

POSTED  
4-18-80  
11

# ACTION

DATE

COMMITTEE

5-22-80

M.A.P.C.

Approved for  
all conditions

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

6-17-80

Approved &  
Recommended

DP-96 VILLAGE OF BLUESTEM CUP -  
AMENDED FILE #1 - (formerly Pebble  
Creek CUP) - generally located  
between 21st & 29th Streets North  
and between Rock Road and Webb  
Road, on property owned by

Map No. 6050  
Sec. 5  
Twp. 27S  
Range 2E

DATA SHEET  
COMMUNITY UNIT PLAN

AMENDED FILE #1  
DP - 96  
Filed 4-15-80

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

APPLICATION REQUEST: Approval of proposed Amendment to VILLAGE  
OF BLUESTEM C.U.P. (formerly Pebble Creek)  
(Residential)(Commercial) Community Unit Plan.

1. Applicant Pebble Creek Company  
Address P.O.Box 4048, Wichita 67204(1900 Amidon,67203) Phone 838-9301
2. Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_
3. General Location: Between 21st & 29th Streets North and between Rock Road  
and Webb Road. Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: 501.6 (11226671AE) 4674 ft. by 4674 ft.
2. Existing Zoning "AA" Proposed Zoning \_\_\_\_\_
3. Area (is) (is not) platted. \_\_\_\_\_ Addition \_\_\_\_\_

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 5-22-80 Action Approved as to conditions

2. Governing Body

Date 6-17-80 Action Approved as recorded

NOTES:

CASE FILE

Map No. 6050  
Sec. 5  
Twp. 27S  
Range 2E

DATA SHEET  
COMMUNITY UNIT PLAN

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APPLICATION REQUEST: Approval of proposed Amendment to VILLAGE  
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2. Agent \_\_\_\_\_  
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3. General Location: Between 21st & 29th Streets North and between Rock Road  
and Webb Road. Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

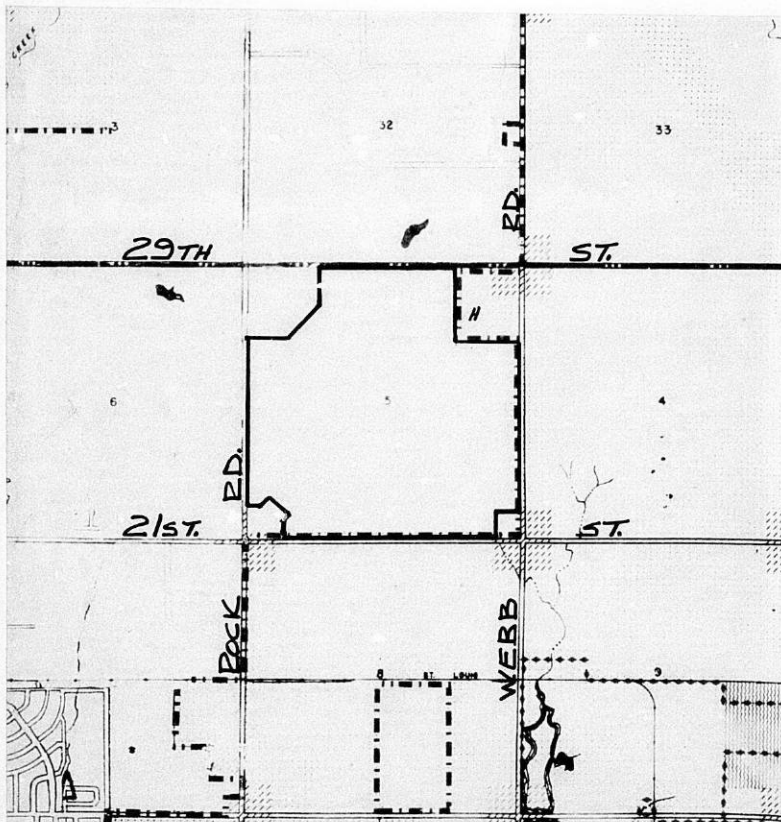
AREA DATA:

1. Acres: 501.6 ( 4674 ( 122661AD ft. by 4674 ft.)
2. Existing Zoning: "AA"
3. Land Use: East UNDEVELOPED South ?  
West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. \_\_\_\_\_

DP-96

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



PICTURE SHEET

August 5, 1980

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

Request for Administrative Adjustment to the Bluestem C.U.P. DP-96.  
Generally located between 21st and 29th Streets North, and  
between Rock Road and Webb Road.

I have attached a copy of a letter from Bill Yung requesting an administrative adjustment to the Bluestem C.U.P. A copy of the proposed site plan is also attached for your review. There are two changes being requested; one being the relocation of the boundaries of Parcel 12 to reflect expanded clubhouse facilities; and two, the termination (into cul-de-sacs) of the street shown on the approved C.U.P. serving Parcels 11 and 14. One of the conditions of approval of the Woodlands plat was that an administrative adjustment be granted to permit the above changes.


The proposed cul-de-sacs will still serve Parcels 11 and 14 as well as the area to the south and west (Independence Commons). Access for Parcel 11 will be through the northern cul-de-sac to Rock Road. Parcel 14 will have access to both cul-de-sacs.

I see no problem in permitting the boundaries of Parcel 12 being relocated since the approved C.U.P. does permit clubhouse facilities. The parcel description will have to be changed to reflect the current area, density, and number of apartments for Parcel 12. Four revised copies of the C.U.P. showing the new boundaries, cul-de-sacs, and parcel description for Parcel 12 should be submitted for our files. A note, referencing this letter, should be included on the revised C.U.P. indicating the changes.


Your signature will indicate that you concur that the requested changes do not substantially deviate from the intent and purpose of the C.U.P. Bill Yung will be notified by copy of this letter that his requested adjustments have been approved subject to the submission of four revised copies of the C.U.P. for administrative use.

Page Two  
Robert B. Feldner  
August 5, 1980

If you have any questions, please call.

  
Robert A. Lakin  
Director of Planning

APPROVED:

  
Robert B. Feldner, Superintendent  
of Central Inspection

RAL:ADC:el  
Attachments

cc: Bill Yung, 1355 North Waco, 67203  
Dave Ritchie, 1900 Amidon, 67203  
Louise Olivarez, Senior Planner - Current Plans

RECEIVED

JUL 29 1980

METROPOLITAN PLANNING

ROUTE

*Act - Prepare* July 23, 1980  
*Recommendation*

Jack H. Galbraith  
Chief Planner  
MAPD  
City Hall - 10th Floor  
455 N. Main  
Wichita, Kansas 67202

Re: Request for Administrative to Bluestem C.U.P.

Dear Mr. Galbraith:

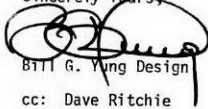
As per recent phone conversations we are writing this letter as a formal request for an administrative amendment to the Bluestem C.U.P. regarding the area in the SW $\frac{1}{4}$  adjacent to Independence Commons.

This request is to provide for two basic changes:

1. terminate Tara and 22nd streets into cul-de-sacs as shown on the Woodlands revised site plan. (currently in your office)
2. expand the clubhouse facilities into parcel #12 as provided for in the general provisions. This revision and the related changes to the zero-lot line layouts are also shown on the Woodlands revised site plan.

It you should have any questions please feel free to call.

Sincerely Yours,



BILL G. Yung Design

cc: Dave Ritchie  
1900 Amidon  
Wichita, Kansas 67203



June 25, 1980

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-96 - VILLAGE OF BLUESTEM C.U.P. (formerly Pebble Creek C.U.P.)  
Generally located between 21st Street North and 29th Street North  
and between Rock Road and Webb Road.

The Board of City Commissioners on June 17, 1980, considered  
the above captioned CUP. Their action was to approve the CUP  
subject to the following conditions:

- a. Revised plans showing 65 single-family units for Parcel 6, 55 single-family units for Parcel 7, 65 zero lot line units for Parcel 8; the changes to General Provisions 2 and 3; and showing one opening along the eastern boundary of Parcel 3, shall be submitted to the Metropolitan Area Planning Department prior to scheduling this case before the City Commission.
- b. Platting of subject property within two years 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 does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Page Two  
Robert B. Feldner  
June 25, 1980

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

Jack H. Galbraith  
Chief Planner

JHG:ADC:el

Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF AMENDMENT  
TO RESIDENTIAL COMMUNITY UNIT PLAN

CASE NO. DP-96

CONSIDERED BY MAPC: 5-22-80

REQUEST FOR: Amendment to Residential C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To relocate parcel boundaries and to change densities  
on some parcels."

GENERAL LOCATION: Generally located between 21st and 29th Streets  
North and between Rock Road and Webb Road.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of  
May 22, 1980)

APPLICANT: Pebble Creek Company, 1900 Amidon.

AGENT FOR APPLICANT: Bill Yung, Land Planner, 1355 North Waco.

PROTESTORS ( LIST AGENT ) IF ANY: None

SURROUNDING ZONING: North and West, "AA"; East, "R-1" & "LC"; South,  
"R-1", "BB", "LC".

LAND USE: Existing, East and South, Undeveloped; North, Single-family,  
undeveloped; West, Church, Single-family.

CPO RECOMMENDATION: CPO Council Area "I" voted 6-0 to recommend approval  
of the amendments.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the conditions as shown in  
excerpt from Planning Commission minutes of May 22, 1980. Gardner moved,  
Savina seconded and it carried unanimously. Hennessy and Jones were  
absent. One vacancy.

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

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 22, 1980

24. Case No. DP-96 - Pebble Creek Company requests amendment to Residential Community Unit Plan on all of Section 5, T 27 S, R 2 E of the 6th P.M. except the following parcels: Central Christian Addition to Wichita, Sedgwick County, Kansas; AND ALSO: Central Christain Second Addition to Wichita, Sedgwick County, Kansas; AND ALSO: The northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1; AND ALSO: Beginning at the point of intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point being approximately 50 feet easterly and 30 feet northerly of the southwest corner of said Section 5; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 765.00 feet; thence N 88° 58' 58" E, 400.00 feet; thence N 43° 58' 58" E, 150.00 feet; thence S 46° 01' 02" E, 495.00 feet; thence S 43° 58' 58" W, 150.00 feet; thence S 1° 01' 02" E, 416.61 feet to the north right of way line of 21st Street North; thence along said right of way line bearing S 89° 06' 26" W, 750.02 feet to the point of beginning; containing 13.484 acres, more or less. AND ALSO: Beginning at the intersection of the north right of way line of Twenty-First Street North and the west right of way line of Webb Road; thence northerly along said right of way line of Webb Road bearing N 0° 47' 16" W, 600.00 feet; thence S 89° 10' 54" W, 485.00 feet; thence S 0° 47' 16" E, 600.00 feet to a point on the north right of way line of Twenty-First Street North; thence easterly along said right of way line bearing N 89° 10' 54" E, 485.00 feet to the point of beginning. All generally located between 21st and 29th Streets North, and between Rock Road and Webb Road.

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

COMMENTS:

1. As permitted under the Residential C.U.P. provisions of the zoning ordinance, the applicant has submitted an amended residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a Residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
  - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
  - b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
  - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
  - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.

2. The amended C.U.P. proposes to relocate some parcel boundaries and to increase densities on some parcels. The maximum number of dwelling units illustrated for this area has been increased from 854 units to 1541 units while the maximum number of units permitted has been increased from 1,143 to 1856 units. This is an increase in density from approximately 2.4 DU/net acre to 3.9 DU/net acre. Several minor problems on the original C.U.P., such as golf cart crossing public streets, have been improved.
3. The agent for the applicant discovered an error in the Parcel Descriptions for Parcels 6, 7, and 8. The number of permitted dwelling units for these parcels does not reflect the number of lots shown on the development plan. The number of single-family units for Parcel 6 should be 65; the number of single-family units for Parcel 7 should be 55; and the number of zero lot line units for Parcel 8 should be 65. Density figures within these parcel descriptions will also have to be changed. General Provisions 1 and 2 will have to be changed to reflect the revised figures. Staff has no objections to revising the above figures, however MAPD should receive revised copies prior to scheduling this case before the City Commission.
4. Staff has reservations about the lack of openings to Webb Road from Parcel 3. If in the future, it is determined that an opening is desired or needed, the C.U.P. would have to be amended. Therefore staff would recommend that access control along the east boundary of Parcel 3 be revised to show one opening.
5. Should the Planning Commission determine that the proposed development is appropriate and find the four conditions listed in comment #1 have been satisfied, the following are recommended conditions of approval:
  - a. Revised plans showing 65 single-family units for Parcel 6, 55 single-family units for Parcel 7, 65 zero lot line units for Parcel 8; the changes in the density figures for Parcels 6, 7 and 8; the changes to General Provisions 2 and 3; and showing one opening along the eastern boundary of Parcel 3 shall be submitted to MAPD prior to scheduling this case before the City Commission.
  - b. Platting of subject property within two years 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 does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

CHAMBERS said that the primary reason for submitting this amended C.U.P. was because the property had changed ownership and the new owners have made some minor changes to parcel boundaries and have increased some of the density figures permitting a greater number of units.

BILL YUNG, Land Planner, representing the applicant, was present.

There was no one present in opposition to the application.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; the general character and zoning of the area and the recommendation of approval of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. Revised plans showing 65 single-family units for Parcel 6, 55 single-family units for Parcel 7, 65 zero lot line units for Parcel 8; the changes in the density figures for Parcels 6, 7 and 8; the changes to General Provisions 2 and 3; and showing one opening along the eastern boundary of Parcel 3 shall be submitted to MAPD prior to scheduling this case before the City Commission.
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- 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

Gardner moved, Savina seconded and it carried unanimously. Hennessy and Jones were absent. One vacancy.

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May 23, 1980

Mr. Bill Yung  
1355 North Waco  
Wichita, Kansas 67203

Re: DP-76 Village of Bluestem

Dear Mr. Yung:

At its regular meeting on May 22, 1980, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. Revised plans showing 65 single-family units for Parcel 6, 55 single-family units for Parcel 7, 65 zero lot line units for Parcel 8; the changes in the density figures for Parcels 6, 7 and 8; the changes to General Provisions 2 and 3; and showing one opening along the eastern boundary of Parcel 3 shall be submitted to MAPD prior to scheduling this case before the City Commission.
- b. Platting of subject property within two years from the date of approval by the Board of City Commissioners or the application be considered denied and closed.
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- 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 does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

It is necessary that you submit 10 corrected copies of the CUP to our office by June 6th so that subject case can be scheduled for consideration by the City Commissioners at their regular meeting on June 17, 1980, 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 on the corrections needing to be made on the CUP, please contact Art Chambers of our staff.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Pebble Creek Co., P. O. Box 4048, Wichita 67204

**THE CITY OF WICHITA**  
OFFICE OF CITIZEN PARTICIPATION

DATE May 21, 1980

TO Jack Galbraith, Chief Planner, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT DP-96: Pebble Creek CUP  
Amendments

The proposed revisions to the captioned plan were presented to CPO Council "I" on May 20, 1980. Following a review of the requested changes, the Council voted 6-0 to recommend approval of the amendments, subject to the conditions of approval set forth in the MAPD staff comments on the case.

Council members noted that the density of future developments can be expected to increase in order to offset the rising costs of land, labor, materials, utilities, streets, etc., and that affordable housing will have to be at higher densities.

Please provide the Council's recommendation to the Planning Commission for their reference on May 22.

*Gail Williams*

Gail Williams  
CPO Administrative Aide

GW:m1

Noted:

*Sarah Gilbert*  
Sarah Gilbert  
Assistant CP Coordinator

**RECEIVED**

MAY 21 1980

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

MICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-22-80

Case No. DP-96 Request: Amendment to Residential  
C.U.P.

Location: Generally located between 21st and 29th Streets North  
and between Rock Road and Webb Road.

Reason: To relocate parcel boundaries and to change densities on  
some parcels.

Acres: 501.6 Size: 467' x 467' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA"
North	Single-family, undeveloped	"AA"
East	Undeveloped	"R-1" & "LC"
South	Undeveloped	"R-1", "BB", "LC"
West	Church, Single-family	"AA"

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

Platted: Part of Pebble Greens Addition History: None

COMMENTS:

1. As permitted under the Residential C.U.P. provisions of the zoning ordinance, the applicant has submitted an amended residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a Residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
  - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
  - b. That such plan is consistent with the intent and purpose of this Chapter (22.04.190.F) to promote public health, safety, morals and general welfare.

- c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
  - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
2. The amended C.U.P. proposes to relocate some parcel boundaries and to increase densities on some parcels. The maximum number of dwelling units illustrated for this area has been increased from 854 units to 1541 units while the maximum number of units permitted has been increased from 1,143 to 1856 units. This is an increase in density from approximately 2.4 DU/net acre to 3.9 DU/net acre. Several minor problems on the original C.U.P., such as golf cart crossing public streets, have been improved.
3. The agent for the applicant discovered an error in the Parcel Descriptions for Parcels 6, 7, and 8. The number of permitted dwelling units for these parcels does not reflect the number of lots shown on the development plan. The number of single-family units for Parcel 6 should be 65; the number of single-family units for Parcel 7 should be 55; and the number of zero lot line units for Parcel 8 should be 65. Density figures within these parcel descriptions will also have to be changed. General Provisions 1 and 2 will have to be changed to reflect the revised figures. Staff has no objections to revising the above figures, however MAPD should receive revised copies prior to scheduling this case before the City Commission.
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5. Should the Planning Commission determine that the proposed development is appropriate and find the four conditions listed in comment #1 have been satisfied, the following are recommended conditions of approval:
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Page 3  
DP-96  
MAPC AGEND.  
5-22-80

- b. Platting of subject property within two years 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 does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

May 14, 1980

Note: The following information reflects revisions to the CUP general provisions as written.

1. Revised list of permitted number of units illustrated

<u>Parcel No.</u>	<u>Illustrated Use</u>	<u>No. of Illustrated DU's Permitted</u>
1	4-Plex	52
2	Single Family	115
3	4-Plex	188
4	4-Plex	56
5	Zero Lot Line	44
6	Single Family	65
7	Single Family	55
8	Zero Lot Line	65
9	Garden Apartment	280
10	Townhouse	176
11	Zero Lot Line	63
12	Zero Lot Line	32
13	Zero Lot Line	22
14	Garden Apartment	328
15	Golf Course	-

Total No. of Units  
Permitted as  
Illustrated 1,541 D.U.'s



2. Revised Totals as reflected on General Provisions #2

235	Single Family Units
226	Zero Lot Line Units
296	4-Plex Units
176	Townhouse Units
608	Garden Apartment Units
1,541	Total Dwelling Units

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION

DATE April 25, 1980

TO Jack H. Galbraith, Chief Planner

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT DP-96 - Village of Bluestem  
(formerly Pebble Creek)  
Residential CUP - Generally  
located between 21st and 29th  
Streets North and between Rock  
Road and Webb Road

The parking ratio for zero-lot-line lots is specified as 4.0 which includes 2 spaces inside the garage. Does this imply that the other 2 spaces may occupy a part of the required front yard? Is it intended that 2 of the spaces be treated as "additional" accessory off-street parking as allowed by Zoning Ordinance Section 28.04.140?

When the parking ratio is given "as per street ROW requirements," what is the required number? Zoning Ordinance Section 28.04.140, 1, refers to "additional" off-street parking in residential subdivisions wherein street widths have been reduced with a direct stipulation that "additional" off-street parking be required.

The wording on parking ratio should be clarified so that the plans examiner has a basis for approval or disapproval of plans that may be submitted.

  
Robert B. Feldner  
Superintendent of Central Inspection

REF:DM:ml

RECEIVED

APR 25 1980

METROPOLITAN PLANNING

ROUTE

DP-96 - 75 "Notice to Adjoining Property Owners" mailed 5-8-80 for  
the MAPC meeting for 5-22-80

1 (Including map) to CPO Office  
1 " " " Karen Crook

—  
77 TOTAL

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

May 8, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 22, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the PEBBLE CREEK RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-96 - All of Section 5, T 27 S, R 2 E of the 6th P.M. except the following parcels:

Central Christian Addition to Wichita, Sedgwick County, Kansas;  
AND ALSO:  
Central Christian Second Addition to Wichita, Sedgwick County,  
Kansas; AND ALSO:

The northeast quarter of the northeast quarter, said Section 5,  
also known as Government Lot 1; AND ALSO:

Beginning at the point of intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point being approximately 50 feet easterly and 30 feet northerly of the southwest corner of said Section 5; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 765.00 feet; thence N 88° 58' 58" E, 400.00 feet; thence N 43° 53' 58" E, 150.00 feet; thence S 46° 01' 02" E, 495.00 feet; thence S 43° 58' 58" W, 150.00 feet; thence S 1° 01' 02" E, 416.61 feet to the north right of way line of 21st Street North; thence along said right of way line bearing S 89° 06' 26" W, 750.02 feet to the point of beginning; containing 13.484 acres, more or less. AND ALSO:

Beginning at the intersection of the north right of way line of Twenty-First Street North and the west right of way line of Webb Road; thence northerly along said right of way line of Webb Road bearing N 0° 47' 16" W, 600.00 feet; thence S 89° 10' 54" W, 485.00 feet; thence S 0° 47' 16" E, 600.00 feet to a point on the north right of way line of Twenty-First Street North; thence easterly along said right of way line bearing N 89° 10' 54" E, 485.00 feet to the point of beginning. All generally located between 21st and 29th Streets North, and between Rock Road and Webb Road.

The Development Plan of this area, originally approved on June 19 1979, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

Page Two  
CASE NO. DP-96

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

1. Minor redesign and relocation of parcel boundaries due to redesign of the golf course.
2. Increasing the maximum density permitted for the entire site from 4.16 dwelling units per acre to 6.62 dwelling units per acre by reducing the number of single family homes and increasing the number of apartment units permitted.
3. Changing the name of the C.U.P. from Pebble Creek to The Village of Bluestem.

The hearing of the proposed amendments to this Development Plan, as provided in Section 23.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

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

Additional information concerning this case may be obtained from the Planning Department, 18th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE April 28, 1980

RECEIVED

APR 29 1980

METROPOLITAN PLANNING

ROUTE  *Art C*

TO Jack Galbraith, Chief Planner, MAPD

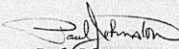
FROM Paul Johnston, Acting Director

SUBJECT - Village of Bluestem DP-96  
(formerly Peble Creek)

Reference is made to your memo of April 16 requesting review and comments of subject amendment. Please be advised after review I have the following comments concerning drainage to offer:

- 1) Provision for handling the runoff from the Central Christian Church property across the lots in Block 7 will be necessary.
- 2) Provision for handling the runoff from the proposed development of Block 3 south across City property.
- 3) It appears that the roadway leaving 29th Street at the northeasterly corner of the plat has been placed directly over the outfall of an existing 6'x3.5' RCB in 29th Street. Provisions for providing conveyance will be necessary.
- 4) It appears that some of the lots of Block 5 abutt or actually encroach into the lake shown by hole No. 11 in the proposed golf course. If this is the case, are provisions for maintenance provided.
- 5) Natural drainageways presently exist which cross several lots, the drainage plan will have to address same.
- 6) Information pertaining to hydrology, drainage basins, lakes, spillway elevations, peak flows, minimum pad elevations, etc., will be required.

If there are any further questions, please advise.

  
Paul Johnston,  
Acting Director  
Flood Control and Landfill Division

PJ/glm

cc: Village of Bluestem C UP (formerly Peble Creek CUP) Comotara  
Main Branch Gypsum Creek File  
Ken Bengtson/Van Doren, etc.

May 2, 1980

Bill Yung  
1355 North Waco  
Wichita, Kansas 67203

Re: DP-76 - Village of Bluestem (formerly  
Pebble Creek) Residential C.U.P.  
Generally located between 21st and  
29th Streets North and between Rock  
Road and Webb.

Dear Bill:

We have reviewed the revised development plan for the above captioned C.U.P. The following comments are a result of that review, as well as those from other city departments.

Staff is generally supportive of the revised development plan. Several minor problems of the earlier development plan have been addressed, such as reducing the number of points where golfers would cross public streets, and changing the location of the private drive serving Parcels 8, 9 and 10. We also concur in the change of responsibility for maintaining the lakes from individual homeowners associations to the golf course association.

The Flood Control Engineer has raised several questions about the drainage plan for this area. One question involves the placement of the collector street south of 29th Street in the northeast portion of the C.U.P. The Flood Control Engineer stated that it appears that the street is located directly over the outfall of an existing 6'X35' RCB in 29th Street. I would suggest that you contact Paul Johnston, Flood Control Engineer, to discuss drainage of the C.U.P. I have enclosed a copy of his memo for your information.

The private drive in Parcel 6 should be deleted from the plan and all of the lots in the parcel should front on a public street. Possibly, the short cul-de-sac to the south could be extended to the north so that additional lots can be platted.

Page Two  
Bill Yung  
May 2, 1980

One other potential problem is the limited access for Parcel 3. It would seem that the intersection of the private drive and the public street would become quite congested, since all of the traffic from the 188 units permitted in Parcel 3 would have to pass through the one intersection. I would suggest that you show one opening to Webb Road from Parcel 3. This would increase the flexibility of developing this parcel. I would also suggest that you contact the Fire Department to discuss the location of the proposed fire lane easements.

The rest of our comments generally involve text amendments or minor modifications to the plan.

- OK 1. The small open space corridors should be marked in some manner so that they can be readily identified.
- OK 2. The housing types illustrated on the plan should be identified in the parcel descriptions.
- OK 3. Rewrite General Provision #1 as follows:

This project is proposed to contain 501.6 gross acres. The area is to be used as follows:

Golf Course	221.16
Streets	30.10
Building Area	<u>250.34</u> (net area)
Total Area	501.60

- OK 4. Rewrite General Provision #2 to read as follows:

The proposed development, as illustrated, is to contain the following types of housing: (The illustrated housing type for each parcel is noted in the parcel description.)

(Insert housing type breakdown as shown on the preliminary development plan.)

Add at end of note: The maximum number of dwelling units permitted is 1856.

- OK 5. Reword General Provision #3 to read as follows:

If the parcels are developed with the number and type of units illustrated, the overall density of the site, including the golf course, would be 3.05 du/gross acre; if

Page Three  
Bill Yung  
May 2, 1980

the site was developed with the maximum number of dwelling units permitted, the overall density would be 3.70 du/gross acre.

The overall density of the site, excluding the golf course and street right of way, using the number and type of dwelling units illustrated would be 6.1 du/net acre, if the site was developed with the maximum number of dwelling units permitted, the density would be 7.4 du/net acre.

Net densities for the various types of dwelling units are shown in the parcel descriptions.

- OK 6. Reword General Provision #7 to read as follows:

A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, signs, logos, buffer areas, drainage channels, swales, etc. Two or more of the homeowners association may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the non-public open space, parking areas, private streets or drives, signs, logos, buffer areas, drainage channels, swales, etc., and after a joint determination of the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing construction of the proposed development; and shall give the City the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owners.

- OK 7. General Provision #21 (G.P. #21 should be changed to G.P. # 22) should be added to read as follows:

Parking ratio: In accordance with Zoning Ordinance Section 28.04.140, the offstreet parking ratios shall be as follows:

Duplexes, 4 plexes, Townhouses, garden apartments	2.0/du
Zero lot line (includes 2 spaces inside garage)	4.0/du
Single Family detached 58' Street R-O-W	4.0/du
All other Street R-O-W	2.0/du

Page Four  
Bill Yung  
May 2, 1980

OK

Also, a note should be added to the parcel descriptions  
referencing general provision #21.

These are our comments at this time. It is necessary that you  
provide us with 14 amended copies by May 8, 1980 if you desire  
that the C.U.P. be heard on May 22, 1980. If you have any  
questions, please call me.

Sincerely,

*ADK*  
Arthur D. Chambers, AICP  
Junior Planner

ADC:el  
Enclosure

cc: Pebble Creek Co., P.O. Box 4048, Wichita, Ks. 67204

April 16, 1980

Dean Sellers, Acting City Engineer  
Paul B. Graves, Traffic Engineer  
Robert B. Feldner, Superintendent of  
Central Inspection  
Paul Johnston, Acting Director, Flood  
Control and Landfill

Jack H. Galbraith, Chief Planner

DP-96 - Village of Bluestem (formerly Pebble Creek)  
Residential C.U.P. - Generally located between 21st  
and 29th Streets North and between Rock Road and  
Webb Road

Attached is a copy of a proposed amendment to the above captioned C.U.P. The C.U.P. was originally approved as the Pebble Creek C.U.P. in June of 1979. The area has been redesigned due to a change in ownership. The changes are not major, but will involve the vacation of the Pebble Green plat. Most of the changes are a result of a redesigned golf course and involve some changes in density, street layout, and minor wording changes.

We would appreciate any comments you might have regarding drainage, access, density, sewer, water, etc., by April 25, 1980.

If you have any questions, please call.

Jack H. Galbraith  
Chief Planner

JHG:AC:bh

*Map 6050*  
*Sec 5*  
*T27S*  
*R2E*

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

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

- DP-96 amended*
- I. Name of applicant or applicants and/or their agent or agents, *File #1*
- a. Applicant Pebble Creek Company *Village of Bluestem - (part of Pebble Creek)*  
Address P.O. 4048, Wichita, Ks 67204 Phone 838-9301  
1900 Amidon, Wichita, Ks 67203  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_
- b. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_
- c. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned AA- currently under Pebble Creek CUP and legally described as Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_, NA \_\_\_\_\_, Addition. \_\_\_\_\_, NA \_\_\_\_\_.

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

*OK see ownership list*

II.B There are 501.6 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) NA.

The general location is (use appropriate section)

- a. at the NE corner of 21st Street North  
Between 21st St. & 29th Street  
and Rock Road; or and Rock Road & Webb Road
- b. on the NA side of NA (Ave.,  
Street) between NA (Ave., Street) and  
NA (Ave., Street).

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

Bill G. Yung Design (for owners) \_\_\_\_\_  
By [Signature] Authorized Agent (if any) By \_\_\_\_\_ Authorized Agent (if any)

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

V. OFFICE USE ONLY

This application was received at the Planning Department at  
330 (AM, PM) on April 14 1980 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$ 400<sup>00</sup>.

Arthur D. Chambers Name  
Justin Spence Title



*has  
amended  
being filed DP-94*

Deliver to Mr. Art Chambers  
Metropolitan Planning

Mr. Chambers,

Please attach this extension to  
the original List (bond paper)  
as we discussed yesterday.

Thanks,

Wanda Herrman

SECURITY ABSTRACT AND TITLE CO., INC.  
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-4371  
SECURITY IS KNOWING

We hereby extend the foregoing ownership list from the 13th day of February, 1979 at 7:00 o'clock A.M., to this 26th day of March, 1980 at 7:00 o'clock A.M., without change except:

Lot 18, Block 10	Sycamore Village 2nd Add. ✓	Dennis Fleming and Mary Linda Fleming Address Unknown
	<i>2409 W. Connelly 67211</i>	
lot 15, Blk 10	Same	✓ Joseph B. Hoover and Donna L. Hoover 4914 Arlene 67219
lot 14, Blk 8	Same	✓ Robert W. Page & Joan E. 1745 Fabrique 67218
lot 12, Blk 8	Same	Stephen W. Huemoller and Sharon K. Huemoller Address Unknown <i>not in ph bk or city directory</i>
lot 11, Blk 8	Same	George S. Macko & Donna L. Address Unknown <i>not in ph bk or city directory</i>
lot 10, Blk 8	Same	✓ Oscar Kirk Dahlberg and Joanne C. Dahlberg 1006 East Market Derby, Kansas 67037
lot 9, Blk 8	Same	✓ Terrel Edwin Martin and Kathryn J. Martin 2307 Hathway Circle 67208
lot 7, Blk 9	Same	✓ Daniel L. Billings 2219 Longwood Circle 67208
lot 16, Blk 9	Same	✓ James C. Ho & Lydia S. Ho 2515 N. Roosevelt Court 67220
lot 13, Blk 9	Same	✓ Nathaniel J. Addleman and Linda Addleman 2204 Winstead 67208
lot 5, Blk 8	Same	✓ Donald R. Dittmore Jr. Sandra T. Dittmore Address Unknown <i>not in ph bk or city directory</i>

lot 2, Blk 8	Sycamore Village 2nd Add.	✓ Frank Emil Salat and Geri L. Salat 2318 Winstead 67208
lot 1, Blk 8	Same	✓ Steven R. Manweiler and Linda M. Manweiler <i>not in ph bk</i> Address Unknown <i>or city directory</i>
lot 11, Blk 7	Same <i>secret: 2335 Hathaway Circle 67206 (2) <u>unit</u> 4700 E. English 67218</i>	✓ Carrell C. Van Buskirk Haldis Van Buskirk 550 W. Central, Apt. 1601 67203
lot 10, Blk 7	Same	✓ Jack W. Miller and Alicia R. Miller 824 West 13th St. 67203
lot 9, Blk 7	Same	James E. Kreissler and Alice J. Kreissler ✗ Address Unknown <i>not in ph bk or city directory</i>
lot 5, Blk 7	Same	✓ Terry E. Pufahl and Molly M. Pufahl 1007 N. Roosevelt Court 67208
lot 3, Blk 7	Same	✓ Fu Choi Woo and Ching Ling Woo 2249 South Broadview 67218
The SE $\frac{1}{4}$ of Section 31-26-2E except that portion platted as Cottonwood Village 4th Addition		✓ Wichita Development Co. 2421 Longwood Circle 67226
The north half of the SW $\frac{1}{4}$ of Section 4-27-2E except: Beg. at a point on the west line and 333.35 feet south of the NW corner of said SW $\frac{1}{4}$ thence east 430 feet, thence south 300 feet, thence west 430 feet to said west line, thence north 300 feet to the pob.		✗ Clarence M. Mollett Address Unknown <i>not in ph bk or city directory</i>
The NW $\frac{1}{4}$ of Section 5-27-2E except those portions platted as Central Christian Addition and Central Christian Second Addition		✓ Pebble Creek Company P. O. Box 4048 Wichita, Kansas 67204
lot 1	Independence Commons	✓ S & A Investment Co. 8726 Lockmoor Circle 67206

Beginning at the SW corner of Section 5-27-2E  
 thence northerly along the west line of said  
 Section 5 bearing N 1°01'02" West, 794.89 feet;  
 thence N 88°55'01" East, 450.00 feet; thence  
 north 43°58'58" East, 150.00 feet; thence south  
 46°01'02" East, 495.00 feet; thence South 43°58'58"  
 West, 150.00 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, 33.00 feet;  
 thence along a curve to the left having a central  
 angle of 24°28'12" a radius of 209.00 feet, a length  
 of 89.26 feet and a chord 88.58 feet long bearing  
 South 11°13'04" West; thence South 1°01'02" East,  
 334.83 feet to the south line of said Section 5;  
 thence westerly along said south line bearing  
 south 89°06'26" West, 833.00 feet to the pob.,  
 except that portion platted as Independence Commons

Wichita Development Co.  
 2421 Longwood Circle  
 67226

The SW $\frac{1}{4}$  of Section 5-27-2E, except that portion  
 platted as Pebble Green Addition and except  
 above described tract

Pebble Creek Co.  
 P. O. Box 4048  
 67204

all lots, blocks and Reserves  
 Pebble Green Addition

Pebble Creek Company  
 P. O. Box 4048 67204

all lots and blocks in Cottonwood Village  
 4th Addition

Wichita Development Co.  
 2421 Longwood Circle  
 67226

lot 61 Blk 5

Sycamore Village 3rd  
*Recent to Smith #5, 6200 E. Central  
 67208*

Sproul Construction Co. Inc.  
 2203 Hathway 67226

lot 62, Blk 5

Same

Robert Siu Cheung Wong  
 Kelly Liu Wong  
 6211 Woodlow Drive 67220

lot 63, Blk 5

Same

VMD-Ladco Inc.  
 2430 Manhattan Drive 67204

lots 66 and 67  
 Block 5

Same

Arbor Homes Inc.  
 1949 N. Broadway 67214

lot 69, Blk 5

Same

Donald J. Weber & Sandra L.  
 6019 East 10th St. 67208

lot 70, Blk 5

Same

Ben H. Buck & Kathryn  
 1208 Charlotte 67208

lot 76, Blk 5

Same

Sherwood Glen Developers Inc.  
 1905 West 37th St. North  
 67204

lot 77, Blk 5

Same

Red Oaks Inc.  
 9832 Boston Circle 67207

lot 64 and 68  
 Block 5

Same

Sproul Construction Co. Inc.  
 2203 Hathway 67226  
*see above.*

Beginning at the SE corner of Section 5-27-2E X City of Wichita  
thence northerly along the east line of said 455 North Main 67202  
Section 5 bearing North 0°47'16" West, 640.00  
feet; thence South 89°10'54" West, 515.00 feet;  
thence South 0°47'16" East, 640.00 feet to a  
point on the South line of said Section 5; thence  
Easterly along said South line bearing North 89°  
10'54" East, 515.00 feet to the point of beg.

That part of the NW¼ of the NE¼ of Section D Wichita Development Co.  
5-27-2E, aka Govt. Lot 2, described as beg. 2421 Longwood Circle  
at a point on the north line of said Section 5, 67226  
141.77 feet east of the north quarter corner of  
said Section 5; thence easterly along the north  
line of said Section 5 bearing N89°06'39" East,  
1186.22 feet to the NE corner of said Lot 2;  
thence southerly along the east line of said  
Lot 2 bearing South 0°54'07" East, 1101.63 feet;  
thence North 48°00'46" West, 1619.03 feet to pob.

That part of the SE¼ of the NE¼ of Section D Wichita Development Co.  
5-27-2E, described as beginning at the NE 2421 Longwood Circle  
corner of the SE¼ of the NE¼ of Said Section 5, 67226  
5; thence southerly along the east line of  
said Section 5 bearing South 0°56'49" East,  
975.37 feet; thence North 48°00'46" West,  
1432.77 feet to a point on the north line of  
said SE¼ of said NE¼; thence easterly along  
said north line bearing North 89°05'05" East,  
1048.99 feet to the point of beginning

*List Continued*  
→

THE SECURITY ABSTRACT & TITLE CO., INC.

By

*Mary Sable*

Vice President

Order No. 286749  
wh

The <sup>the</sup> original ownership  
list needed to be  
xeroxed & the ~~copy~~ <sup>copy</sup>  
copy put in the original  
DP-96 file which is  
in my office

Art

OWNERSHIP LIST

Tract	Property Owner
The West half of the NE $\frac{1}{4}$ of Section 5-27-2E	D Wichita Development Co. 2225 Hathway Circle 67226
The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5-27-2E	D Wichita Development Co. 2225 Hathway Circle 67226
Lot 1, also described as the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5-27-2E	Richard J. Hatstrup and Juanita E. Hatstrup 610 N. Tyler 67212
The SW $\frac{1}{4}$ of Section 5-27-2E	D Wichita Development Co. 2225 Hathway Circle 67226
Tract in the SE $\frac{1}{4}$ of Section 5-27-2E, beginning at the intersection of the west line of Webb Road and the North line of the SE $\frac{1}{4}$ , thence Westerly along said North line, 450 feet, thence Southerly parallel with the east line said section a distance of 600 feet, thence Easterly parallel with the north line of the SE $\frac{1}{4}$ , a distance of 450 feet to a point on the West line of Webb Road, thence Northerly along said west line 600 feet to the pob.	X City of Wichita 455 N. Main 67202
The Southeast quarter of Section 5-27-2E except above described tract	D Wichita Development Co. 2225 Hathway Circle 67226
The NW $\frac{1}{4}$ of Section 5-27-2E except those portions platted as Central Christian Addition and Central Christian Second Addition	D Wichita Development Co. 2225 Hathway Circle 67226
The North half of the NW $\frac{1}{4}$ of Section 4-27-2E	X James Michael Pulsifer Address Unknown
The South half of the NW $\frac{1}{4}$ of Section 4-27-2E	X Myrtle E. Thomson Address Unknown South: 1441 S. Wichita 67203
The South half of the SW $\frac{1}{4}$ of Section 4-27-2E	Stelbar Oil Corporation Inc Olive W. Garvey Bldg. 67202



Tract

Property Owner

That part of the north half of the SW $\frac{1}{4}$  of Section 4-27-2E, described as: Beg. at a point on the West line and 333.35 feet South of the NW corner of the SW $\frac{1}{4}$  of Section 4, thence East 430 feet, thence South 300 feet, thence west 430 feet to said west line of said SW $\frac{1}{4}$ , thence North 300 feet to the point of beg.

✓ Reed O. Rogers and  
Jo Ann S. Rogers  
2516 North 95th St. East  
67226

The North half of the SW $\frac{1}{4}$  of Section 4-27-2E except above described tract

X George V. Rowland and  
Alice P. Rowland  
Address Unknown not in public city directory

The East half of the NE $\frac{1}{4}$  of Section 6-27-2E except that portion platted as Sycamore Village 3rd Addition

Wichita Development Co.  
2225 Hathway Circle  
67226

lots 61 thru 77 and lot 80 Block 5 Sycamore Village 3rd Addition

Wichita Development Co.  
2225 Hathway Circle  
67226

lot 10, Block 4 Same

Wichita Development Co.  
2225 Hathway Circle  
67226

lots 60 & 78 Block 5 Same

✓ Walter L. Stauffer and  
Betty L. Stauffer  
3535 West 13th St. 67203

lot 79, Block 5 Same

✓ Hartman Homes Inc.  
6416 East Central 67206

lots 1 & 2, Block 1 E. E. Jabes Addition

✓ Great Plains-Slawson  
Ventures, P. O. Box 18387  
67218

Lot A Central Christian Add.

✓ Central Christian Church  
of Wichita  
445 N. Market 67202

Lot A Central Christian 2nd Addition

Wichita Development Co.  
2225 Hathway Circle 67226

The North half of Section 8-27-2E

✓ Louise W. Bradley and  
Wilson Estates  
Century Plaza Bldg. 67202

The West half of the NW $\frac{1}{4}$  of Section 9-27-2E except the South 330 feet

✓ Fred L. Hanley  
439 N. Belmont 67208

The SE $\frac{1}{4}$  of Section 31-26-2E

Wichita Development Co.  
2225 Hathway Circle 67226

The South half of the South half of Section 32-26-2E

Wichita Development Co.  
2225 Hathway Circle 67226

Tract		Property Owner
The SW $\frac{1}{4}$ of Section 33-26-2E		Wichita Development Co. 2225 Hathway Circle 67226
lot 7, Block 6	Sycamore Village 2nd Addition <i>Resent to Suite #3, 6200 E. CENTRAL 67205</i>	<input checked="" type="checkbox"/> David E. Sproul & Sidney <del>2203 Hathway 67226</del>
lot 8, Block 6	Same <input checked="" type="checkbox"/> <i>Resent 2338 Brownfield 67206</i>	<input checked="" type="checkbox"/> Stephen N. Critchfield and Pamela Kay Critchfield <del>1445 N. Wood 67212</del>
lot 9, Block 6	Same	<input checked="" type="checkbox"/> Oberlin Investment Co. Inc 6416 East Central 67206
lot 1, Block 7	Same	<input checked="" type="checkbox"/> George G. Fox & Minnie L. <del>2641 N. Erie 67219</del>
lot 2, Block 7	Same	<input checked="" type="checkbox"/> Timber Craft Homes Inc. Address Unknown
lot 3, Block 7	Same	<input checked="" type="checkbox"/> Hartman Homes Inc. 6416 East Central 67206
lot 4, Block 7	Same	<input checked="" type="checkbox"/> Jack E. Slattery and Jeanette R. Slattery Address Unknown 67226 <i>sent to: 2331 Winstead</i>
lot 5, Block 7	Same	<input checked="" type="checkbox"/> <del>Sproul Construction Co. 2203 Hathway Inc. 67226 see above</del>
lot 6, Block 7	Same <i>Resent 2343 Winstead 67226</i>	<input checked="" type="checkbox"/> Sherrel W. Miller and Virginia L. Miller <del>3232 South Clifton 67216</del>
lot 7, Block 7	Same <i>Resent 2349 Winstead 67226</i>	<input checked="" type="checkbox"/> Norman J. Razook & Linda F <del>3700 West 13th 67203</del>
lot 8, Block 7	Same	<input checked="" type="checkbox"/> Robert M. Adams and Yelda L. Adams 5051 East Lincoln 67218
lot 9, Block 7	Same	<input checked="" type="checkbox"/> <del>Sproul Construction Co. Inc. 2203 Hathway 67226</del> <i>see above</i>
lot 10, Block 7	Same <input checked="" type="checkbox"/> <i>Returned - no other address</i>	<input checked="" type="checkbox"/> E. Michael Stanford and Susan M. Stanford <del>602 Courtleigh Drive 67218</del>
lot 11, Block 7	Same	<input checked="" type="checkbox"/> Arbor Homes Inc. 67002 116 Arron, Andover, Ks.
lot 12, Block 7	Same	<input checked="" type="checkbox"/> Dana K. Bibler & Carol A. <del>1611 East 61st St. North 67219</del>

Lot	Addition	Property Owner
lot 13, Block 7	Sycamore Village 2nd Addition <i>resent to 2326 Hathway Cir. 67226</i>	<input checked="" type="checkbox"/> William Barry Davis and Iris La Nettie Davis <del>3723 East Kellogg - 67218</del>
lot 14, Block 7	Same <i>resent to: 2318 Hathway 67226</i>	<input checked="" type="checkbox"/> Paul E. Monson & Lynda S. <del>2243 Bramblewood - 67220</del>
lot 15, Block 7	Same <i>resent to 2306 Hathway 67226</i>	<input checked="" type="checkbox"/> William E. Estes and Mary E. Estes <del>2355 Rutland - 67206</del>
lot 1, Block 8	Same	<input checked="" type="checkbox"/> Wichita Development Co. <del>2225 Hathway Circle 67226</del>
lot 2, Block 8	Same	<input checked="" type="checkbox"/> Arbor Homes Inc. <del>P. O. Box 18023 67206</del>
lot 3, Block 8	Same <i>resent to 2328 Winstead 67226</i>	<input checked="" type="checkbox"/> Robert P. Bieker and Marilyn J. Bieker <del>8500 East Kellogg 67207</del>
lot 4, Block 8	Same <i>Returned no other address</i>	<input checked="" type="checkbox"/> James J. Gruff and Garnet L. Gruff <del>2200 South Rock Road 67207</del>
lot 5, Block 8	Same	<input checked="" type="checkbox"/> B & A Investment Company <del>8401 Lakeland Circle 67207</del>
lot 6, Block 8	Same <i>resent to 2343 Hathway 67226</i>	<input checked="" type="checkbox"/> William E. Mathis and Ann B. Mathis <del>2724 N. Pershing - 67220</del>
lot 7, Block 8	Same <i>resent to 2335 Hathway Cir. 67226</i>	<input checked="" type="checkbox"/> Harry M. Roberts and Erika A. Roberts <del>920 South Rock Road - 67207</del>
lot 9, Block 9	Same	<input checked="" type="checkbox"/> Gerard F. Bieker and Deborah Kay Bieker Address Unknown <i>sent to: 2250 Longwood Circle 67216</i>
lot 10, Block 9	Same	<input checked="" type="checkbox"/> David J. Draper and Joan E. Draper Address Unknown <i>sent to: 2263 Longwood Circle 67216</i>
lot 11, Block 9	Same <i>resent to 2224 Winstead 67226</i>	<input checked="" type="checkbox"/> Paul J. G. Kunde and Theresa S. Kunde <del>2200 South Rock Road 67207</del>
lot 12, Block 9	Same	<input checked="" type="checkbox"/> Allan C. Zimmerman and Marjorie M. Zimmerman <del>124 Lauber, Derby, Kansas 67037</del>
lot 13, Block 9	Same	<input checked="" type="checkbox"/> Wichita Development Co. <del>2225 Hathway Circle 67226</del>

Lot	Addition	Property Owner
lot 15, Block 9	Sycamore Village 2nd Addition	✓ Richard A. Fecchia and ✓ Rebecca R. Fecchia 4234 N. Edgemoor 67220
lot 16, Block 9	Same	D Wichita Development Co. 2225 Hathway Circle 67226
lot 6, Block 9	✓ <u>Recent</u> Same 2205 Longwood 67226	X Sidney Sen-Chi Yang and Janet Yu-June Yang 4809 East 24th St. North 67220
lot 7, Block 9	Same	D Hartman Homes Inc. 6416 East Cental 67206
lot 8, Block 9	Same	✓ Monte L. Peterson and Naomi G. Peterson 1452 Brunswick Lane 67212
lot 8, Block 8	✓ <u>Recent</u> Same 2315 Hathway Cir. 67776	X Lester F. Penzler and Jo Anne Penzler 121 Lochinvar Drive 67207
lot 9, Block 8	Same	✓ Timber Craft Homes Inc. 4187 N. Parkwood 67220
lot 10, Block 8	✓ <u>Recent</u> Same 1/2 Southwest Mean + oil 220 W. Waterman 67702	✓ Quentin L. McCabe and Evelyn McCabe 1000 S. Woodlawn, No. 1009 67208
lots 11 and 12 Block 8	Same	✓ Walter L. Stauffer and Betty L. Stauffer 3535 West 13th 67203
lot 13, Block 8	Same	✓ Donald R. Bratton and Edith F. Bratton 6528 Claytonia 67206
lot 14, Block 8	Same	D Wichita Development Co. 2225 Hathway Circle 67226
lot 9, Block 10	Same	✓ Lawrence J. McChesney Susanne L. McChesney 2204 Longwood Circle 67208
lot 10, Block 10	Same	✓ Donald L. Corbett and Jo Anne Corbett 2212 Longwood Circle 67208
lot 11, Block 10	Same	✓ Tim L. Carroll and Diana R. 2218 Longwood Court 67208
lot 12, Block 10	✓ <u>Recent</u> Same 2222 Longwood ct, 67226	X Richard J. Johnson and Doris L. Johnson 9331 West Central 67212

Tract		Property Owner
lot 13, Block 10	Sycamore Village 2nd Addition <i>✓ Present 2226 Longwood Ct. 67226</i>	Clifford L. Meredith and Velda G. Meredith <del>126 South Celby</del> <del>Valley Center, Kansas 67147</del>
lot 14, Block 10	Same <i>✓ Present 2230 Longwood Ct. 67226</i>	Lynn H. McCoppin and Janice L. McCoppin <del>1828 Denver 67216</del>
lot 15, Block 10	Same	<i>XD</i> Timber Craft Homes Inc. Address Unknown
lot 16, Block 10	Same	<i>S &amp; A Investment Co.</i> <del>8726 Lockmoor Circle 67206</del>
lot 17, Block 10	Same	<i>✓</i> Roger Dale Ten Napel and Sandra Lee Ten Napel 2242 Longwood Court 67208
lot 18, Block 10	Same	<i>X</i> George Gary Griffith and Kathleen Joyce Griffith Address Unknown <i>point to: 2248 Longwood 67216</i>
lot 19, Block 10	Same	<i>✓</i> Kirk A. Baker and Kay M. 2254 Longwood 67208
lot 20, Block 10	Same	<i>✓</i> Floyd Johnson and Teola 2258 Longwood Court 67208
lot 21, Block 10,	Same	<i>✓</i> Shiang Yu Lee and Agnes C. Lee 2622 Longwood Circle 67208

We hereby certify the foregoing to be a true and correct list of the property owners of:

1000 foot radius of:

All of Section 5, T 27 S, R 2 E of the 6th P.M. except the following parcels:

✓ Central Christian Addition to Wichita, Sedgwick County, Kansas;

And also:

✓ Central Christian Second Addition to Wichita, Sedgwick County, Kansas;

And also:

✓ The northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1;

And also:

✓ Beginning at the point of intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point being approximately 50 feet easterly and 30 feet northerly of the southwest corner of said Section 5; thence northerly along the east right of way line of Rock Road bearing N 2° 01' 02" W, 765.00 feet; thence N 88° 58' 58" E, 400.00 feet; thence N 43° 58' 58" E, 150.00 feet; thence S 46° 01' 02" E, 495.00 feet; thence S 43° 58' 58" W, 150.00 feet; thence S 1° 01' 02" E, 416.61 feet to the north right of way line of 21st Street North; thence along said right of way line bearing S 89° 06' 26" W, 750.02 feet to the point of beginning; containing 13.484 acres, more or less.

And also:

✓ Beginning at the intersection of the north right of way line of Twenty-First Street North and the west right of way line of Webb Road; thence northerly along said right of way line of Webb Road bearing N 0° 47' 16" W, 600.00 feet; thence S 89° 10' 54" W, 485.00 feet; thence S 0° 47' 16" E, 600.00 feet to a point on the north right of way line of Twenty-First Street North; thence easterly along said right of way line bearing N 89° 10' 54" E, 485.00 feet to the point of beginning.

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 13th day of February, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

*John Byron*  
Vice President

Order No. 273715  
wh

FORM 7-021

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT
<i>See P. 101 of 16</i>	<i>2.31</i>
<i>up</i>	

NAME *City of Wichita*

ADDRESS *1234 S. 10th St.*

FUND *2222 211* DUE DATE *1/15/55*

COMMENTS

DATE *1/15/55* BY *[Signature]*

\*

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

Roll # 1

\*