add a statement to General Provision No. 12 that requires a fence to be constructed when the apartments are constructed. You should also include a statement allowing the Superintendent of Central Inspection and the Director of Planning to waive the masonry wall requirement after review and approval of a plan showing the buildings, parking areas, etc., in Parcels 3 and 7 and in Parcel 14 of the Tallgrass Residential C.U.P.

Page Two
Bill G. Yung
March 1, 1982

The following are comments regarding specific changes that need to be made:

- OK 1. The dashed line showing the existing Independence Commons plat should be removed.
- OK 2. The Director of Engineering should be removed from General Provision No. 18.
- OK 3. The fifteen foot landscape easement along the west boundary of Parcels 5 and 6 should be shown as a fifteen foot landscape buffer, not an easement. General Provision No. 12D should be changed to reflect a fifteen foot landscape buffer.
- OK 4. The landscape area along the north and east sides of Parcels 6 and 7 should be along the property line.
- OK 5. A statement needs to be added to General Provision No. 12 stating that the wall requirement along the north side of Parcels 6 and 7 are waived.

These are our comments at this time. We have scheduled this case for the MAPC meeting of March 25, 1982 and it is necessary that we receive fourteen revised copies of the plan by Tuesday, March 9. If you have any questions, please call.

Sincerely,

ADC

Arthur D. Chambers, AICP
Senior Planner

ADC: el

cc: Tallgrass Company, Box 4048, Wichita 67204

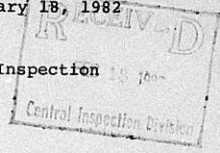
WICHITA-SEDGWICK COUNTY

DATE
February 18, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

TO ✓ Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner



SUBJECT DP-92 - Tallgrass Commercial C.U.P. Generally located at the northeast corner of 21st Street North and Rock Road.

We have received a request to amend the above captioned C.U.P. The amendment would add Parcels 5, 6, and 7. Permitted uses in Parcels 5, 6 and 7 would be restricted to offices and residential. We would appreciate receiving any comments you might have regarding this project by Tuesday, February 23, 1982. If you have any questions, please call.

Arthur D. Chambers
Arthur D. Chambers
Senior Planner

ADC:el

Art: This will create a monster as far as traffic on Rock Rd. Dumping cars out on 22nd St will also add to the existing problem of traffic shortcutting through Comotara. Rock Rd construction will not be started till at least '85

Art

February 18, 1982

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

DP-92 - Tallgrass Commercial C.U.P. Generally located
at the northeast corner of 21st Street North and Rock Road.

We have received a request to amend the above captioned C.U.P.
The amendment would add Parcels 5, 6, and 7. Permitted uses
in Parcels 5, 6 and 7 would be restricted to offices and
residential. We would appreciate receiving any comments you
might have regarding this project by Tuesday, February 23,
1982. If you have any questions, please call.

Arthur D. Chambers
Senior Planner

ADC:el

TALLGRASS COMMERCIAL/DEFINING C.U.P.

Case -
2-2422

Amend. File # 2
DP 92
Map 6.050C
MPC Amend 25

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

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

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

- a. Applicant Tallgrass Company
 Address Box 4048, Wichita, KS 67204 Phone 316-681-2112
 Agent Bill G. Yung Design
 Address 8225 E. 35th North, Wichita, KS 67226 Phone 316-683-5567
- 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 BB & L.C. and legally described as Lot(s) _____
N/A, Block(s) N/A,
N/A Addition.

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

See attached legal.

N AA (CUP)
S L.C.
E AA (CUP)
W AA (CUP)

II.B There are 24.6
25.2 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 21st & Rock Road.

The general location is (use appropriate section)

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

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By [Signature] _____
Authorized Agent (if any) By _____
Authorized Agent (if any)

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

V. OFFICE USE ONLY

This application was received at the Planning Department at
455 (AM, PM) on Feb 24, 1982 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 250.

[Signature] Name
Site Planner Title



**Van Doren
Hazard
Stallings**

Surveyors • Engineers • Planners

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 2-11-82 JOB NO. _____

PROJECT Tallgrass Commercial

TO _____

FROM Steven E. Anderson

REFERENCE Total parcel legal (old Inde-
pendence Commons + site N. of 22nd St)

COPIES TO:

OK for legal

Beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1386.54 feet; thence N 89° 06' 26" E, 386.95 feet; thence N 79° 05' 57" E, 86.31 feet; thence N 89° 06' 26" E, 445.00 feet; thence S 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 447.13 feet; thence S 46° 01' 02" E, 370.44 feet; thence S 43° 58' 58" W, 58.24 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 242.00 feet and a length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing 25.1896 acres, more or less.



250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 2-11-82 JOB NO. _____
PROJECT Tallgrass Commercial
TO _____
FROM Steven E. Anderson
REFERENCE Total parcel legal (old Inde-
pendence Commons + site N. of 22nd St)

COPIES TO:

*DP-9 Tallgrass
Amended File # 2*

OK for deed

Beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1386.54 feet; thence N 89° 06' 26" E, 386.95 feet; thence N 79° 05' 57" E, 86.31 feet; thence N 89° 06' 26" E, 445.00 feet; thence S 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 447.13 feet; thence S 46° 01' 02" E, 370.44 feet; thence S 43° 58' 58" W, 58.24 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 242.00 feet and a length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning (containing 25.1896 acres, more or less.)

Deliver to:

ART CHAMBERS

Metropolitan Planning
10th floor
City Building

RE: Ownership List
TALLGRASS COMMERCIAL
Ordered by
Bill Yung

Security Abstract
Ardy

DP-92 Tallgrass
+ 2-2422

OWNERSHIP LIST

Tallgrass Commercial

Tract Description

Property Owner

A tract beginning at the SW corner of Section 5, Township 27 South, Range 2 East of the 6th P.M., thence northerly along the west line of said Section, bearing N 1°01'02" West, 794.89 feet; thence N 88°58'58" East, 390 feet to the point of beginning; thence North 88°58'58" East, 60 feet; thence N 43°58'58" East, 150 feet; thence S 46°01'02" East, 495 feet; thence S 43°58'58" West, 150 feet; thence S 1°01'02" East, 11.61 feet; thence S 88°58'58" West, 205.02 feet; thence S 1°01'02" East, 24.80 feet; thence S 88°58'58" West, 138.28 feet; thence N 1°01'02" West, 160.71 feet; thence N 46°01'02" West, 158 feet; thence N 1°01'02" West, 72 feet; thence N 88°58'58" East, 45 feet; thence N 1°01'02" West 42 feet to the point of beginning.

Independence Commons
Company
P. O. Box 4048
67204

A tract beginning at the intersection of the east right of way line of Rock Road and the north right of way line of Twenty-First Street North, said point being 40 feet north and 50 feet east of the southwest corner of said Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 01°01'02" West, 444.93 feet; thence N 88°58'58" East, 190.58 feet; thence S 46°01'02" East, 108 feet; thence N 88°58'58" East 133 feet to the northwest corner of Lot 1, Independence Commons, an addition to Wichita, thence S 01°01'02" East, 266.42 feet; thence S 88°58'58" West, 7 feet; thence S 01°01'02" East, 103 feet; thence S 89°06'26" West, 392.95 feet to the point of beginning.

Same as above

Tract Description

A tract in the Southwest Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., beginning at the southwest corner of said Section, thence northerly along the west line of said section bearing N 1°01'02" West, 794.89 feet; thence N 88°58'58" East 50 feet to the point of beginning, said point being on the East right of way line of Rock Road; thence N 88°58'58" East 340 feet; thence S 1°01'02" East 42 feet; thence S 88°58'58" West, 45 feet; thence S 1°01'02" East, 72 feet; thence S 46°01'02" East, 158 feet; thence S 1°01'02" East 160.71 feet; thence S 88°58'58" West 139.77 feet; thence N 45°01'02" West, 108 feet; thence S 88°58'58" West 190.58 feet to the East right of way line of Rock Road; thence northerly along said right of way line bearing N 1°01'02" West, 310.07 feet to the point of beginning.

All of the Southwest Quarter of Section 5, Township 27 South, Range 2 East, except a tract beginning at the SW corner, Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence Northerly along the West line of said Section bearing N 1°01'02" West, 794.89 feet; thence N 88°55'01" East, 450 feet; thence N 43°58'58" East, 150 feet; thence S 46°01'02" East, 495 feet; thence S 43°58'58" West, 150 feet; thence S 1°01'02" East, 11.61 feet; thence N 88°58'58" East, 21.72 feet; thence S 66°32'50" East, 33 feet; thence along a curve to the left having a central angle of 24°28'12", a radius of 209 feet, a length of 89.26 feet and a chord 88.58 feet long bearing South 11°13'04" West; thence S 1°01'02" East, 334.83 feet to the South line of said section; thence Westerly along said South line bearing S 89°06'26" West, 833 feet to the point of beginning; and except that portion now platted as Tallgrass Clubhouse, and except that part now platted as Woodlands East, and except portions platted as Pebble Green, replatted as Bluestem Village

Property Owner

D
Independence Commons
Company
P.O. Box 4048
67204

✓ Tallgrass Company
Partnership
P. O. Box 4048
67204

Tract Description

Property Owner

The Northwest Quarter of Section
8, Township 27 South, Range 2
East of the 6th P.M.

✓ Wilson Estates
Century Plaza Building
111 W Douglas 67202

X Louise W. Bradley ✓
(life estate reserved
on a 5 acre tract)
Address Unknown

Lot

Block

Addition

Property Owner

Lot 1

Independence
Commons

D

Independence Commons
Company
P.O. Box 4048
67204

Lot 1, except
that part platted
as Woodlands East
Addition

Tallgrass
Clubhouse

✓

Tallgrass Club
P.O. Box 4048
67204

Lots 1,
through
15, inclusive

1

Woodlands
East

✓

Summerfield Company
P. O. Box 4048
67204

Lots 16
through 24
inclusive

1

"

Same as above

reserves
A and B

1

"

Same as above

Reserves
C and D

1

"

D

Tallgrass Club
P. O. Box 4048
67204

Reserves
E and F

1

"

D

Summerfield Company
P. O. Box 4048
67204

Lots 1
through
20,
inclusive

2

"

Same as above

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------|-------------------------------|--|
| Lot 1 | 7 | Sycamore Village Second | ✓ George G. Fox Minnie L. Fox 2307 Winstead Circle 67226 |
| Lot 2 | 7 | " | ✓ Donald L. Anderson Sharon K. Anderson 2315 Winstead Circle 67226 |
| Lot 3 | 7 | " | ✓ Pu Choi Woo and Ching Ling Woo 2323 Winstead Circle 67226 |
| Lot 4 | 7 | " | ✓ Jack E. Slattery Jeannette R. Slattery 2331 Winstead Circle 67226 |
| Lot 5 | 7 | " | ✓ Terry E. Pufahl Molly M. Pufahl 2339 Winstead Circle 67226 |
| Lot 6 | 7 | " | ✓ Sherrel W. Miller Virginia L. Miller 2343 Winstead Circle 67226 |
| Lot 7 | 7 | " | ✓ Norman J. Razook Linda F. Razook 2349 Winstead Circle 67226 |
| Lot 8 | 7 | " | ✓ Robert M. Adams Velda L. Adams 2353 Winstead Circle 67226 |
| Lot 9 | 7 | " | ✓ James E. Kreissler Alice J. Kreissler 2348 Hathway Circle 67226 |
| Lot 10 | 7 | " | ✓ Jack W. Miller 2344 Hathway Circle 67226 |
| Lot 11 | 7 | " | ✓ Carroll C. Buskirk Haldis Van Buskirk 2338 Hathway Circle 67226 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------|---------------------------------------|--|
| Lot 12 | 7 | Sycamore Village Second Addition ✓ | Dana K. Bibler Carol A. Bibler 2334 Hathway 67226 |
| Lot 13 | 7 | " | ✓ William Barry Davis Iris LaNettie Davis 2326 Hathway 67226 |
| Lot 14 | 7 | <u>Returned</u> - " <i>Unknown</i> | X Paul E. Monson Lynda S. Monson 2318 Hathway 67226 |
| Lot 15 | 7 | " | ✓ William E. Estes Mary E. Estes 2306 Hathway 67226 |
| Lot 1 | 8 | " | ✓ Steven R. Manweiler Linda M. Manweiler 2306 Winstead Circle 67226 |
| Lot 2 | 8 | " | ✓ Frank Emil Salat Geri L. Salat 2318 Winstead Circle 67226 |
| Lot 3 | 8 | " | ✓ Travis W. Stembridge Elizabeth Jan Stembridge 2328 Winstead Circle 67226 |
| Lot 4 | 8 | " | ✓ James J. Gruff Garnet L. Gruff 2342 Winstead Circle 67226 |
| Lot 5 | 8 | " | ✓ Donald R. Littemore, Jr. Sandra T. Dittmore 2350 Winstead Circle 67226 |
| Lot 6 | 8 | " | ✓ William E. Mathis Ann B. Mathis 2343 Hathway Circle 67226 |
| Lot 7 | 8 | " | ✓ Harry M. Roberts Erika A. Roberts 2335 Hathway Circle 67226 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------|-------------------------------------|---|
| Lot 9 | 8 | Sycamore Village Second Addition | ✓ Terrel Edwin Martin Kathryn J. Martin 2307 Hathway 67226 |
| Lot 8 | 8 | " | ✓ J. Lynn Bock Ann Bock 2315 Hathway 67226 |
| Lot 10 | 8 | " | ✓ Oscar Kirk Dahlberg Joanne C. Dahlberg 2308 Longwood Circle 67226 |
| Lot 11 | 8 | " | ✓ George S. Macko Donna L. Macko 2314 Longwood Circle 67226 |
| Lot 12 | 8 | " | ✓ Michael M. McMillion Sally Y. McMillion 2325 Longwood Circle 67226 |
| Lot 13 | 8 | " | ✓ Donald R. Bratton Edith T. Bratton 2319 Longwood Circle 67226 |
| Lot 14 | 8 | " | ✓ Robert W. Page Joan E. Page 2301 Longwood Circle 67226 |
| Lot 4 | 9 | " | ✓ William W. Crawley Kennie J. Crawley 2208 Bromfield Circle 67226 |
| Lot 5 | 9 | " | ✓ Frank Yu-Chang Chan Lois Yu-Yee Chan 2204 Bromfield Circle 67226 |
| Lot 6 | 9 | " | ✓ Sidney SenChi Yang Janet Yu June Yang 2205 Longwood Circle 67226 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------|-------------------------------------|--|
| Lot 7 | 9 | Sycamore Village Second Addition | ✓ Daniel L. Billings 2219 Longwood Circle 67226 |
| Lot 8 | 9 | " | ✓ Monte L. Peterson Naomi G. Peterson 2245 Longwood Circle 67226 |
| Lot 9 | 9 | " | ✓ John Glenn Walsh Cynthia L. Stone 2251 Longwood Circle 67226 |
| Lot 10 | 9 | " | ✓ Roger W. Park Carol H. Park 2263 Longwood Circle 67226 |
| Lot 11 | 9 | " | ✓ Paul J.G. Kunde Theresa S. Kunde 2224 Winstead Circle 67226 |
| Lot 12 | 9 | " | ✓ Allan C. Zimmerman Marjorie M. Zimmerman 2214 Winstead Circle 67226 |
| Lot 13 | 9 | " | ✓ Nathaniel J. Addleman Linda Addleman 2204 Winstead Circle 67226 |
| Lot 14 | 9 | " | ✓ Edward B. Williamson III Georganna L. Williamson 2203 Winstead Circle 67226 |
| Lot 15 | 9 | " | ✓ Richard H. Fecchia Rebecca R. Fecchia 2215 Winstead Circle 67226 |
| Lot 16 | 9 | " | ✓ James C. Ho Lydia S. Ho 2223 Winstead Circle 67226 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------|-------------------------------------|--|
| Lot 7 | 10 | Sycamore Village Second Addition | Edward L. Bianchi Mary Annie Bianchi ✓ 2209 Bromfield Circle 67226 |
| Lot 8 | 10 | " | Thomas E. Angulo Lora A. Angulo ✓ 2203 Bromfield 67226 |
| Lot 9 | 10 | " | Lawrence J. McChesney ✓ Susanne L. McChesney 2204 Longwood Circle 67226 |
| Lot 10 | 10 | " | Donald L. Corbett JoAnne Corbett ✓ 2212 Longwood Circle 67226 |
| Lot 11 | 10 | " | Tim L. Carroll ✓ Diana R. Carroll 2218 Longwood Court 67226 |
| Lot 12 | 10 | " | Richard J. Johnson ✓ Doris L. Johnson 2222 Longwood Court 67226 |
| Lot 13 | 10 | " | Clifford L. Meredith ✓ Velda G. Meredith 2226 Longwood Court 67226 |
| Lot 14 | 10 | " | Lynn H. McCoppin ✓ Janice L. McCoppin 2230 Longwood Court 67226 |
| Lot 15 | 10 | " | Joseph B. Hoover ✓ Donna L. Hoover 2234 Longwood Court 67226 |
| Lot 16 | 10 | " | Terry R. Wright ✓ Catherine R. Wright 2236 Longwood Court 67226 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------|-------------------------------------|--|
| Lot 17 | 10 | Sycamore Village Second Addition | ✓ Roger Dale Ten Napel Sandra Lee Ten Napel 2242 Longwood Court 67226 |
| Lot 18 | 10 | " | ✓ Dennis Fleming Mary Linda Fleming 2246 Longwood Court 67226 |
| Lot 19 | 10 | " | ✓ Kirk A. Baker Kay M. Baker 2254 Longwood Court 67226 |
| Lot 20 | 10 | " | ✓ Floyd Johnson Zeola Johnson 2258 Longwood Circle 67226 |
| Lot 21 | 10 | " | ✓ Shiang Yu Lee Agnes C. Lee 2262 Longwood Court 67226 |
| Lot 1 | 11 | " | ✓ Capital Construction Company, Inc. 229 S. Market 67202 |
| Lot 2 | 11 | " | ✓ C. Robert Borresen Thelma J. Borresen 2215 Hathway 67226 |
| Lot 3 | | | ✓ Owen B. Pierce Helen J. Pierce 1101 Marion Road 67216 |
| | | | <i>Returned + Resent 3-23-82: 2209 Hathway Circle, 67226</i> |
| Lot 4 | 11 | " | ✓ David R. Lineth Geneva Udit 2203 Hathway Circle 67226 |
| Lot 5 | 11 | " | ✓ John C. Byers Anna Catherine Byers 2204 Hathway Circle 67226 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|--|--------------|--|--|
| Lot 6 | 11 | Sycamore Village Second Addition | Randy D. Stephens Jane U. Stephens ✓ 2208 Hathway 67226 |
| North 9.73 feet of Lot 7, and all of Lot 8, | 11 | " | William T. Hick, Jr. ✓ Joan E. Hick 2226 Hathway 67226 |
| Lot 7, except the North 9.73 feet | 11 | <i>Returned + Resent 3-18-81 to: 2216 Hathway Cir. 67226</i> | ✓ Greg R. Perkins Karen L. Perkins 1001 Blackwill 67207 |
| Lot 10 | 4 | Sycamore Village Third Addition | ✓ Wichita Development Co. 2471 Hathway 67226 |
| Lot 47 | 5 | " | Adolf B. Byrnas Shirley J. Byrnas ✓ 2410 Winstead 67226 |
| Lot 48 | 5 | " | Alfred Josiph Leiker ✓ Judy A. Leiker 2420 Winstead Circle 67226 |
| Lot 49 | 5 | " | Beverly J. Olds ✓ 2430 Winstead Circle 67226 |
| Lot 50 | 5 | " | ✓ Stephanie D. Gebert 2440 Winstead 67226 |
| Lot 51 | 5 | " | ✓ P. A. Jackson Wanda E. Jackson 2450 Winstead 67226 |
| Lot 54 | 5 | " | ✓ Marc M. Morozzo circle Deborah J. Morozzo 2471 Longwood Circle 67226 |
| Lot 55 | 5 | " | ✓ Badr Idbeis Brigitte Idbeis 2461 Longwood Circle 67226 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------|------------------------------------|---|
| Lot 56 | 5 | Sycamore Village Third Addition | Ted O. Burke Ute F. Burke ✓ 2451 Longwood Circle 67226 |
| Lot 57 | 5 | " | Wilmot G. Rhodes Betty H. Rhodes ✓ 2441 Longwood Circle 67226 |
| Lot 58 | 5 | " | Thomas J. Overton Linda L. Overton ✓ 2431 Longwood Circle 67226 |
| Lot 59 | 5 | " | Gerald C. Snyder, Jr. Victoria D. Snyder ✓ 2421 Longwood Circle 67226 |
| Lot 60 | 5 | " | Dr. Lowell I. Gerber Mary Jo Gerber ✓ 2420 Longwood 67226 |
| Lot 61 | 5 | " | John R. Roeder Cynthia S. Roeder ✓ 2430 Longwood Circle 67226 |
| Lot 62 | 5 | " | Robert Siu Cheung Wong Kelly Liu Sui Wong ✓ 2440 Longwood Circle 67226 |
| Lot 63 | 5 | " | Mid Kansas Federal Savings and Loan ✓ 230 S. Market 67202 |
| Lot 64 | 5 | " | Thomas Jones Alice M. Jones ✓ 2460 Longwood Circle 67226 |
| Lot 65 | 5 | " | D Wichita Development Co. 2471 Hathway 67226 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|------------|--------------|------------------------------------|---|
| Lot 66 | 5 | Sycamore Village Third Addition | Arbor Homes Inc. ✓ 180 S. Rock Road 67207 |
| Lot 67 | 5 | " | Same as above |
| Lot 68 | 5 | " | ✓ Raymond E. Natrass Marianne W. Natrass 2451 Hathway Circle 67226 |
| Lot 69 | 5 | " | ✓ Donald J. Weber Sandra L. Weber 2441 Hathway Circle 67226 |
| Lot 70 | 5 | " | Alan B. Gabbard ✓ Joyce M. Gabbard 2431 Hathway 67226 |
| Lot 71 | 5 | " | Wichita Development Co. D 2471 Hathway 67226 |
| Lot 72 | 5 | " | ✓ Sherwood Glen Developers Inc. 3535 West 13th Street 67203 |
| Lot 73 | 5 | " | David W. Munro ✓ Della J. Munro 2408 Hathway Circle 67226 |
| Lot 74 | 5 | " | ✓ Sproul Construction Co. Inc. 6200 East Central 67208 |
| Lot 75 | 5 | " | ✓ Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center 67147 |

| <u>Lot</u> | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u> |
|--------------------------|--------------|------------------------------------|--|
| Lot 76 | 5 | Sycamore Village Third Addition | Elzie D. Odom, Jr. Janet Bell Odom 2432 Hathway Circle 67226 |
| Lot 77 | 5 | " | M. V. A. Explorations, Ltd. 1225 Longfellow 67207 |
| Lot 78 | 5 | " | Dennis D. Bartel Judith C. Bartel 2452 Hathway 67226 |
| Lot 79 | 5 | " | Billy Mac Jones Doris Jane Jones 2462 Hathway Circle 67226 |
| Reserves and Floodway | | " | Sycamore Village Homeowners Association 2344 Bromfield Circle 67226 |
| Lot 80 | 5 | " | Scott A. Oatsdean Joetta W. Oatsdean 2472 Hathway 67226 |
| Lot 1 | 1 | E. E. Jabes Addition | Great Plains Slawson Ventures 453 S. Webb Road 67207 |
| Lot 2 | 1 | " | Same as above |
| Lot 5 | 1 | " | The Broadmoor at Chelsea Co. % Investment Resources Corporation 247 N. Market 67202 |

*Returned - correct address
is 434 N. Market 67202
Did not send new notice because
letter was returned on 3-26-82
and meeting was 3-25-82*

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

A tract beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50 feet easterly and 40 feet northerly from the southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 1°01'02" West, 138.54 feet; thence N 89°06'26" East, 386.95 feet; thence N 79°05'57" East, 86.31 feet; thence N 89°06'26" East 445 feet; thence S 0°53'34" East, 316 feet; thence S 43°58'58" West 447.13 feet; thence S 46°01'02" East, 370.44 feet; thence S 43°58'58" West, 58.24 feet; thence along a curve to the left having a central angle of 45°00'00" a radius of 242 feet and a length of 190.07 feet; thence S 1°01'02" East, 284.76 feet to the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89°06'26" West, 71.72 feet; thence N 87°04'43" West, 150.33 feet; thence S 89°06'26" West, 100 feet; thence S 1°01'02" East 10 feet; thence S 89°06'26" West 35 feet; thence S 1°01'02" East, 10 feet; thence S 89°06'26" West, 393.31 feet to the point of beginning;

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 24th day of February, 1982 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By *Mary Cobb*
Vice-President

Order No. 306840
AP
Tallgrass Commercial

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. |
| Pibg | Exam Fees | Sewer | Elev. |
| Signs | Plan Rev. (P.W.) | Cement | M.S.P. |
| | Planning | | |

| DESCRIPTION | | AMOUNT |
|-------------|----------|--------|
| 122 | | |
| | | |
| | | |
| NAME | | |
| ADDRESS | | |
| FUND | DUE DATE | |
| COMMENTS | | |
| DATE | BY | |
| | | |

*

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

Roll # 1

*