

DP-92 - TALLGRASS COMMERCIAL CUP
AMENDED FILE #5 - at the northeast
corner of Rock Road & 21st St. Nor

ACTION

DATE 7-28-83

COMMITTEE _____

M.A.P.C. Approved and to
Committee

B.C.C./B.C.C.T. Approved and
recommended

POWER KL
6-22-83

AMENDED FILE #4

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

DATA SHEET
COMMUNITY UNIT PLAN

DP - 92
Filed 6-7-83

Associated
Case: Z-2520

APPLICATION REQUEST: Approval of proposed Amendment to _____

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

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

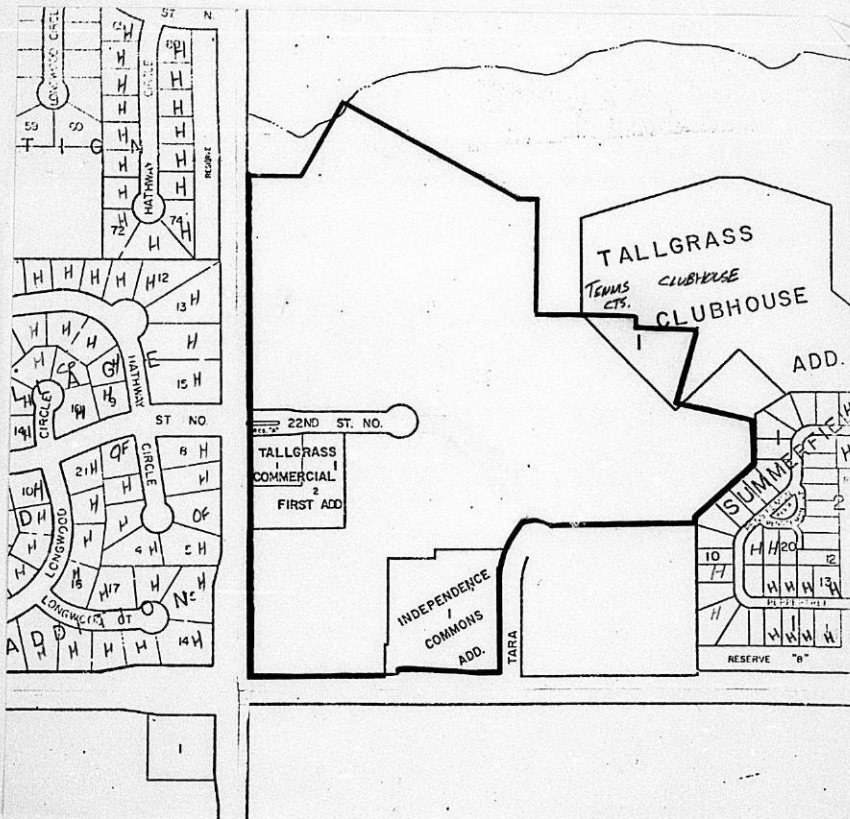
AREA DATA:

- Acres: 9.2 (Parcel 6) Vac (_____ ft. by _____ ft.)
- Existing Zoning: "AA" (under CUP) "BB"
- Land Use: East SINGLE FAMILY South VAC.
West SINGLE FAMILY OFFICE North VAC.
- Sketch Plan Land Use is for: _____
- Present Land Use is for: _____
- Area (is) (is not) platted: _____

DP-92

PHOTO DATA:

Taken by _____ Date _____ Time _____



PICTURE SHEET

U.S. PATENT OFFICE
REGISTERED PROFESSIONAL ARCHITECT
U.S.A.

No. 2153C

Shirley
Hastings, Inc.
HASTINGS, INC. 1001 W. 15th St.
WICHITA, KANSAS 67202

AMENDED FILE #4

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

DATA SHEET
COMMUNITY UNIT PLAN

DP - 92
Filed 6-7-83

Associated
Case: Z-2520

APPLICATION REQUEST: Approval of proposed Amendment to
TALLGRASS
~~XXXXXXXXXX~~ (Commercial) Community Unit Plan.

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

AREA DATA:

- Acres: 9.2 (_____ ft. by _____ ft.)
- Existing Zoning "AA"(under CUP) Proposed Zoning "BR"
- Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 7-28-83 Action Approved out to consultants

2. Governing Body

Date 9-23-83 Action Approved as recommended

NOTES:

CASE FILE

LOS ANGELES-CHICAGO-LOGAN OH
MEMPHIS-TULSA-COAST GROVE, GA
USA.

SHI
No. 2-153C

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 19, 1986

TO: Monty Robson, Superintendent of Central Inspection

FROM: Michael E. Lindebak, Interim Director of Planning

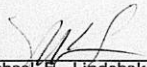
SUBJECT: DP-92, Parcel 4B - Approval of Preliminary Site Plan
for Dillons at Tallgrass.

In accordance with General Provision #17 of the Tallgrass Commercial and Office C.U.P., I have reviewed the above-referenced site plan as prepared by Mid-Kansas Engineering Consultants (Sheet 10 of 12). Approval is given subject to the following conditions:

1. The parking layout and number of spaces must meet with the approval of the Central Inspection Division and be in accordance with Section 28.04.140 of the Zoning Ordinance.
2. Satisfactory agreements for the access drives which cross parcel and lot boundaries shall be submitted to Central Inspection.
3. Construction plans for the five- to eight-foot masonry wall which is required along the northeast and east lines of Parcel 4B shall be submitted to Central Inspection for approval. It is noted that sheet 1 of 12 indicates that a 20-foot wide drainage easement has been granted by separate instrument at the location where the wall is required. This will probably entail the vacation of a few feet of the easement.

Although only the building on Parcel 4B is requested for approval at this time, the site plan on sheet 10 of 12 shows a proposed building on Parcel 4C which is dimensioned at 31.03 feet from that east property line. A 35-foot setback is required. By copy of this memo, the property owner is advised that this building location should be corrected before additional plans are made for that structure.

Attached to this memo are two copies of the preliminary site plan for your files. Please call if you have any questions.


Michael E. Lindebak
Interim Director of Planning

MEL/LO:blw
Attachments

cc: Tom Compton, AIA, Ritchie Associates, Inc., 8100 E. 22nd St. N., Bldg. 500,
Wichita, Kansas 67226

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: December 26, 1985

TO: Monty Robson, Superintendent of Central Inspection
FROM: Louise Olivarez, Senior Planner
SUBJECT: DP-92 New prints showing 11/21/85 adjustments.

Attached for your files are two prints of the Tallgrass Commercial and Office Park C.U.P. showing all adjustments granted since the last amendment in August of 1983. Most of the adjustments were granted November 21, 1985. All previous copies of this C.U.P. should now be marked "superseded".

Please call if you have any questions.

Louise Olivarez
Senior Planner

LO/lw

Attachments

December 19, 1985

Mr. James G. Carswell, III
Vice President
Mellon Bank N.A.
Mellon Square
Pittsburgh, Pennsylvania 15230

RE: Existing Zoning of Tallgrass Properties in Wichita, Kansas.

Dear Mr. Carswell:

We have been asked to certify for you the zoning of the area generally known as Tallgrass. We have examined the official zoning maps and certify that all of the platted areas as well as the unplatted areas developed or being developed for either the golf course, club house or any of the residential areas are zoned the "AA" One-family Dwelling District. This area, however, is further regulated by the Tallgrass Residential Community Unit Plan last considered and approved by the Board of City Commissioners on 5-1-84. Minor administrative adjustments have been approved by the Director of Planning since that date, however, those adjustments are not reflected on the enclosed copy of the C.U.P. for the residential area.

As to the area proposed for commercial and office development located at the northeast corner of 21st Street and Rock Road, that area is known as the Tallgrass Commercial and Office Park C.U.P. This C.U.P. was approved by the Board of City Commissioners on 8-23-83. Parcels 1 thru 4-D are zoned the "LC" Light Commercial District. Parcels 5 and 6 are zoned the "BB" Office District. The enclosed copy of the C.U.P. further outlines what and how this area can be developed.

The third area which is being referred to as Tallgrass East is reflected on the official zoning maps as the "AA" One-family Dwelling District except a 600-foot-square area in the southwest corner. This total tract of land is described as the S $\frac{1}{4}$, of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$, Section 4, T27S, R2E. The "LC" area is measured from the section corner and as stated is 600 feet square.

J. G. Carswell
December 19, 1985
Page 2

This approximate 240 acres is not yet regulated by a C.U.P. and all of the area is unplatted.

This is the information we were asked to provide you. If you have additional questions, please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:blw
Enclosure

Bill G. Yung

DATE: December 17, 1985 PROJECT: Tallgrass Properties
TO: M.A.P.D. LOCATION: _____
10th Floor - City Hall
Wichita, KS 67202
ATTN: Jack Galbraith

WE SEND YOU HEREWITH UNDER SEPARATE COVER
1 print of Tallgrass Residential C.U.P.
1 print of Tallgrass Commercial C.U.P.

ENCLOSED:

- FOR YOUR REVIEW AND APPROVAL. PLEASE RETURN _____ COPIES WITH APPROVAL OR CORRECTIONS NOTED.
- FOR YOUR INFORMATION.
- FOR YOUR FILES.
- REVIEWED AND REQUIRED CORRECTIONS NOTED.
- REVISE AND RESUBMIT PER REQUIRED CORRECTIONS.
- PER YOUR REQUEST.
- REJECTED.
- NEED SUBMITTAL DATA.

REMARKS: Legal for Tallgrass East - S $\frac{1}{2}$ NW $\frac{1}{4}$ & SW $\frac{1}{4}$ Sec. 4, T27S, R2E, approximately
240 acres. Please call when letter is ready and we will pick up since this
letter will be submitted with other material by Larry Chambers to Mellon Bank.

BY: *Bill* COPIES TO:

Please address letter to:
Mr. James G. Carswell, III
Vice President
Mellon Bank N.A.
Mellon Square
Pittsburgh, PA 15230

RE: Existing zoning of Tallgrass
Properties.

LETTER OF TRANSMITTAL

8225 E. 35TH NORTH, WICHITA, KANSAS 67226 316-683-5567 BILL G. YUNG DESIGN

November 21, 1985

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

RE: DP-92 - Adjustments for Parcels 1, 2 and 4.

Dear Mr. Yung:

We have reviewed your request for several administrative adjustments in Parcels 1, 2 and 4 of the Tallgrass Commercial C.U.P. as indicated by the revised site plan and parcel information submitted November 8, 1985. A portion of the Peppertree/ Executive street system is to be vacated; Parcels 1 and 2 are to be made smaller; and Parcel 4 is to increase in size overall but be divided into four subparcels. You have also asked for a reduction in the parking requirements for commercial uses from 5.5 spaces per 1000 square feet of floor area to 4.0 per 1000 square feet. An additional adjustment which will be necessary if the site is to develop as proposed on the preliminary site plan submitted with your request is the increase in number of access points on Tara Circle from two to four.

✓ According to our figures, your requested adjustments would decrease the total number of buildings in these three parcels from fourteen to eleven;
✓ decrease the maximum square footage of building area from 184,000 to 151,070 square feet; and decrease the square footage of building coverage from 141,000 to 139,645 square feet. The total area of these three parcels would increase from 11.55 to 12.44 acres because the vacated street right-of-way is to be incorporated into Parcel 4-B.

The change in parking requirements would reduce the number of spaces to what is required by code if you re-word the provision to read: "Parking for commercial uses - as required by Section 28.04.140 et seq of the City Code." This wording is preferable to the "4 per 1,000 square feet" because some uses, such as restaurants and theaters, have requirements related to seating capacity rather than to square footage of the building.

Regarding the number of access points to Tara, since there is no General Provision reference to this access and no platted access controls, we agree to allow four points of access to Tara. However, we would caution that the

Bill Yung
November 21, 1985
Page 2

only access to the proposed garden apartment parcel on the east side of Tara is from this street and a heavy concentration of commercial activity on this street, especially that of large delivery trucks, would diminish the desirability of that property for residential development.

Because the proposed changes in this C.U.P. are not considered to be major deviations from the original provisions of the development plan, we approve the following adjustments, subject to submission of four prints of the revised development plan showing these changes:

- ✓ 1. General Provision #15 shall be changed to read:
"Parking shall be provided in accordance with Section 28.04.140 et seq of the City Code for Parcels 1 through 4-D. For Parcels 5 and 6 see parcel descriptions."

"Parking requirements for parcels 4-A, 4-B, and 4-C may be satisfied by either on-site parking or by parking on adjacent parcels. If parking is to be provided on adjacent parcels, a site plan and parking layout of all parcels involved in the shared parking shall be submitted to the Director of Planning and the Superintendent of Central Inspection for review and approval prior to issuance of building permits. The amount of floor area permitted in Parcels 4-A, 4-B, and 4-C is dependent upon adequate parking being provided."
- ✓ 2. The boundaries for Parcels 1, 2 and 4 shall be revised to coincide with Parcels 1, 2, 4-A, 4-B, 4-C, and 4-D as shown on the print accompanying your request and dated November 8, 1985. The parcel descriptions shall be changed to show the revised information as submitted on your draft *except* that the references to parking shall state "As set forth under General Provision #15"; and the references to proposed uses for Parcels 4-A, 4-C, and 4-D shall read: "Same as Parcel 1 except that filling stations, theaters, and grocery stores are not permitted". The proposed uses for Parcel 4-B shall read: "Same as Parcel 1 except that filling stations are not permitted". After the square footage listed under maximum building coverage and maximum gross floor area for Parcels 4-A, 4-B, and 4-C, the following phrase shall be added: "(If adequate parking can be provided). See General Provision #15."
- ✓ 3. "Access control except 4 openings" shall be labeled adjacent to the west line of Tara Circle.
- ✓ 4. Appropriate setbacks shall be shown for each parcel and the setbacks from 21st and from Rock Road shall remain as originally approved.
- ✓ 5. The net acres in G.P. #1 and the number of parcels in G.P. #2 shall be updated.

Bill Yung
November 21, 1985
Page 3

- ✓ 6. The reference to parking for Parcel 6 under the Parcel Description shall be corrected to indicate Section 28.04, 140 et seq of the Zoning Ordinance not Section 28.04.139 which is the sign regulations.

*12-18-85
Will should
not be needed
along north line
because this is
access from
going to change.*

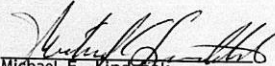
Paragraph "F" of G.P. #11 shall be revised to reference the wall as being required "along the north line of Parcel 4-A, the north, north-east, and east lines of Parcel 4-B, and the east line of Parcel 4-C as shown on the plan".

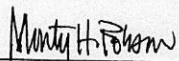
Although Parcels 4-A, 4-B, and 4-C have direct access to at least one public street, we want to caution you that the addresses which will be assigned and the square footage and location of advertising signs which will be permitted will have to comply with existing codes and policies unless waived or varied by the appropriate reviewing body.

rec. 12-17-85

Please submit at your earliest convenience four prints of this C.U.P., revised to show the adjustments as outlined above. Label the plan "As Adjusted 11-21-85". If you have any questions about this matter, please call.

*corrected
copies received
12-19-85*


Michael E. Lindebak
Interim Director of Planning


Monty H. Robson
Superintendent of Central Inspection

MEL/MHR/LO:blw

cc: Tom Compton, Tallgrass Company, 8100 E. 22nd Street North, Bldg. 1900
Wichita, Kansas 67226

11-21-85

Louise: MAPP

RE: DP.82 Adjustments

LOCATION

Comments

1. Could Peppertree & Executive have their ~~two~~ names changed to Rock Rd Et & 21st St. Ct. to give major street addresses.
2. Should there be some comment about agreements regarding if 4A or 4C wants O.S.P. spaces on Parcel 4B. We have only been allowing lease agreements which are specified in 28.04.14(3.3). Seeking for ~~lease~~ office occupancies because the developer has overutilized the site requires a BSA variance. The way the CUP is worded we would require BSA approval for parking on adjacent properties.
3. On page 3, 1st sentence should read of Parcel 4-A, the north and northeast and east lines of Parcel 4-B,

Wm. Polman

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4551

November 6, 1985

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

RE: DP-92 - Adjustments for Parcels 1, 2 and 4.

Dear Mr. Yung:

We have reviewed your request for several administrative adjustments in Parcels 1, 2 and 4 of the Tallgrass Commercial C.U.P. A portion of the Peppertree/Executive street system is to be vacated; Parcels 1 and 2 are to be made smaller; and Parcel 4 is to increase in size overall but be divided into four subparcels. You have also asked for a reduction in the parking requirements for commercial uses from 5.5 spaces per 1000 square feet of floor area to 4.0 per 1000 square feet. An additional adjustment which will be necessary if the site is to develop as proposed on the preliminary site plan submitted with your request is the increase in number of access points on Tara Circle from two to four.

According to our figures, your requested adjustments would decrease the total number of buildings in these three parcels from fourteen to eleven; decrease the maximum square footage of building area from 184,000 to 147,920 square feet; and decrease the square footage of building coverage from 141,000 to 136,495 square feet. The total area of these three parcels would increase from 11.55 to 12.44 acres because the vacated street right-of-way is to be incorporated into Parcel 4-B.

The change in parking requirements would reduce the number of spaces to what is required by code if you re-word the provision to read: "Parking for commercial uses - as required by Section 28.04.140 et seq of the City Code." This wording is preferable to the "4 per 1,000 square feet" because some uses, such as restaurants and theaters, have requirements related to seating capacity rather than to square footage of the building.

Regarding the number of access points to Tara, since there is no General Provision reference to this access and no platted access controls, we agree to allow four points of access to Tara. However, we would caution that the only access to the proposed garden apartment parcel on the east side of Tara is from this street and a heavy concentration of commercial activity on this street, especially that of

All letter dated 11-21-85

WICHITA - SEDGWICK COUNTY

Bill Yung
November 6, 1985
Page 2

large delivery trucks, would diminish the desirability of that property for residential development.

Because the proposed changes in this C.U.P. are not considered to be major deviations from the original provisions of the development plan, we approve the following adjustments, subject to submission of four prints of the revised development plan showing these changes:

1. General Provision #15 shall be changed to read:
"Parking shall be provided in accordance with Section 28.04.140 et seq of the City Code for Parcels 1 through 4-D. For Parcels 5 and 6 see parcel descriptions."

"Parking requirements for parcels 4-A, 4-B, and 4-C may be satisfied by either on-site parking or by parking on adjacent parcels pursuant to recorded private agreements granting such rights."
2. The boundaries for Parcels 1, 2 and 4 shall be revised to coincide with Parcels 1, 2, 4-A, 4-B, 4-C, and 4-D as shown on the print accompanying your request and dated October 21, 1985. The parcel descriptions shall be changed to show the revised information as submitted on your draft dated October 21 except that the references to parking shall state "As set forth under General Provision #15"; and the references to proposed uses for Parcels 4-A, 4-C, and 4-D shall read: "Same as Parcel 1 except that filling stations, theaters, and grocery stores are not permitted". The proposed uses for Parcel 4-B shall read: "Same as Parcel 1 except that filling stations are not permitted". After the square footage listed under maximum building coverage and maximum gross floor area for Parcels 4-A, 4-B, and 4-C, the following phrase shall be added: "If adequate parking can be provided".
3. "Access control except 4 openings" shall be labeled adjacent to the west line of Tara Circle.
4. Appropriate setbacks shall be shown for each parcel and the setbacks from 21st and from Rock Road shall remain as originally approved.
5. The net acres in G.P. #1 and the number of parcels in G.P. #2 shall be updated.
6. The reference to parking for Parcel 6 under the Parcel Description shall be corrected to indicate Section 28.04. 140 et seq of the Zoning Ordinance not Section 28.04.139 which is the sign regulations.
7. Paragraph "F" of G.P. #11 shall be revised to reference the wall as


WICHITA - SEDGWICK COUNTY

Bill Yung
November 6, 1985
Page 3

being required "along the north line of Parcel 4-A, the north and east lines of Parcel 4-B, and the east line of Parcel 4-C as shown on the plan".

Although Parcels 4-A, 4-B, and 4-C have direct access to at least one public street, we want to caution you that the addresses which will be assigned and the square footage and location of advertising signs which will be permitted will have to comply with existing codes and policies unless waived or varied by the appropriate reviewing body.

Please submit at your earliest convenience four prints of this C.U.P., revised to show the adjustments as outlined above. Label the plan "As Adjusted 11-6-85". If you have any questions about this matter, please call.


Michael E. Lindebak
Interim Director of Planning

Monty H. Robson
Superintendent of Central Inspection

MEL/MHR/LO:blw

cc: Tom Compton, Tallgrass Company, 8100 E. 22nd Street North, Bldg. 1900
Wichita, Kansas 67226

Bill G. Yung

DATE: November 6, 1985 PROJECT: Tallgrass Commercial C.U.P.
TO: M.A.P.D. LOCATION: 21st Street No., & Rock Road
City Hall - 10th Floor
Wichita, KS 67202
ATTN: Louise Olivarez

WE SEND YOU HEREWITH UNDER SEPARATE COVER
1 print of the revised site plan for parcels 1-4

ENCLOSED:

- FOR YOUR REVIEW AND APPROVAL. PLEASE RETURN COPIES WITH APPROVAL OR CORRECTIONS NOTED.
 FOR YOUR INFORMATION.
 FOR YOUR FILES.
 REVIEWED AND REQUIRED CORRECTIONS NOTED.
 REVISE AND RESUBMIT PER REQUIRED CORRECTIONS.
 PER YOUR REQUEST.
 REJECTED.
 NEED SUBMITTAL DATA.

REMARKS: _____

BY: *R. Workman* COPIES TO:

*Received
11-8-85*

LETTER OF TRANSMITTAL

8225 E. 35TH NORTH, WICHITA, KANSAS 67226 316-683-5587 BILL G. YUNG DESIGN

DP-92

PARCEL

EXISTING

PROPOSED

revised figures 11-8-85

3.1 Acres 37,000 S.F. 46,000 FAR (36.5%) 4 bldgs	1	-	-	2.3 28,250 28,250 (28.2%) 3	
1.5 Acres 19,000 S.F. 25,000 FAR (38.7%) 3 bldgs	2	-	-	0.48 4,200 7,750 (37%) 1	
0.55 Acres 5,000 S.F. 8,000 FAR (39%) 1 bldg	3	-	-	0.55 2,570 2,570 (10.7%) 1	
6.4 Acres 80,000 S.F. 105,000 FAR (39%) 6 bldgs	4	HA	21,250 21,250	1.26 21,000 21,000 (38.3%) 2	30%
		HB	63,500 63,500	5.81 59,600 59,600 (23.5%) 1	37%

7.7 Acres
101,475 S.F.
104,300 FAR (38.3%)
6 bldgs

139,645 (14,000)	141,000 S.F. TOTAL	136,445 (14,000)	4 C	0.59	
151,070 (15,000)	184,000 FAR TOTAL	147,920 (14,000)	11	13,000 13,000 (51%) 1	30%
	14 bldgs				
11.55A total			4D	1.45 7,875 15,750 (24.9%) 2	

(Overall parcel area has increased due to vacation of streets.)

12.04A total

807

15,115 (for 4A)
17,633 (for 4C)
32,748 of 4B is
allocated to others

5.81 Acres or 253,084 s.f.
- 32,748
220,336 s.f.

59,000 s.f. bldg. on
220,336 s.f. of area is
37% coverage

11
9
3
3
12
15
21
6
46
60
52
38
22
3

$$\begin{array}{r} 312 \\ 55 \\ \underline{22} \\ 387 \end{array}$$

$$\begin{array}{r} 312 \\ 254 \\ \underline{58} \end{array}$$

$$\begin{array}{r} 312 \\ 254 \\ \underline{58} \end{array}$$

$$\begin{array}{r} 26 \\ 32 \\ \underline{58} \end{array}$$

$$\begin{array}{r} 32 \\ 24 \\ \underline{5} \end{array}$$

$$\begin{array}{r} 312 \\ 58 \\ \underline{32} \\ 387 \end{array}$$

$$\begin{array}{r} 32 \\ 26 \\ \underline{254} \\ 312 \end{array}$$

$$\begin{array}{r} 254 \\ 85 \\ \underline{48} \\ 387 \end{array}$$

$$\begin{array}{r} 312 \\ 254 \\ \underline{58} \\ 312 \\ \underline{312} \\ 604 \end{array}$$

312
254
58
312
312
604

Tollgass Commercial CUP

10/21/85

General Provisions

Parcel 4 B.
? Proposed Use: Same as parcel #1
Gross Area: 5.81 ac.
Max. Bldg. Coverage - 59,600 S.F.
Max. Gross Floor Area - 59,600 S.F.
Floor Area Ratio - 0.235
Max. Bld. Height - 45'
Max. Number Bldg. - 1
parking - ~~4 spaces/1000 S.F.~~ no set forth under I.P. #15
Setbacks - O.P. # 3

Parcel 4 C.
? Proposed Use: same as parcel #1
Gross Area: 0.59 ac.
Max. Bld. coverage: 13,500 S.F. if adequate parking, ^{see G.P. #1} can be provided
Max. gross floor area - 13,500 S.F.
Floor Area ratio - 0.510
Max. Bldg. height - 45'
Max. number Bldg. - 1
parking - ~~4 spaces/1000 S.F.~~
Setbacks - O.P. #3

Parcel 4 D.
? Proposed Use: Same as parcel #1
Gross Area: 1.45 ac.
Max. Bld. Coverage - 7,875 S.F.
Max. gross floor area - 15,750 S.F.
Floor Area Ratio - 0.249
Max. Bld. Height - 45'
Max. number Bldg. - 2
parking - ~~4 spaces/1000 S.F.~~
Setbacks - O.P. # 3

Note to be added to general provisions.

"Parking requirements for lots in parcel 4 may be satisfied by either on site parking or by parking on adjacent lots pursuant to recorded private agreements granting such rights."

This shall be accomplished as follows.

parcel 4A

1. existing lot contains 54,885 sq. ft.
2. Required lot area to permit the const. of 21,000 sq. ft. of building at the ^{ground coverage rate of 30%} floor area ratio of .30 is 70,000 sq. ft.

3. therefore 15,115 sq. ft. of land area shall be allocated from parcel 4B to 4A to provide sufficient land area to meet the parking needs of 4 parking spaces / 1000 sq. ft. under the 0.30 FAR.

What assumes
4A that the
square footage
being allocated to it
is in a useable area
should a square
number of spaces
in 4B be allocated?

Parcel 4C

1. existing lot contains 25,700 sq. ft.
2. Required lot area to permit the const. of 13,000 sq. ft. of building at the floor area ratio of .30 is 43,333 sq. ft.
3. therefore 17,633 sq. ft. of land area shall be allocated from parcel 4B to 4C to provide sufficient land area to meet the parking needs of 4 parking spaces / 1000 sq. ft. under the 0.30 FAR.

Parcel 4A
4B
4C

October 16, 1985

Mrs. Louise Olivarez
Metropolitan Area Planning Department
City Hall - 10th Floor
455 North Main
Wichita, KS 67202

RE: Administrative amendment to Tallgrass Commercial Office Park C.U.P.
(D.P.-92).

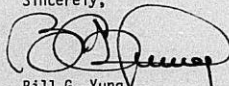
Dear Louise:

Enclosed is a marked up print of the Tallgrass Commercial Office Park C.U.P. highlighting the changes for an administrative amendment.

The requested changes consist of reducing the parking ratio on commercial uses to 4.0 spaces/1,000 sq. ft. (as per city code) and adjusting parcel boundaries and square footage allotments as shown. In doing so, we have created an additional parcel (4A) which is the site for the existing Central Bank and Trust building. The maximum gross floor area for the C.U.P. has not changed.

If you have any questions regarding this request, please give me a call.

Sincerely,



Bill G. Yung

cc: Tom Compton, Tallgrass Company

Bill said Dillons would buy building, not leasing, these center portion of Parcel 4. As this would create the immediate need for a replat, they are to revise the plat review process to create a separate lot for each potential sell-off. CUP also to have a separate parcel for each lot. New CUP proposal submitted 10-21-85

WICHITA-SEDGWICK COUNTY

Date: November 9, 1984

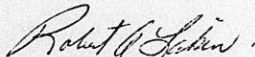
METROPOLITAN AREA PLANNING DEPARTMENT

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

SUBJECT: DP-92 Parcel 6 - Approval of landscape buffer and overall site plan for the Tallgrass Clubdominiums.

In accordance with General Provision #17 of the Tallgrass Commercial and Office C.U.P., I have reviewed and approved the overall site plan for the Tallgrass Clubdominiums as submitted by Jeff Krehbiel Associates. The plan calls for two points of access, one from Tara Circle and one through the Tallgrass Clubhouse site over to Tallgrass Street. Although development is to occur in phases with the first phase being in the northeast portion of the site, access to Tara Circle should be provided with phase one.

The landscape plan for the ten-foot buffer strips along the east and south property lines as prepared by Bill Yung Design is also approved. Attached to this memo are copies of both the site plan and the landscape plan for your files. Please call if you have any questions.



Robert A. Lakin
Director of Planning

RAL/LO:blw
Attachments

cc: John Youle, Jeff Krehbiel Associates, 1300 East Lewis, Wichita, KS. 67211
Bill Yung, Bill Yung Design, 8225 East 35th Street North, Wichita, KS. 67226



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

1300 east lewis wichita, kansas 67211
(316) 267-8233

to: City of Wichita
metropolitan area
planning Department

attn: Louise Alvarez

project: Tallgrass Clubdominiums
Lot 1, Block 1, Tallgrass
Town, addition to
Wichita, Sedgwick Co,
Kansas

cc: CUP DP-92

we send you herewith under separate cover
(4) copies sheet SA1 and SA2 site plans

these are:

- for your review and approval. please return _____ copies with approval or corrections noted.
- for your information. for your files
- reviewed for compliance with contract documents.
- reviewed and required corrections noted. send _____ sepia transparencies and _____ ozalid prints of corrected drawings.
- revise and resubmit per required corrections. send _____ sepia transparencies and _____ ozalid prints of corrected drawings. send _____ copies of submittal data.
- rejected. see contract documents.

submitted per C.U.P. requirements

remarks: Landscape buffer plan to be submitted under
separate cover, and has been submitted also to Central
Inspection division.

by: John H Youle

date: November 7, 1984

transmittal

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

July 30, 1984

TO: Robert B. Feldner, Superintendent of Central Inspection
FROM: Robert A. Lakin, Director of Planning
SUBJECT: DP-92 - Tallgrass Commercial C.U.P. Site plan and landscape buffer plan for the Central Bank & Trust in Parcel 4.

In accordance with General Provision #17 of the Tallgrass Commercial C.U.P. and the administrative adjustment granted May 16, 1984, a site plan and landscape buffer plan have been submitted for the Central Bank & Trust facility to be located just north of 21st Street between Executive and Tara Circle in Parcel 4. I have approved both plans and one copy of each plan is provided for your files.

General Provision #12 of the C.U.P. requires that the existing shelter belt on the north side of 21st Street be preserved and maintained. The contractor should be required to comply with this provision.

I have also approved the east elevation of the building as shown on the architect's plans, sheet A-3.

Please call me or Louise Olivarez if you have any questions.

Sincerely,



Robert A. Lakin
Director of Planning

RAL:LO:blw

Attachments

cc: Daniel Dokken, Jeff Krehbiel Associates
1300 East Lewis, Wichita, Kansas 67211



JEFF KREHBIEL ASSOCIATES, inc
architecture · planning

1300 east lewis wichita, kansas 67211
(316) 267-8233

RECEIVED

JUL 27 1984

METROPOLITAN PLANNING
ROUTE _____
cc: _____

to: **METRO PLANNING**
City Hall, 10th Floor
455 N. MAIN
WICHITA, KS 67202

attn: Louise Olivarez

project: Central Bank & Trust
at Tallgrass
Wichita, Ks.

we send you herewith under separate cover
two additional prints of the landscape
buffer plan and one print of sheet A-3
showing the bldg's East elev.

- these are:
- for your review and approval. please return _____ copies with approval or corrections noted.
 - for your information. for your files
 - reviewed for compliance with contract documents.
 - reviewed and required corrections noted. send _____ sepia transparencies and _____ ozalid prints of corrected drawings.
 - revise and resubmit per required corrections. send _____ sepia transparencies and _____ ozalid prints of corrected drawings. send _____ copies of submittal data.
 - rejected. see contract documents.

remarks: _____

by: Daniel Polke

date: 7.25.84

transmittal



July 18, 1984

Louise Olivarez
Metro Planning Dept.
City Hall
455 North Main
Wichita, KS 67202

RE: Central Bank & Trust
At Tallgrass

Dear Louise,

In order to fulfill the requirements set forth in the DP-92 Tallgrass Commercial C.U.P. I am sending to you the following:

1. Two prints each of th site plan as required by Item #17.
2. Two prints each of the landscape buffer plan which shows the 10' wide landscape buffer which replaces the masonry wall called out for the east side of the property in the C.U.P. This substitution was approved by Bob Lakin is an administrative adjustment on May 16, 1984.

Please note on the site plan that three (3) additional drive-thru lanes are planned for future installation. The culvert system and additional teller window is to be installed during this phase to facilitate the future addition of these lanes. These provisions are being made by the bank to insure smooth operation of this facility and to be convenient for it's customers even if it becomes heavily used in the future.

If you have any questions please contact me as soon as possible.

Sincerely,

JEFF KREHBIEL ASSOCIATES, AIA


Daniel P. Dokken, AIA

DD/mj

RECEIVED

JUL 19 1984

METROPOLITAN PLANNING
ROUTE

1300 east lewis

wichita, kansas 67211

(316) 267-8233

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

May 16, 1984

TO: Robert B. Feldner, Superintendent of Central Inspection
FROM: Robert A. Lakin, Director of Planning
SUBJECT: DP-92 - TALLGRASS COMMERCIAL C.U.P. Request for
Administrative Adjustments in Parcel 4

Copies of two letters from Dan Dokken, AIA, are attached for your review. Mr. Dokken is requesting an interpretation as to whether a message center sign would be permitted in this C.U.P. Secondly, Mr. Dokken is requesting an adjustment to permit a landscape area for the south 220 feet of the east side of Parcel 4 in lieu of a masonry wall.

General Provision Number 5 prohibits flashing lights in the C.U.P. In my opinion, a message center sign would fall under that prohibition. We do not have the authority, in my opinion, to administratively grant Mr. Dokken's request. I would point out that any signs along 21st Street should be located in such a manner that the existing trees are not damaged (see G.P.#20).

Mr. Dokken's second request is to substitute a ten-foot wide planting strip for the masonry wall along the south 220 feet on the east side of Parcel 4. After reviewing Mr. Dokken's letter and the C.U.P., I do not feel that it would be a substantial deviation of the C.U.P. provisions to waive the wall requirement along the east side of the bank site. When the C.U.P. was approved, it was assumed that the back of any building constructed in Parcel 4 would face to the east. The zoning ordinance permits landscaping when a commercial building sides or fronts on a public street. My approval is subject to this office reviewing and approving the east elevation of the bank building and a landscape plan.

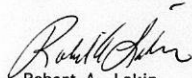
Your signature of approval will indicate that you concur that: 1) it would be a substantial deviation from the intent and purpose of the C.U.P. provisions to permit a message center sign with flashing lights; and 2) it would not be a substantial deviation from the intent and purpose of the C.U.P. provisions to substitute a ten-foot landscape area for the masonry wall in the south 220 feet of the east side of Parcel 4. Your signature of approval will also indicate that Mr. Dokken's request to substitute a landscape area for the masonry wall is granted subject to the following:

Page 2

- a. The landscaping shall only substitute for the wall along the east side of the bank site.
- b. Submission of two copies of the east elevation of the bank building to the Planning Department for review and approval.
- c. Submission of four copies of a landscape plan, in accordance with General Provision Number 13, to the Planning Department for review and approval.

I would also point out that General Provision Number 17 requires that a detailed site plan be submitted to the Planning Department for review and approval prior to the issuance of building permits. Hopefully, the site plan accompanying Mr. Dokken's letter will be redesigned to provide additional stacking aisles for the drive-through lanes. As the site is currently designed, cars may back up into the circulation drive on the north that will also provide circulation for other uses in Parcel 4. The two points of access to this site from Tara will use the two access points to Tara from Parcel 4 permitted by the C.U.P.

Mr. Dokken and others will be notified by copy of this memorandum of our joint action denying his request for a message center sign and approving a landscape area in lieu of the masonry wall. If you have any questions, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:blw

cc: Dan Dokken, AIA, 1300 East Lewis, Wichita, KS. 67211
Dave Ritchie, Tallgrass Company, P.O. Box 4048, Wichita, KS. 67204

Attachments



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

May 9, 1984

Mr. Art Chambers
Metro Planning Dept
City Building
455 N. Main
Wichita, KS 67202

RE: Masonry Wall Requirement for
Central Bank & Trust Branch Facility
At Tallgrass

Dear Art,

The revised Community Unit Plan for Tallgrass Commercial and Office Park requires that a five to eight foot (5'-8') solid masonry wall be constructed along the east and northeast property line of Parcel #4 as stated in Item #11.F. Central Bank and Trust has purchased the southern portion of Parcel #4 and would like to substitute a ten foot (10') wide landscape buffer for the masonry wall on there property. The east side of the bank has an entrance and is residential in character and should present a pleasant elevation to Tara Street. I feel that their is no need to block the view of the bank with the masonry wall. I am therefore requesting an administrative adjustment to the C.U.P. allowing the substitution of the ten foot (10') landscape buffer for the five to eight foot (5'-8') solid masonry wall.

Attached is a preliminary site plan showing the location of the proposed buffer.

Should you have any questions, please do not hesitate to contact me as soon as possible.

Sincerely,

JEFF KREHBIEL ASSOCIATES, AIA

Daniel P. Dokken
Daniel P. Dokken, AIA

DR/mj

Enclosure

1300 east lewis

wichita, kansas 67211

(316) 267-8233



JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

May 9, 1984

Mr. Art Chambers
Metro Planning Dept.
City Building
455 N. Main
Wichita, KS 67202

RE: Message Center Sign for
Central Bank & Trust Branch Facility
At Talgrass

Dear Art,

Central Bank & Trust has purchased the southern portion of Parcel #4 of the revised Community Unit Plan for Talgrass Commercial and Office Park and would like to erect a message center sign along 21st Street that will alternately display time, temperature, and brief messages. In review of the C.U.P. I noticed that Item #5 prohibits flashing lights as part of a sign. I am interpreting this to mean a flashing light that flashes at regular intervals to attract attention to the sign. I would like to know what your interpretation of this item is and if there is any reason that this item would prohibit the installation of the above mentioned message center sign.

Should you have any questions, please do not hesitate to contact me as soon as possible.

Sincerely,

JEFF KREHBIEL ASSOCIATES, AIA

Daniel P. Dokken

Daniel P. Dokken, AIA

DD/mj

RECEIVED

MAY 10 1984

METROPOLITAN PLANNING

ROUTE _____

1300 east lewis

wichita, kansas 67211

(316) 267-8233

April 11, 1984

Robert B. Feldner, Superintendent of Central Inspection


Robert A. Lakin, Director of Planning

DP-92 Tallgrass Commercial C.U.P. Site Plan for Parcel 5

In accordance with General Provision Number 17, two copies of the approved site plan for Parcel 5 are attached for your files. Also, attached are two copies of the parking lot plan. It is our understanding that the parking lot will be paved at one time and that there will be no assigned spaces for each building. The parking spaces will be owned and maintained by an association of all of the property owners in Parcel 5. If the maximum floor area permitted by the C.U.P. was constructed, 620 spaces would be required. The parking plan shows 618 spaces, however, the C.U.P. exempts 900 square feet of floor area per building from the parking requirements when it is used as an exercise area. Therefore, if one building has a 900 square foot exercise area, the 618 spaces will meet the C.U.P. requirements.

No further site plan review or approval is required provided that building foot prints are not substantially different than shown on the plan.

If you have any questions, please call.


Robert A. Lakin
Director of Planning

RAL:ADC:jps
Attachments

January 23, 1984

Robert E. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-92 - Tallgrass Commercial C.U.P. - Landscape Plan
for Parcel 5.

Attached are two copies of the approved landscape plan for Parcel 5 of the above referenced C.U.P. Landscaping was permitted along the east provided that there is no apparent rear of a building and that all service and storage areas are screened by a masonry wall. I would also point out that General Provision 11.D., requires a five foot masonry or wrought iron wall along the west side of Parcel 5.

If you have any questions, please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:blw

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

December 21, 1983

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

DP-92 - Tallgrass Commercial C.U.P.
Landscape Plans for west side of Parcel 3.

Attached are two copies of the landscape plan for the above
referenced parcel. If you have any questions please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachment

cc: Bill Morris, William Morris Assoc., Box 2, 112 E. 5th St.,
Augusta, Ks. 67010

September 14, 1983

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

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

The Board of City Commissioners on August 23, 1983 considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The applicant shall furnish the Planning Department revised acreage figures for Parcels 11, 11a, and 13 in DP-96.
- b. Platting of subject property and the two unplatted areas to the north 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:e1
Attachments

City Manager's Agenda Item Page

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING AND APPROVAL OF AN AMENDMENT
TO THE TALLGRASS COMMERCIAL COMMUNITY UNIT PLAN

Case No. Z-2520 & DP-92 - Zone Change from the "AA" Single-Family Dwelling District to the "BB" Office District and Approval of an Amendment to the Tallgrass Commercial C.U.P. Generally located at the northeast corner of 21st Street North and Rock Road.

MAPC Recommendation: That this application be approved.
(See minutes for full motion)

Gardner moved, Parsons seconded and it carried unanimously. Moore was not present. Chisholm and Hansen were absent. One vacancy.

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:

CPO ACTION: CPO Council Area "I" recommended unanimously that the application be approved.

DATA AND MINUTES

MAPC Hearing Date: 7-28-83

BCC Hearing Date: 8-23-83

AREA DATA:

Acres: 9.2 Z-2520
36.55 DP-92

Size: 630'x 850' (irregular)
1,450'x1,600' (irregular)

Reason for request (as provided by applicant): "To permit the construction of an apartment project which can be rented by the day, week or month."

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" (CUP)
North	Golf Course & Club House	"AA" (CUP)
East	Undeveloped	"AA" (CUP)
South	Undeveloped	"AA" (CUP)
West	Undeveloped	"AA" (approved for "BB" & "LC")

History: Fourth amendment approved by BCC on 3-22-83.

Applicant: Tallgrass Company, P. O. Box 4048, Wichita 67204

Protestors: Ruth Park, 2926 Hadden Street, Wichita, Kansas.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 28, 1983

- 5a. Case No. Z-2520 - Tallgrass Company requests zone change from "AA" to "BB" for a tract of land located in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows: Commencing at the north-east corner of Lot 2, Block 1, Tallgrass Commercial First Addition, thence N 88°58'58" E, 208.20 feet to a point of beginning, said point being on the right-of-way line for 22nd Street North Cul-de-sac, said point being on a curve to the left having a radius of 50.00 feet, a central angle of 45°03'51", a long chord of 38.32 feet, bearing N 20°52'30" E, thence along said curve 39.33 feet, thence N 88°58'58" E, 114.91 feet; thence 43°58'58" E, 407.13 feet; thence N 88°58'58" E, 278.00 feet; thence S 1°01'02" E, 29.35 feet; thence N 88°58'58" E, 150.73 feet; thence S 14°08'36" W, 213.00 feet; thence S 75°51'24" E, 230.55 feet; thence S 1°01'02" E, 134.26 feet; thence S 43°58'58" W, 240.42 feet; thence S 1°01'02" E, 24.11 feet; thence S 88°58'58" W, 436.59 feet, to a point on a curve to the left having a radius of 50.00 feet, a central angle of 104°42'40", an arc length of 12.84 feet and a long chord of 12.80 feet, bearing N 38°39'42" W, thence N 46°01'02" W, 410.16 feet; thence S 88°58'58" W, 108.19 feet to the point of beginning. Generally located on the east side of Tara, in an area north of 21st Street North.
- 5b. Case No. DP-92 - Tallgrass Company requests amendment to Tallgrass Commercial Community Unit Plan for a tract of land located in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows: 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, 1471.54 feet; thence N 89°58'58" E, 230.00 feet; thence N 37°16'16" E, 253.62 feet; thence S 62°16'02" E, 555.00 feet; thence N 89°06'26" E, 43.28 feet; thence S 0°53'34" E, 316.00 feet; thence N 88°58'58" E, 278.00 feet; thence S 1°01'02" E, 29.35 feet; thence N 88°58'58" E, 150.73 feet; thence S 14°08'36" W, 213.00 feet; thence S 75°51'24" E, 230.55 feet to the west boundary line of Summerfield, an addition to Wichita, Sedgwick County, Kansas, thence southerly along said west line bearing S 1°01'02" E, 134.26 feet; thence S 43°58'58" W, 240.42 feet; thence S 1°01'02" E, 24.11 feet; thence S 88°58'58" W, 436.59 feet, to a point on a curve to the left having a radius of 50.00 feet, a central angle of 104°42'40", an arc length of 91.38 feet and a long chord of 79.18 feet, bearing N 83°39'42" W; thence S 43°58'58" W, 8.24 feet; thence along a curve to the left having a central angle of 45°00'00", a radius of 242.00 feet, a chord of 185.22 feet bearing S 21°28'58" W, and a length of 190.07 feet; thence S 1°02" E, 294.77 feet to the north right-of-way line of Twenty-First Street North; thence westerly along the said north right-of-way line bearing 89°06'26" W, 750.00 feet to the point of beginning. Generally located at the northeast corner of Rock Road and 21st Street North.

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 include a new parcel (Parcel 6) that would permit apartments to be rented by the day, week or month. Associated zone case Z-2520 is requesting "BB" zoning which is needed in order to allow the apartments to be rented by the day or week. All office uses would be prohibited in Parcel 6. A maximum of 270 dwelling units would be permitted. Building setbacks, access and other information relating to future development is shown on the C.U.P.

This amendment also includes the deletion of a portion of Parcel 13, a portion of Parcel 11 and all of Parcel 11a from DP-96 Tallgrass Residential C.U.P.

2. Apartments that rent by the day or month have been classified as a motel/hotel use. As a result of that classification, this type of development needs "BB" zoning. In view of the club house to the north and the potential office and commercial uses to the west, staff feels that the proposed amendment is appropriate. Staff would not be supportive of future amendments to permit office uses in Parcel 6.

3. As stated above, Parcel 6 includes portions of three parcels from DP-96, Tallgrass Residential C.U.P. In order to help in the administration of DP-96, the applicant should supply staff with new acreage figures for parcels 11, 11a and 13 in DP-96.

In addition, Parcel 6 includes a portion of the Tallgrass Clubhouse addition, but does not include two small unplatted areas adjacent to existing plats or plats that are being processed. Staff would recommend that the unplatted areas be included in the plat of Parcel 6 or a replat of the Tallgrass Clubhouse Addition.

4. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the associated CUP and to the subject property being platted with the two unplatted areas to the north within one year from the 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.
5. Should the Planning Commission determine that the proposed CUP is appropriate, the following are recommended conditions of approval:
 - a. The applicant shall furnish the Planning Department revised acreage figures for Parcels 11, 11a and 13 in DP-96.
 - b. Platting of subject property and the two unplatted areas to the north 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 its consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) 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 pointed out that the request for "BB" zoning was needed in order to rent the garden apartments out by the day, week or month. He said that when apartments are rented by the day or week they are classified as a motel. CHAMBERS said that in view of the uses in the area staff is supportive of the request and recommended approval.

CHAMBERS said that Parcel 6 includes portions of three different parcels out of the residential C.U.P. to the east. He said that staff would like some new acreage figures and dwelling unit numbers for those three parcels in DP-96. Additionally, Parcel 6 includes portions of the Tallgrass club house addition, and there is a small piece west of the club house addition and a small piece to the south that are unplatted. He said that staff recommended, if this is deemed appropriate, that approval be subject to the applicant supplying new acreage figures and to platting this piece of land, as well as the two unplatted pieces. CPO Council Area "1" recommended unanimously that the application be approved. They also requested that a landscape buffer be provided between this site and the Summerfield Addition.

DAVE RITCHIE, representing the applicant, was present.

BAYOUTH asked Ritchie if there was any problem with putting in the landscaping buffer.

RITCHIE said no, he said that there was a 20 foot setback, and they already have a six foot fence at the rear of the Summerfield houses, and they plan to put in trees.

RUTH PARK, 2926 Hadden Street, stated that she was a purchaser of property in the Summerfield Addition. At the time they purchased their lot the agents of the Tallgrass Company advised them that there would be more Summerfield type patio housing built to the west of them. She said that she could bring together a number of people who were told the same thing. In the meeting a week ago Tuesday night, the head salesman for Tallgrass Company again repeated that at one time they told purchasers that they would be building more Summerfield type housing. She said that they entered into a contract with that understanding and they feel that it was very deceptive to be told now that they would be next door to rental apartments. PARKS said that they were not notified of the meeting a week ago Tuesday, but learned about it by word of mouth. PARKS requested that this application for zone change be delayed until such time that the people who have already signed contracts, but do not have title to their properties yet, have a chance to talk about this and see how they feel about it.

BAYOUTH asked if there was access from Summerfield into this project.

RITCHIE said no, there was no access from Summerfield into this project.

RITCHIE commented that he was at the CPO meeting, and he did not think that Jack Ritchie, who Mrs. Parks was talking about, really said that. What he said was that they have always had apartment zoning.

on the Jand and all they were doing was changing a part of it to a "Residence Inn" type of thing. RITCHIE said that at one time or another they probably considered everything for that site because they could go from apartments, duplexes down to single family. He said that they were not sure yet what would be developed to the west of the site, but they have always been zoned so they could do apartments. They do not feel that they have deceived anyone.

LOFTON asked how many apartments were they planning to build on the site.

RITCHIE said that they really did not know. They are going to start with four buildings with eight units per building, which would be 32 apartments.

CHAMBERS commented that the C.U.P. permits 270 units in Parcel 6.

BAYOUTH asked if this C.U.P. was amended before for light commercial.

GALBRAITH said that was correct.

RITCHIE added that Mrs. Park said that they were not informed of this case. He said that the City notifies the owners of record, but some of these people have purchased a lot but have not closed yet and as a result title is not in their name. He felt that in view of the CPO attendance and the applicants talking to a number of people, most people were well aware of this request.

PARK said that she was informed the way she said she was informed. She said that Jack Ritchie sat immediately behind them at the CPO meeting that night and he said that at sometime they did say that Summerfield type housing would be built to the west.

GARDNER asked Mrs. Park if she perceived any damage to her property if the request was approved.

PARK said yes she did. She felt that with the caliber of homes that they are building in there, and the extra money that people are putting in there, that a motel would hurt the property values. They thought it was utopia when they purchased their lots but it is taking a different approach now. They are not putting in what they were made to understand would go in at the time of purchase.

GARDNER said that he understood her response, but she had not addressed his question of what specific damage does she see.

PARK said they felt it would lower the value of their property.

GARDNER asked what did she base that upon.

PARK said that by the fact that it would be rental apartments rather than more owner occupied residential where people will maintain their own properties.

GARDNER said that was a widely held feeling but it is not necessarily substantiated by the market place.

WILSON said that as he understood the zoning change, right now the applicants have the right to build the apartments on this property, and the zoning change is to permit the apartments to be rented by the week, day or however they see fit. So regardless of how the Commission approaches this item, they have the right to go in and build the apartments adjacent to single family residences. He said it might be a commercial restriction on the property if they are not

allowed to operate them as they see fit. WILSON said that there are other apartments around similar to this that are pretty good looking. As long as a good size firm owns them, the maintenance on the outside and the operation of them should be first class.

GARDNER commented that Wilson's observation was correct. He said that from what exposure he has had in the market place, the type of type of units that are built that operate on a daily, weekly, monthly basis tend to be premium units. He said that from his experience it was a quantifiably better use than the typical garden apartments. He said that the developers of this particular area have exercised quality judgment in the uses they have proposed. He said it seemed to him that this was a technicality in terms of whether or not they can operate on less than a month to month basis or not.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped and residential character of the area; the golf course club house to the north; the office and light commercial zoning approved for the property to the west and southwest; the suitability of the subject site for development with the uses shown on the C.U.P. 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 to the subject property being platted with the two unplatted areas to the north within one year from the 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 associated C.U.P. be approved subject to the following conditions:

- a. The plan shall be changed to show a ten foot landscaping/ screening area along the east and south boundaries of Parcel 6.
- b. The applicant shall furnish the Planning Department revised acreage figures for Parcels 11, 11a and 13 in DP-96.
- c. Platting of subject property and the two unplatted areas to the north within one year from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.
- d. 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.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) 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.

Gardner moved, Parsons seconded and it carried unanimously. Moore was not present. Chisholm and Hansen were absent. One vacancy.

July 29, 1983

Mr. Dave Ritchie
Tallgrass Company
P. O. Box 4048
Wichita, Ks. 67204

Re: Z-2520 & DP-92 - "AA" to "BB" &
Amendment to Tallgrass Commercial
C.U.P.

Dear Mr. Ritchie:

At its regular meeting on July 28, 1983, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend approval of the zone change request subject to the approval of the associated CUP and to the subject property being platted with the two unplatted areas to the north within one year from the 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. In addition, the action of the Planning Commission was to recommend approval of the associated CUP subject to the following conditions:

- a. The plan shall be changed to show a ten foot landscaping/ screening area along the east and south boundaries of Parcel 6.
- b. The applicant shall furnish the Planning Department revised acreage figures for Parcels 11, 11a and 13 in DP-96.
- c. Platting of subject property and the two unplatted areas to the north within one year from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.
- d. 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.

- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) 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 submit 10 corrected copies of the C.U.P. to our office by August 12 so that subject cases can be scheduled for consideration by the City Commissioners at their regular meeting on August 23, 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.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sd

cc: Bill G. Yung Design, 8225 East 35th North, Wichita, Ks. 67226
Ruth Parks, 2926 Hadden Street, Wichita 67217



MID-KANSAS ENGINEERING CONSULTANTS
2401 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

DP92

PROJECT Revised Community Unit Plan

For Tallgrass Commercial and Office DATE June 17, 1983

Park Legal Description

PROJECT NO. _____

TO Art Chambers

Planning Department

455 North Main

Wichita, Kansas 67202

A tract of land located in the southeast quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., (a portion of which has been platted as Tallgrass Clubhouse, Independence Commons and Tallgrass Commercial First Addition, an addition to Wichita, Sedgwick County, Kansas), more particularly described as follows:

Handwritten notes:
West
East
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, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 34" E, 316.00 feet; thence N 88° 58' 58" E, 278.00 feet; thence S 1° 01' 02" E, 29.35 feet; thence N 88° 58' 58" E, 150.73 feet; thence S 14° 08' 36" W, 213.00 feet; thence S 75° 51' 24" E, 230.55 feet to the east boundary line of Summerfield, an addition to Wichita, Sedgwick County, Kansas, thence southerly along said ~~east~~ ^{west} line bearing S 1° 01' 02" E, 134.26 feet; thence S 43° 58' 58" W, 240.42 feet; thence S 1° 01' 02" E, 24.11 feet; thence S 88° 58' 58" W, 436.59 feet, to a point on a curve to the left having a radius of 50.00 feet, a central angle of 104° 42' 40", an arc length of 91.38 feet and a long chord of 79.18 feet, bearing N 83° 39' 42" W; thence S 43° 58' 58" W, 8.24 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 242.00 feet, a chord of 185.22 feet bearing S 21° 28' 58" W, and a length of 190.07 feet; thence S 1° 01' 02" E, 294.77 feet to the north right-of-way line of Twenty-First Street North; thence westerly along the said north right-of-way line bearing S 89° 06' 26" W, 750.00 feet to the point of beginning; containing 37.0 acres, more or less.

NE cor Rock Rd + 21st St No.

Michael D. Harding
Michael D. Harding, P.E.

cc: Bill Yung

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE July 20, 1983

TO Jack Galbraith, Chief Planner-Current Plans
FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-92 and Z-2520, Northeast Corner
of Rock Road and 21st Street North

At its July 19th meeting, CPO Neighborhood Council Area "I" considered the captioned application for amendment to the Tallgrass Commercial Community Unit Plan. David Ritchie was present representing the applicant. Twenty area residents were present concerning the case.

The Council voted unanimously to recommend approval of the amendment and associated zone change request with the provision that a landscaped buffer be required between the proposed apartments and the Summerfield development area where they are contiguous.

Please provide the Council's recommendation to the City Commission and Metropolitan Area Planning Commission when they consider this case.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:fr

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

Z-2520 & DP-92 - ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING DISTRICT TO THE "BB" OFFICE DISTRICT AND APPROVAL OF AN AMENDMENT TO THE TALLGRASS COMMERCIAL C.U.P.

Generally located at the northeast corner of 21st Street North and Rock Road.

MAPC HEARING DATE: 7-28-83

Acres: 9.2 Z-2520 Size: 630'x 850' (irregular)
36.55 DP-92 1,450'x1,600' (irregular)

Reason: To permit the construction of an apartment project which can be rented by the day, week or month.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" (CUP)
North	Golf Course & Club House	"AA" (CUP)
East	Undeveloped	"AA" (CUP)
South	Undeveloped	"AA" (CUP)
West	Undeveloped	"AA" (approved for "BB" & "LC")

History: Fourth amendment approved by BCC on 3-22-83.

Applicant: Tallgrass Company, P. O. Box 4048, Wichita 67204

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 include a new parcel (Parcel 6) that would permit apartments to be rented by the day, week or month. Associated zone case Z-2520 is requesting "BB" zoning which is needed in order to allow the apartments to be rented by the day or week. All office uses would be prohibited in Parcel 6. A maximum of 260 dwelling units would be permitted. Building setbacks, access and other information relating to future development is shown on the C.U.P.

This amendment also includes the deletion of a portion of Parcel 13, a portion of Parcel 11 and all of Parcel 11a from DP-96 Tallgrass Residential C.U.P.

2. Apartments that rent by the day or month have been classified as a motel/hotel use. As a result of that classification, this type of development needs "BB" zoning. In view of the club house to the north and the potential office and commercial uses to the west, staff feels that the proposed amendment is appropriate. Staff would not be supportive of future amendments to permit office uses in Parcel 6.

3. As stated above, Parcel 6 includes portions of three parcels from DP-96, Tallgrass Residential C.U.P. In order to help in the administration of DP-96, the applicant should supply staff with new acreage figures for parcels 11, 11a and 13 in DP-96.

In addition, Parcel 6 includes a portion of the Tallgrass Clubhouse addition, but does not include two small unplatted areas adjacent to existing plats or plats that are being processed. Staff would recommend that the unplatted areas be included in the plat of Parcel 6 or a replat of the Tallgrass Clubhouse Addition.

4. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the associated CUP and to the subject property being platted with the two unplatted areas to the north within one year from the 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.
5. Should the Planning Commission determine that the proposed CUP is appropriate, the following are recommended conditions of approval:
 - a. The applicant shall furnish the Planning Department revised acreage figures for Parcels 11, 11a and 13 in DP-96.
 - b. Platting of subject property and the two unplatted areas to the north 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 its consideration.
 - e. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) 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.

DP-92)
&)
Z-2520)

44 "Notice to adjoining property owners" mailed 7-14-83 for
the MAPC meeting for 7-28-83

1 including map- to CPO Office
1 to Yash Desai, Acting Sanitary Engineer
— *Don Schneider, Design*

46 TOTAL

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

July 14, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, July 28, 1983, 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 TALLGRASS COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-92

A tract of land located in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

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, 1471.54 feet; thence N 89°58'58" E, 230.00 feet; thence N 37°16'16" E, 253.62 feet; thence S 62°16'02" E, 555.00 feet; thence N 89°06'26" E, 43.28 feet; thence S 0°53'34" E, 316.00 feet; thence N 88°58'58" E, 278.00 feet; thence S 1°01'02" E, 29.35 feet; thence N 88°58'58" E, 150.73 feet; thence S 14°08'36" W, 213.00 feet; thence S 75°51'24" E, 230.55 feet to the west boundary line of Summerfield, an addition to Wichita, Sedgwick County, Kansas, thence southerly along said west line bearing S 1°01'02" E, 134.26 feet; thence S 43°58'58" W, 240.42 feet; thence S 1°01'02" E, 24.11 feet; thence S 88°58'58" W, 436.59 feet, to a point on a curve to the left having a radius of 50.00 feet, a central angle of 104°42'40", an arc length of 91.38 feet and a long chord of 79.18 feet, bearing N 83°39'42" W; thence S 43°58'58" W, 8.24 feet; thence along a curve to the left having a central angle of 45°00'00", a radius of 242.00 feet, a chord of 185.22 feet bearing S 21°28'58" W, and a length of 190.07 feet; thence S 1°02" E, 294.77 feet to the north right-of-way line of Twenty-First Street North; thence westerly along the said north right-of-way line bearing 89°06'26" W, 750.00 feet to the point of beginning. Generally located at the northeast corner of Rock Road and 21st Street North.

The Development Plan of this area, originally approved on April 17, 1979, and last amended on March 22, 1983, 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 2
Case No. DP-92

The revised Development Plan now on file proposes to include Parcel 6 (9.2 acres) that would permit apartments to be rented by the day, week, or month. Associated zone case Z-2520 is requesting "BB" zoning in order to allow the apartments to be rented by the day or week. All office uses are prohibited. This revised C.U.P. also includes the deletion of Parcel 11a (which will become Parcel 6 in DP-92) from DP-96 Tallgrass Residential C.U.P. A maximum of 260 dwelling units would be permitted. Building setbacks, access, and other information relating to future development is shown on the C.U.P.

The hearing of the proposed amendments to this Development Plan, as provided in Section 26.04.190 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 HAPC 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 67202-1688

July 14, 1983

NOTICE OF PUBLIC HEARING

Case No.: Z-2520

Location: East side of Tara, in an area north of 21st Street North.

Address: N/A

Request: Zone change from "AA" One-Family to "BB" Office

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on

THURSDAY, JULY 28, 1983

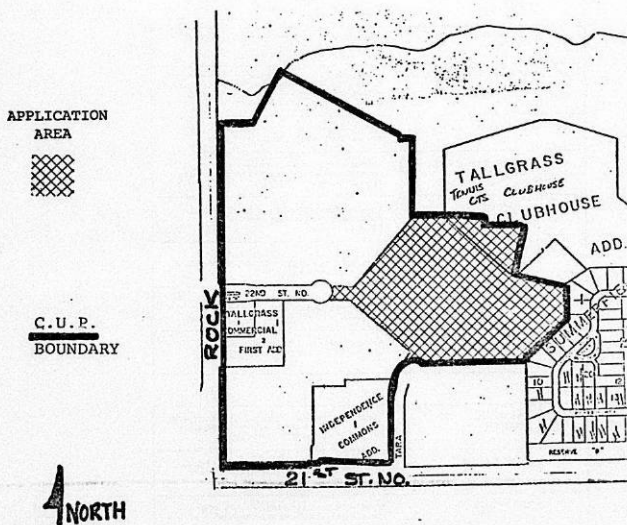
The meeting will begin at 1:30 p.m. in the City of Wichita City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest or objection to the requested change, you have no obligation to appear at the public hearing.

The Citizen Participation Organization (CPO) neighborhood council will consider this case for the purpose of making a formal recommendation to the MAPC and City Commission. 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.

If you have any questions or wish additional information, please call 268-4421.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. Z-2520

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

A tract of land located in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows: Commencing at the northeast corner of Lot 2, Block 1, Tallgrass Commercial First Addition, thence N 88°58'58" E, 208.20 feet to a point of beginning, said point being on the right-of-way line for 22nd Street North Cul-de-sac, said point being on a curve to the left having a radius of 50.00 feet, a central angle of 45°03'51", a long chord of 38.32 feet, bearing N 20°52'30" E, thence along said curve 39.33 feet, thence N 88°58'58" E, 114.91 feet; thence 43°58'58" E, 407.13 feet; thence N 88°58'58" E, 278.00 feet; thence S 1°01'02" E, 29.35 feet; thence N 88°58'58" E, 150.73 feet; thence S 14°08'36" W, 213.00 feet; thence S 75°51'24" E, 230.55 feet; thence S 1°01'02" E, 134.26 feet; thence S 43°58'58" W, 240.42 feet; thence S 1°01'02" E, 24.11 feet; thence S 88°58'58" W, 436.59 feet, to a point on a curve to the left having a radius of 50.00 feet, a central angle of 14°42'40", an arc length of 12.84 feet and a long chord of 12.80 feet, bearing N 38°39'42" W, thence N 46°01'03" W, 410.16 feet; thence S 88°58'58" W, 108.19 feet to the point of beginning. Generally located on the east side of Tara, in an area north of 21st Street North.

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-6	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 20 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses
D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
G	MOBILE HOME	Mobile home park when complying with Title 26 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial/residential. Permits those uses approved as part of a total development plan

Most Restrictive

Least Restrictive

Special Districts

June 13, 1983

Paul Graves, Acting City Engineer
Mike Lindebak, Program Development Engineer
Robert B. Feldner, Superintendent of Central Inspection

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.

Attached is a copy of a proposed amendment to the above referenced C.U.P. The changes involve only the addition of Parcel 6. Parcel 6 was originally Parcel 11a in DP-96 Tallgrass Residential C.U.P. "BB" zoning is being requested by Parcel 6 to allow the leasing of the apartments by the day, week or month. Office uses are prohibited. Access to Parcel 6 would primarily be from the private drive serving the golf course club house.

We would appreciate receiving your comments regarding the proposed amendments by Tuesday, June 21, 1983.

Arthur D. Chambers
Senior Planner

ADC:el

asex. 2-2520

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

*Amendment to DP92
Tallgrass Commercial
CUP
MPC
Test July 14
MAP
6230C*

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 Tallgrass Company

Address P.O. Box 4048, Wichita, KS 67204 Phone 681-2112

Agent Bill G. Yung Design

Address 8225 E. 35th North, Wichita, KS 67226 Phone 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).

2. a. The applicant hereby requests Community Unit Plan approval on property

zoned A.A. under C.U.P. 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 sheet.

*N AA(CUP)
S AA#1C
E AA(CUP)
W AA(CUP)*

legal coming

2. b. There are 9.2 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

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

By _____
Authorized Agent (if any)

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 3:30
AM, PM on June 7, 1983 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200 ^{minimum amount}.

Archie D. Vanhook
Sr Planner

Jack Ritchie Name
Partner Title



METROPOLITAN PLANNING

ATT: ART CHAMBERS

Ownership List
Tallgrass Inn
Bill Yung

*Cheryl K.
K. Chapman
Co.*

Ardy

SECURITY ABSTRACT AND TITLE CO., INC.
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
SECURITY IS KNOWING

OWNERSHIP LIST

Tallgrass Inn

Tract Description	Property Owner
<p>A tract beginning 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, bearing North 1°01'02" West, 794.89 feet; thence North 88°58'58" East 390 feet to the point of beginning; thence North 88°58'58" East, 60 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; thence South 43°58'58" West, 150 feet; thence South 1°01'02" East, 11.61 feet; thence South 88°58'58" West, 205.02 feet; thence South 1°01'02" East, 24.80 feet; thence South 88°58'58" West, 138.28 feet; thence North 1°01'02" West, 160.71 feet; thence North 46°01'02" West, 158 feet; thence North 1°01'02" West, 72 feet; thence North 88°58'58" East, 45 feet; thence North 1°01'02" West 42 feet to the point of beginning.</p>	<p>✓ Independence Commons Company 2318 Greenleaf 67226</p>
<p>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 North 01°01'02" West, 444.93 feet; thence North 88°58'58" East, 190.58 feet; thence South 46°01'02" East, 108 feet; thence North 88°58'58" East 133 feet to the Northwest corner of Lot 1, Independence Commons, an addition to Wichita, thence South 01°01'02" East, 266.42 feet; thence South 88°58'58" West, 7 feet; thence South 01°01'02" East, 103 feet; thence South 89°06'26" West, 392.95 feet to the point of beginning.</p>	<p>Same as above</p>

Tract DescriptionProperty Owner

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 North 1°01'02" West, 794.89 feet; thence North 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 North 88°58'58" East, 340 feet; thence South 1°01'02" East 42 feet; thence South 88°58'58" West, 45 feet; thence South 1°01'02" East, 72 feet; thence South 46°01'02" East, 158 feet; thence South 1°01'02" East 160.71 feet; thence South 88°58'58" West 139.77 feet; thence North 45°01'02" West, 108 feet; thence South 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 North 1°01'02" West, 310.07 feet to the point of beginning, except that part platted as Tallgrass Commercial First Addition.

D
Independence Commons
Company
2318 Greenleaf
67226

All of the Southwest Quarter of Section 5, Township 27 South, Range 2 East, except a tract beginning at the Southwest corner of said Section 5, thence Northerly along the West line of said Sec. bearing North 1°01'02" West, 794.89 feet; thence North 88°55'01" East, 450 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; thence South 43°58'58" West, 150 feet; thence South 1°01'02" East, 11.61 feet; thence North 88°58'58" East, 21.72 feet; thence South 66°32'50" East, 33 feet; thence along a curve to the left having a central angle of 24°28'1", a radius of 209 feet, a length of 89.26 feet and a chord 88.53 feet long bearing South 11°13'04" West; thence South 1°01'02" East, 334.83 feet to the South line of said section; thence Westerly along said South line bearing South 89°06'26" West, 833 feet to the point of beginning; except that portion platted as Tallgrass Commercial First Addition, and except (description continued on following page)

✓ Tallgrass Company
2318 Greenleaf
67226

Tract DescriptionProperty Owner

(description continued from previous page)
 portion now platted as Tallgrass Clubhouse, and except that part now platted as Summerfield Addition, and except a portion of Bluestem Village, and except Lots 23 and 24, platted in Pebble Green Addition.

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		Independence Commons Addition	D Independence Commons Company. 2318 Greenleaf 67226
Lot 1, except that part platted as Summerfield Addition		Tallgrass Clubhouse Addition	✓ Tallgrass Club Box 8236 67208
Lot 1	1	Tallgrass Commercial First Addition	D Tallgrass Company 2318 Greenleaf 67228 D Independence Commons Company 2318 Greenleaf 67228
Lots 1, 2, 3,	1	Summerfield Addition	✓ Summerfield Company. P. O. Box 8236 67208
Lot 4	1	"	✓ Tom M. Anderson 8427 Peppertree 67226
Lot 5	1	"	✓ Eleanor Knott 8421 Peppertree 67226
Lot 6	1	"	✓ Jack Spines Pamela A. Spines 8417 Peppertree 67226
Lots 7, 8, 9, 10, 11, and 12	1	"	D Summerfield Company P. O. Box 8236 67208

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 13 through 24 inclusive	1	Summerfield Addition	Summerfield Company P. O. Box 8236 67208
Reserves A and B		"	Same as above
Reserves C and D and E		"	Tallgrass Club P. O. Box 8236 67208
Lots 1 through Lot 12 inclusive	2	"	Summerfield Company P. O. Box 8236 67208
Lot 13	2	"	Jack Nessly Julia R. Nessly 8518 Peppertree 67226
Lot 14	2	"	Robert A. Buckingham Mary F. Buckingham 8512 Peppertree 67226
Lot 15	2	"	Dale D. Allen 8506 Peppertree 67226
Lot 16	2	"	Glenn E. Guetersloh Janice M. Guetersloh 8426 Peppertree 67226
Lot 17	2	"	Rosalie Ohlson Debra Lynn Delfino 8420 Peppertree 67226
Lots 18, 19 and 20	2	"	Summerfield Company P. O. Box 8236 67208

Tract Description

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

Property Owner

Wilson Estates
Century Plaza Building
67202

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

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 11	7	Sycamore Village Second Addition	✓ Carroll C. Van Buskirk Haldis Van Buskirk 2338 Hathway Circle 67226
Lot 12	7	"	✓ Donald F. Knoll Brenda A. Knoll 2334 Hathway 67226
Lot 13	7	"	✓ William Barry Davis Iris LaNettie Davis 2316 Hathway 67226
Lot 14	7	"	✓ Paul E. Monson Lynda S. Monson 2318 Hathway 67226 ✓ Notice of Interest filed by John E. Brosz 2318 Hathway 67226
Lot 15	7	"	✓ William E. Estes Mary E. Estes 2306 Hathway 67226
Lot 7	8	"	✓ Harry M. Roberts Erika A. Roberts 2335 Hathway Circle 67226
Lot 8	8	"	✓ J. Lynn Bock Ann Bock 2315 Hathway 67226
Lot 9	8	"	✓ Terrel Edwin Marten Kathryn J. Martin 2307 Hathway 67226
Lot 10	8	"	✓ Oscar Kirk Dahlberg Joanne C. Dahlberg 2308 Longwood Circle 67226
Lot 11	8	"	✓ Jack N. Turner Marian J. Turner 2314 Longwood Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 14	10	Sycamore Village Second Addition	✓ 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
Lot 17	10	"	✓ Bradford L. Stults Esther A. Stults 2242 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	"	✓ Richard C. Watson Stephanie S. Watson 2225 Hathway Circle 67226
Lot 2	11	"	✓ C. Robert Borresen Thelma J. Borresen 2215 Hathway 67226
Lot 3	11	"	✓ Owen B. Pierce Helen J. Pierce 2209 Hathway Circle 67226
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
Lot 6	11	"	✓ Randy D. Stephens Jane U. Stephens 2208 Hathway 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 7 except the North 9.73 feet	11	Sycamore Village Second Addition	✓ Greg R. Perkins Karen L. Perkins 2216 Hathway 67226
The North 9.73 feet of Lot 7 and all of Lot 8	11	"	✓ William T. Hick, Jr. Joan E. Hick 2226 Hathway 67226
Lot 73	5	Sycamore Village Third Addition	✓ David W. Munro Dilla J. Munro 2408 Hathway Circle 67226
Lot 74	5	"	✓ Edwin W. Parker II Ann Parker 2412 Hathway Circle 67226
Lot 75	5	"	✓ Charles B. Wilson Nancy C. Wilson 2422 Hathway 67226
Lot 76	5	"	✓ Elzie D. Odom, Jr. Janet Bell Odom 2432 Hathway Circle 67226

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 of land located in the Southwest Quarter of Section 5, Township 27 South, Range 2 east of the 6th P.M., (a portion of which has been placed as Tallgrass Clubhouse, an addition to Wichita, Sedgwick County, Kansas) more particularly described as follows:

Commencing at the northeast corner of Lot 1, Block 1, Tallgrass Commercial First Addition, thence N88°58'58" W, 208.20 feet to a point of beginning, said point being on the right-of-way line for 22nd Street North Cul-de-sac, said point being on a curve to the left having a radius of 50.00 feet, a central angle of 45°03'51", a long chord of 38.32 feet, bearing N 20°52'30" E, thence along said curve 39.33 feet, thence N 88°58'58" E, 114.91 feet; thence N 43°58'58" E, 407.13 feet; thence N 88°58'58" E, 278.00 feet; thence S1°01'02" E, 29.35 feet; thence N 88°58'58" E, 150.73 feet; thence S14°08'36" W, 213.00 feet, thence S75°51'24" E, 230.55 feet; thence S1°01'02" E, 134.26 feet; thence S43°58'58" W, 240.42 feet; thence S1°01'02" E, 24.11 feet; thence S 88°58'58" W, 436.59 feet, to a point on a curve to the left having a radius of 50.00 feet, a central angle of 104°42'40", an arc length of 91.38 feet and a long chord of 79.18 feet, bearing N 83°39'42" W, thence N 43°58'58" E, 50.00 feet; thence N 46°01'02" W, 360.16 feet; thence S 88°58'58" W, 108.19 feet to the poing 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 June, 1983, at 7:00 O'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice President

Order No: 321842
ap

FOR 29-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Fav. 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

*