

# ACTION

COMMITTEE

DATE

Approved sent to  
Administration 1/21/89

M.A.P.C.

W.C.C./Bureau Approved on 2-16-88  
Administrative

File closed 3/9/89. Failure  
to plot by 2/16/89 FNL

Bob Young advised. Name still

# ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved out to Resolution</i>	<i>1/21/88</i>
<del>W.C.C./B...</del> <i>Approved on recommended</i>	<i>2-16-88</i>

*File closed 3/9/89. Failure to plat by 2/16/89 End*

*Bob Young advised Kenny Hill on 2/6/89 of 2/10/89 deadline.*

*Denied  $\frac{1}{2}$  Closed (Failure to Plat)  
3-13-89*

DATA SHEET

Z- DP-182  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 DR- \_\_\_\_\_  
 DP- \_\_\_\_\_  
 Amend  
 Case Filed: 12-22-87  
 Associated Case: Z-2892

CPO Council Area: 3B  
 CPO Meeting Date: 1-21-88  
 MAPC Hearing Date: 1-21-88

APPLICATION DATA: Map No. 5744 A

1. General Location: At the northwest corner of Oliver and George Washington Blvd.
2. From \_\_\_\_\_ to \_\_\_\_\_
3. Proposed Use: \_\_\_\_\_
4. DP Name: SPENCER GARDENS - BOEING COMMERCIAL COMMUNITY UNIT PLAN
5. Applicant: Karl Solomon  
 Address 625 North Carriage Parkway, Wichita, KS. 67208 Phone 684-9611
6. Agent: Poe & Associates of Kansas, Inc.  
 Address 434 North Oliver, Wichita, KS. 67208 Phone 685-4114

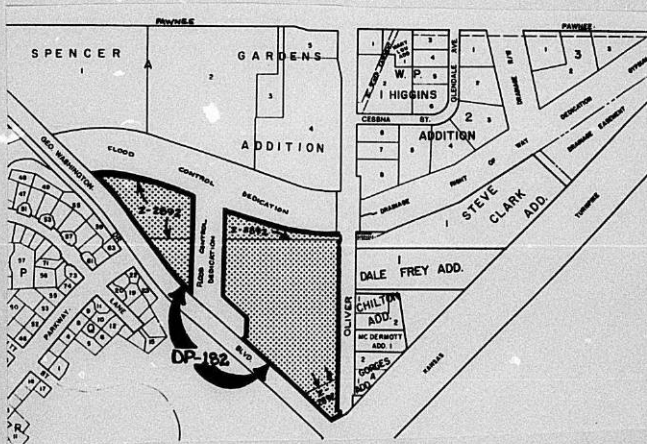
AREA DATA:

1. Acres: 16.56 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining zoning: N "AA" E "R-6" S "AA" E "LC" E "C" E "B" W "RB" E "AA"
3. Land Use: North \_\_\_\_\_ East \_\_\_\_\_  
 South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA:

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



NOTES:

LOS ANGELES  
 HASTINGS, MN  
 MEMPHIS, TN  
 NEW YORK, NY  
 PHOENIX, AZ  
 RICHMOND, VA  
 ST. LOUIS, MO  
 TAMPA, FL  
 WASHINGTON, DC  
 WICHITA, KS  
 USA

**Standard**  
 No. 2-153C

**WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT**

**DATE:** November 1, 1989

**TO:** Monty Robson, Superintendent of Central Inspection  
**FROM:** Robert L. Young, Principal Planner  
**SUBJECT:** Closing the files for Spencer Gardens - Boeing  
Commercial (DP-182) C.U.P. and Wichita Family  
Entertainment Commercial (DP-187) C.U.P.

Attached are copies of letters sent to the applicants of the above referenced community unit plans advising them that the C.U.P. proposals are now considered denied and closed due to their failure to plat the properties within the required time limit.

The files you may have in your office should be marked accordingly as these C.U.P. documents have no further official standing. If you have any questions concerning this matter, please contact me. We will see that the microfilm reader cards of the Official Zoning Map are amended to delete these C.U.P. designations during the next updating.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 266-4501

March 13, 1989

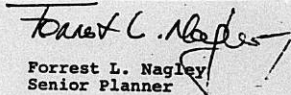
Poe and Associates  
Attention: Kenny Hill  
434 N. Oliver  
Wichita, KS 67208

RE: Z-2892 - "AA" to "LC" and DP-182 - Spencer Gardens  
- Boeing Commercial Community Unit Plan. Located at the  
northwest corner of Oliver and George Washington  
Boulevard.

Dear Mr. Hill:

As you are aware, the deadline for platting the property  
involved with the above - captioned zoning and C.U.P.  
cases has passed. We have therefore marked both files  
"denied" and "closed" pursuant to the action of the City  
Council on February 16, 1988. Please mark your files  
accordingly.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:ksk  
ENCLOSURE

cc: Karl Solomon, 625 N. Carriage Parkway, Wichita, KS  
67208, Monty Robson, Superintendent of Central  
Inspection

FILE COPY

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

February 17, 1988

TO: Monty Robson, Superintendent of Central Inspection

FROM: Robert L. Young, Principal Planner, Current Plans Division

SUBJECT: Approval of DP-182 - Spencer Gardens -Boeing Commercial Community Unit Plan and Z-2892- Requesting Zone Change from "AA" One-Family Dwelling District to the "LC" Light Commercial District. Generally located at the northwest corner of Oliver and George Washington Boulevard.

On February 16, 1988, the Wichita City Council considered the above-captioned C.U.P. and associated zone change request. Their action was to approve the zone change and C.U.P. subject to the following conditions:

- FILE COPY**
- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
  - b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
  - c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
  - d. The property included in this C.U.P. shall be platted within one year from the date of approval by the City Council members or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

By copy of this memo, the applicant is advised that the plat for the property being rezoned should be recorded with the Register of Deeds by February 16, 1989, or the zone case file will be marked denied and closed. The plat should be submitted as soon as possible, and this will be the only notification of the platting deadline.

Attached for your information and files are two approved C.U.P. copies. If you have any questions concerning this matter, please call me at 268-4421.

RLY:blw  
Attachments

cc: Karl Solomon, 625 North Carriage Parkway, Wichita, 67208  
Kenny E. Hill, Poe & Associates, 434 North Oliver, Suite 110, Wichita, 67208

PL/6255/4

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
February 16, 1988

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: DP-182 - SPENCER GARDENS - BOEING COMMERCIAL COMMUNITY UNIT PLAN, AND

Z-2892 - ZONE CHANGE FROM THE "AA" ONE-FAMILY DWELLING DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT.  
(District #3)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve. (9-0)

Staff Recommendation: Approve.

CPC Recommendation: Council 3B recommended approval. (8-0)

Background: On January 21, 1988, the MAPC held a public hearing to consider a commercial community unit plan and associated zone change request for an unplatted tract of land on the northwest corner of Oliver and George Washington Boulevard. The "LC" Light Commercial zoning request is for 4.3 acres of property zoned "AA" One-family Dwelling District within the 16.56-acre site. The CUP proposal is divided into two (2) parcels proposing a total of 250,000 square feet of office use. The existing retail building is to be renovated and converted to offices.

There have been several discussions with the applicant's representative and the Traffic Engineer. The applicant has provided existing traffic counts at the intersection of Oliver and George Washington. There are, at present, 25 percent of the vehicle trips to the site from the south. With the improvements to the major entrances to Oliver and George Washington and the construction of a decel lane to serve the major entrance to Oliver, the approximate 1,000 vehicles expected on site can be handled without other major street improvements. No one spoke in opposition to the request during the public hearing.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the applications to the MAPC for reconsideration stating reasons.

PL/8155/5

CASE NUMBER: DP-182 and Z-2892

OWNER/APPLICANT/AGENT: Karl Solomon (applicant)  
Kenny Hill, Poe and Associates (agent)

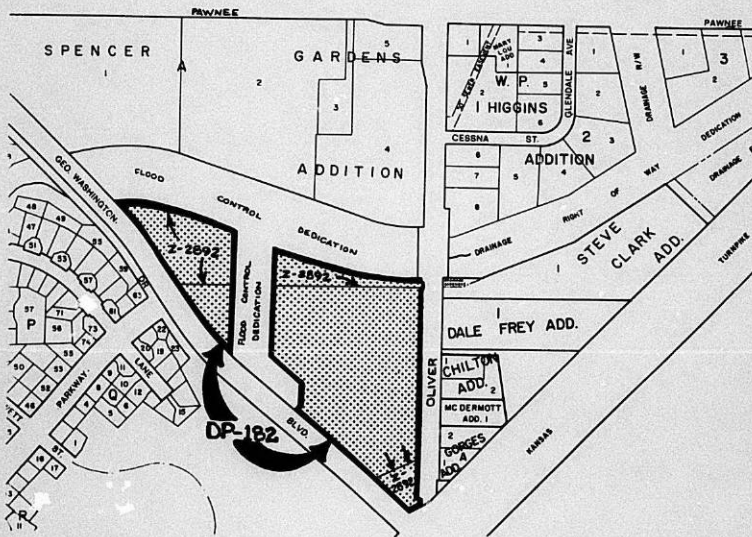
REQUEST: Approval of Spencer Gardens - Boeing Commercial Community Unit Plan and associated zoning case

CURRENT ZONING: "AA" One-family Dwelling District and "LC" Light Commercial District

SITE SIZE: 16.56 acres

LOCATION: At the northwest corner of Oliver and George Washington Boulevard

PROPOSED USE: Offices



EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 21, 1988

LEGAL:

- 6a. Case No. Z-2892 - Karl Solomon requests zone change from "AA" to "LC" for that part of the north 1,275 feet of the NE $\frac{1}{4}$  of Section 2, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, lying north and east of George Washington Boulevard and lying south of the flood control dedication recorded on Film 17, Page 1294; AND

Also that part of the NE $\frac{1}{4}$  of Section 2, T28S, R1E lying south and east of a line described as follows:

Commencing 169.45 feet north and 40 feet west of the intersection of the centerline of Oliver and George Washington Boulevard; thence north 96 feet; thence west 10 feet; thence north 121.4 feet to the point of beginning; thence southwesterly on a deflection angle to the left of 114°18' to a point on the east line of George Washington Boulevard. Generally located at the northwest corner of Oliver and George Washington Boulevard.

- 6b. Case No. DP-182 - Karl Solomon requests approval of Spencer Gardens - Boeing Commercial Community Unit Plan for that part of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying north and east of the easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road and flood control dedication. Generally located at the northwest corner of George Washington Boulevard and Oliver.

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

BACKGROUND: The applicant is requesting approval of a commercial community unit plan and associated zone change request for an unplatted tract of land on the northwest corner of Oliver and George Washington Boulevard. The "LC" Light Commercial zoning request is for 4.3 acres of property zoned "AA" One-family Dwelling District within the 16.56-acre site. The CUP proposal is divided into two (2) parcels proposing a total of 250,000 square feet of office use. The existing retail building is to be renovated and converted to offices.

There have been several discussions with the applicant's representative and the Traffic Engineer. The applicant has provided existing traffic counts at the intersection of Oliver and George Washington Boulevard. There are, at present, 25 percent of the vehicle trips to the site from the south. With the improvements to the major entrances to Oliver and George Washington and the construction of a decel lane to serve the major entrance to Oliver, the approximate 1,000 vehicles expected on site can be handled without other major street improvements.

Staff has discussed with the applicant the possibility of delaying construction of the screening wall on the north line of Parcel 1 until development occurs, and therefore General Provision 18 should be rewritten.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	R-6 in DP-93 & proposed LC in DP-169	Undeveloped
SOUTH	AA	Undeveloped
EAST	B, LC and C	Automobile sales & repair, offices & apartments
WEST	AA and RB	Single-family and multi-family residences

PUBLIC SERVICES: Oliver is a four-lane arterial and George Washington Boulevard is a paved two-lane street. Water is available in both adjacent streets and sanitary sewer is available in Oliver only. At the time of platting, sanitary sewer will need to be guaranteed to serve Parcel 1.

CONFORMANCE TO PLANS/POLICIES: The adopted Comprehensive Plan designates this area for commercial development.

RECOMMENDATION: It is recommended that the commercial development plan and zoning change be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. 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.
- d. All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the City Council or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- e. General Provision 18 shall be rewritten as follows:

"The screening wall along the north line of Parcel 1 is waived until such time as offices are constructed on the parcel."

DISCUSSION:

GALBRAITH stated that this is the property formally occupied by the Giant Store. The store now has Boeing offices in it, Whitlock and Revco. He said that for some months now it has been rumored that Boeing has a desire to utilize the entire Giant Store building, and just recently the lessor of this property came in to discuss developing a new building of 100,000 square feet, plus remodeling the Giant Store which has approximately 98,000 square feet, all which is on Parcel 2, with a potential for another office building on the western parcel of about an additional 50,000 square feet. GALBRAITH said that this is all in the area of Boeing traffic that at peak hours is considerable, so this applicant's agent began to work early on with the traffic engineer to determine what improvements, if any, would be necessary on either street to get traffic into the property. The only thing that the traffic engineer felt was needed on Oliver was a deceleration lane to serve just the major entrance that exists there now. CPO Council "3B" recommended 8-0 that the application be approved subject to the Traffic Commission considering a study of the area for traffic. Staff recommended approval of the requests.

KENNY HILL, Poe & Associates, representing the applicant, stated that they have worked closely with Traffic Engineering and the Planning Department, and did prepare a traffic count at George Washington Boulevard and Oliver and provided that information to Traffic Engineering. He said that their site development plan incorporates all the suggestions that they had made for the traffic to be handled into this area. It was also suggested that even though the zoning request on this property is "LC", that the property be limited to office use only, and that has been indicated on the C.U.P. HILL said that he attended the CPO meeting, and there were no neighborhood people at the meeting to express an opinion one way or another about this proposal. He said that the developers' plans are to have an office building completed for Boeing as soon as possible. He added that a final plat had already been submitted.

CHARLES SUTHERLAND, Sutherland Consultants, representing the owners of the properties south of George Washington Boulevard on Oliver in Washington Heights Addition, stated that they support the applications.

There was no one present in opposition to the applications.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that these applications be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central

Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. 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.
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- e. General Provision 18 shall be rewritten as follows:

"The screening wall along the north line of Parcel 1 is waived until such time as offices are constructed on the parcel."

Gardner moved, Crockett seconded and it carried  
unanimously. Moore was absent.

-----

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE      January 15, 1988

TO      Jack Galbraith, Chief Planner, Current Plans

FROM      Barry L. Carroll, CPO Staff <sup>BLC</sup>

SUBJECT      DP-182 & Z-2892: NW  
corner of Oliver and  
George Washington Blvd.

On Thursday, January 14, CPO Southeast Neighborhood Council 3B considered the captioned cases, a request for approval of the SPENCER GARDENTS-BOEING COMMERCIAL COMMUNITY UNIT PLAN and an associated zone change request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District.

Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 8-0 to recommend approval of the requests, subject to a study and favorable finding/s to be undertaken by the Traffic Commission.

The agent, Kenny Hill, was present to describe the request and respond to questions from the Council. Mr. Hill explained that the applicant wants to convert existing space, in what is known as the "Giant Store", and build two additional buildings, which would, in turn, be leased to Boeing for office space. Additionally, Mr. Hill noted, the applicant had followed the recommendations of the Traffic Engineering Division in completing the proposal.

The Council, although approving the uses stipulated in the C.U.P., had concerns about the potential for increased traffic congestion should the plan be accepted as proposed. Council President, W.C. "Chuck" Harris, suggested that the Traffic Commission, an independent body, should assess the traffic patterns and provide recommendations accordingly prior to any actual construction.

Please provide the Council's recommendation to the MAPC and City Commission when case DP-182 and Z-2892 are considered.

BLC:blc

RECEIVED

JAN 15 1988

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_

\_\_\_\_\_

January 22, 1988

Kenny Hill  
Poe and Associates of Kansas, Inc.  
434 North Oliver  
Wichita, Kansas 67208

Re: Z-2892 "AA" to "LC" and DP-182 Spencer Gardens-Boeing C.U.P. At  
the northwest corner of Oliver and George Washington Blvd.

Dear Mr. Hill:

At its regular meeting on January 21, 1988, the Metropolitan Area Planning Commission considered the above-captioned requests. The action of the Planning Commission was to recommend that these applications be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
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- d. All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the City Council or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- e. General Provision 18 shall be rewritten as follows:

FILE COPY

Z-2892 & DP-182  
January 22, 1988  
Page 2

"The screening wall along the north line of Parcel 1 is waived until such time as offices are constructed on the parcel."

Please submit ten (10) corrected, folded copies of the C.U.P. no later than February 3, 1988 in order for this matter to be forwarded to the City Council for consideration at their regular meeting on February 16, 1988. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG/lw

cc: Karl Solomon, 625 N. Carriage Parkway, Wichita, KS 67208  
Charles Sutherland, 301 N. Main, Suite 656, Wichita, KS 67202  
PL/0343/1

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    January 15, 1988

TO      Jack Galbraith, Chief Planner, Current Plans  
FROM    Barry L. Carroll, CPO Staff <sup>BLC</sup>

SUBJECT    DP-182 & Z-2892: NW  
            corner of Oliver and  
            George Washington Blvd.

On Thursday, January 14, CPO Southeast Neighborhood Council 3B considered the captioned cases, a request for approval of the SPENCER GARDENTS-BOEING COMMERCIAL COMMUNITY UNIT PLAN and an associated zone change request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District.

Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 8-0 to recommend approval of the requests, subject to a study and favorable finding/s to be undertaken by the Traffic Commission.

The agent, Kenny Hill, was present to describe the request and respond to questions from the Council. Mr. Hill explained that the applicant wants to convert existing space, in what is known as the "Giant Store", and build two additional buildings, which would, in turn, be leased to Boeing for office space. Additionally, Mr. Hill noted, the applicant had followed the recommendations of the Traffic Engineering Division in completing the proposal.

The Council, although approving the uses stipulated in the C.U.P., had concerns about the potential for increased traffic congestion should the plan be accepted as proposed. Council President, W.C. "Chuck" Harris, suggested that the Traffic Commission, an independent body, should assess the traffic patterns and provide recommendations accordingly prior to any actual construction.

Please provide the Council's recommendation to the MAPC and City Commission when case DP-182 and Z-2892 are considered.

BLC:blc

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BLC:blc

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

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # **626**

JANUARY 21, 1988

STAFF REPORT

CASE NUMBER: DP-182 and Z-2892

OWNER/APPLICANT/AGENT: Karl Solomon (applicant)  
Kenny Hill, Poe and Associates (agent)

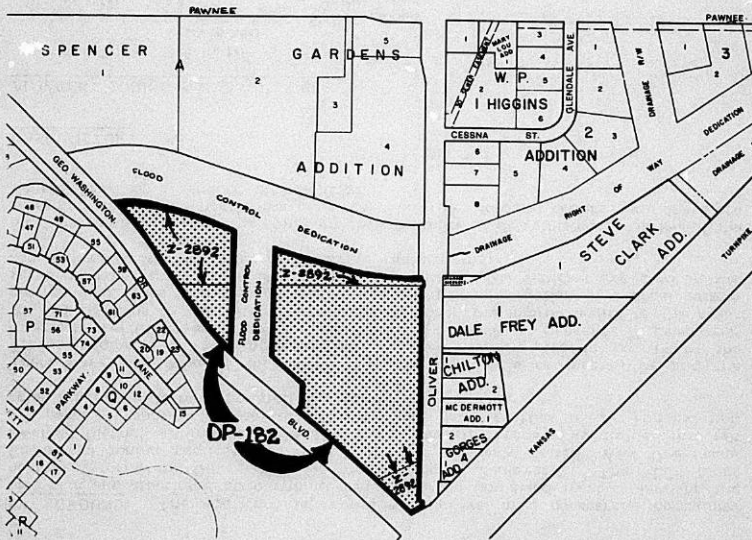
REQUEST: Approval of Spencer Gardens - Boeing Commercial  
Community Unit Plan and associated zoning case

CURRENT ZONING: "AA" One-family Dwelling District and "LC" Light  
Commercial District

SITE SIZE: 16.56 acres

LOCATION: At the northwest corner of Oliver and George  
Washington Boulevard

PROPOSED USE: Offices



**BACKGROUND:** The applicant is requesting approval of a commercial community unit plan and associated zone change request for an unplatted tract of land on the northwest corner of Oliver and George Washington Boulevard. The "LC" Light Commercial zoning request is for 4.3 acres of property zoned "AA" One-family Dwelling District within the 16.56-acre site. The CUP proposal is divided into two (2) parcels proposing a total of 250,000 square feet of office use. The existing retail building is to be renovated and converted to offices.

There have been several discussions with the applicant's representative and the Traffic Engineer. The applicant has provided existing traffic counts at the intersection of Oliver and George Washington. There are, at present, 25 percent of the vehicle trips to the site from the south. With the improvements to the major entrances to Oliver and George Washington and the construction of a decel lane to serve the major entrance to Oliver, the approximate 1,000 vehicles expected on site can be handled without other major street improvements.

Staff has discussed with the applicant the possibility of delaying construction of the screening wall on the north line of Parcel 1 until development occurs, and therefore General Provision 18 should be rewritten.

**CASE HISTORY:** None.

**ADJACENT ZONING AND LAND USE:**

NORTH	R-6 in DP-93 & proposed LC in DP-169	Undeveloped
SOUTH	AA	Undeveloped
EAST	B, LC and C	Automobile sales & repair, offices & apartments
WEST	AA and RB	Single-family and multi-family residences

**PUBLIC SERVICES:** Oliver is a four-lane arterial and George Washington Boulevard is a paved two-lane street. Water is available in both adjacent streets and sanitary sewer is available in Oliver only. At the time of platting, sanitary sewer will need to be guaranteed to serve Parcel 1.

**CONFORMANCE TO PLANS/POLICIES:** The adopted Comprehensive Plan designates this area for commercial development.

**RECOMMENDATION:** It is recommended that the commercial development plan and zoning change be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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- e. General Provision 18 shall be rewritten as follows:  
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SPECIAL CALL MEETING

CITIZEN PARTICIPATION ORGANIZATION  
SOUTHEAST NEIGHBORHOOD COUNCIL 3B

Agenda  
Thursday, January 14, 1988

The regular meeting of CPO Council 3B will be held at 7 p.m. at the Mt. Vernon Presbyterian Church, (Activity Building/SW Corner) 3700 East Mt. Vernon.

Call to order.

SECRETARIAT AGENDA

1. DP-182 & Z-2892: GENERALLY LOCATED AT THE NORTHWEST CORNER OF GEORGE WASHINGTON BOULEVARD AND OLIVER.

In order to provide a recommendation to the MAPC prior to the January 21st meeting (1:30 p.m.), CPO Council 3B will conduct a special call meeting to consider the captioned items on January 14.

The applicant, Karl Solomon, 625 North Carriage Parkway, is requesting approval of the SPENCER GARDENS-BOEING COMMERCIAL COMMUNITY UNIT PLAN and an associated rezoning request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District.

The proposed Development Plan now on file is divided into two parcels on 16.56 acres. Light commercial uses as well as offices are proposed, and the existing light commercial building is to remain. The maximum gross floor area for the property shall not exceed 250,000 square feet. Information regarding building setbacks, the location of the flood control dedications, access points, landscape buffers, etc. is specified on the plan.

ACTION: Make recommendation to the MAPC and City Council.

Adjourn.

BLC:blc

CASE NO. DP-182

86	Notices to adjoining property owners mailed on 1-7-88 for CPO meeting on 1-14-88 and for MAPC meeting on 1-21-88.
2	One each to Applicant and Agent.
3	One each to CPO, <del>Carl Simpson</del> <i>Vicky Huang</i> , and City Council Member.
4	One each to Louise, Barbara, Jack and Karen.
95	TOTAL

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

January 7, 1988

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, January 21, 1988, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the SPENCER GARDENS - BOEING COMMERCIAL COMMUNITY UNIT PLAN and an associated rezoning request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District for property legally described as follows:

CASE NO. DP-182:

That part of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying north and east of the easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road and flood control dedication; AND

CASE NO. Z-2892:

That part of the north 1,275 feet of the NE $\frac{1}{4}$  of Section 2, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, lying north and east of George Washington Boulevard and lying south of the flood control dedication recorded on Film 17, Page 1294; AND

Also that part of the NE $\frac{1}{4}$  of Section 2, T28S, R1E lying south and east of a line described as follows:

Commencing 169.45 feet north and 40 feet west of the intersection of the centerline of Oliver and George Washington Boulevard; thence north 96 feet; thence west 10 feet; thence north 121.4 feet to the point of beginning; thence southwesterly on a deflection angle to the left of 114°18' to a point on the east line of George Washington Boulevard.

Generally located at the northwest corner of George Washington Boulevard and Oliver.

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

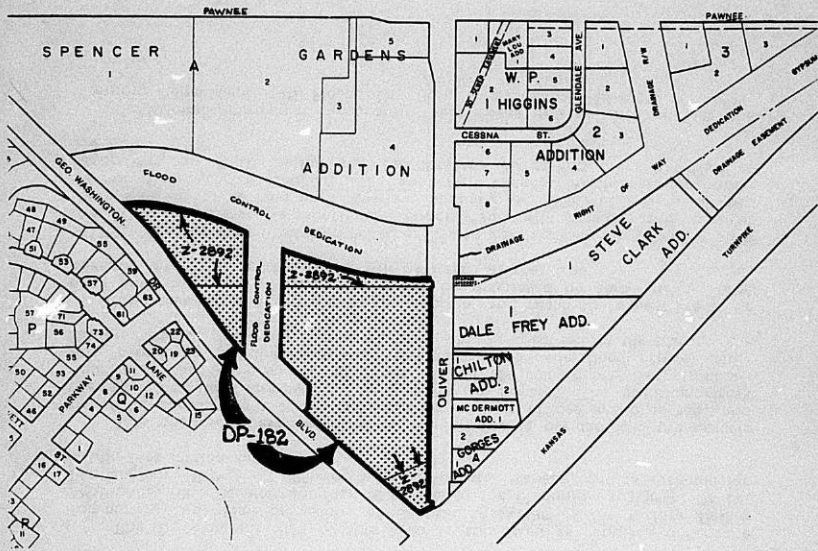
The proposed Development Plan now on file is divided into two parcels on 16.56 acres. Light commercial uses as well as offices are proposed, and the existing light commercial building is to remain. The maximum gross floor area for the property shall not exceed 250,000 square feet. Information regarding building setbacks, the location of the flood control dedications, access points, landscape buffers, etc. is specified on the plan.

The hearing of the proposed development and rezoning request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Southeast Neighborhood Council "3B" will consider this case at their meeting to be held on Thursday, January 14, 1988, at 7 p.m., at Mt. Vernon Presbyterian Church, 3700 East Mt. Vernon. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

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

SEE REVERSE SIDE



APPLICATION  
AREA

1-6-88

Kenny Hill called - that he wants to  
still pay the 250,000  
on parcel 1 he wants to state parking  
& offices.

Doesn't want to show a site plan now  
for either parking or bldg and I agreed.  
As they say they simply don't have any  
plans. We still will see a site  
plan for approval prior to there ever  
being able to use that site.

Advised him to prepare the CUP that  
way, that we may suggest some  
additional wording for the wall on Parcel 1.

JH

January 4, 1988

Kenny Hill  
Poe and Associates  
434 North Oliver  
Suite 110  
Wichita, Kansas 67208

RE: DP-182 & Z-2892 - Spencer Gardens - Boeing Commercial Community Unit Plan Proposal and Rezoning Request. Generally located at the northwest corner of Oliver and George Washington Boulevard.

Dear Kenny:

We have reviewed the above-referenced community unit plan and associated drawings and we appreciate your efforts to expedite the process. The 16.56-acre C.U.P. and the associated zone case, requesting "AA" One-Family Dwelling to "LC" Light Commercial for 4.3 acres of the overall site, are scheduled for the Thursday, January 21, 1988 Metropolitan Area Planning Commission meeting. The Citizen Participation Organization Office has advised us that CPO Council "3B" will hold a special meeting on January 14, 1988 to hear the C.U.P. proposal and rezoning request.

Planning Staff and the Engineering and Fire Departments reviewed the C.U.P. proposal and the following are various matters that should be addressed prior to the MAPC and CPO meetings.

TRAFFIC:

It is our understanding from phone calls with you, that you intend to propose 200,000 square feet of offices on Parcel 2 and only parking on Parcel 1 instead of 250,000 square feet of retail sales and offices on both parcels. By eliminating the proposed uses of retail sales from the C.U.P., it decreases the amount of traffic improvements that might have been necessary for traffic movements to and from the site and along Oliver and George Washington Boulevard. General Provision #20, which pertains to a Traffic Study ("If future development of Parcel No. 2 includes retail sales, a traffic study will be provided if requested by the Traffic Engineering Department."), is not needed any longer and should be omitted on the revised C.U.P. which indicates only proposed office uses. However, as we have already discussed with you, the applicant is required to do a traffic count as to how many Boeing employees are expected to come from the south on Oliver since there might be a problem with left turns into the site from Oliver. Based on this traffic count,

FILE COPY

Kenny Hill RE: DP-182 and Z-2892  
January 4, 1988  
Page 2

Traffic Engineering can determine if any traffic improvement, other than the major entrance on George Washington Boulevard and the major entrance and decel lane on Oliver, are needed for the proposed office use on Parcel 2 of this C.U.P.

The wording regarding the provision of major entrances and the decel lane should be included on the C.U.P. The wording is as follows:

"Those portions of the major entrances to Oliver and to George Washington Boulevard from Parcel 2, on public right-of-way, shall be guaranteed at the time of platting. Those portions of the major entrances on private property shall be a requirement at the time any major building permit is requested for Parcel 2."

"The applicant shall guarantee the construction of a 150-foot taper and 150-foot decel lane to the major entrance from Oliver into Parcel 2."

WALL/SCREENING:

Inasmuch as you are eliminating all uses except for parking on Parcel 1, we will support the waiver of the masonry wall on the north line of Parcel 1 until such time as the C.U.P. is amended to include other uses than just parking. A General Provision pertaining to this waiver shall be added and the face of the drawing should be updated. Suggested wording is as follows:

"The screening wall along the north line of Parcel 1 is waived until such time as the C.U.P. is amended to include other uses other than just parking."

SITE DEVELOPMENT PLAN:

Planning Staff has received the site development plan in fulfillment of General Provision #6. The plan should not show any proposed buildings on Parcel 1 since only parking is proposed. The plan should indicate the 10-foot landscape buffer along the southwest line of Parcel 1, a parking layout plan for Parcel 1, access controls on Parcels 1 and 2, buildings setbacks on Parcel 2, and the amount of half-street right-of-way adjacent to Parcels 1 and 2.

Kenny Hill RE: DP-182 and Z-2892  
January 4, 1988  
Page 3

MISCELLANEOUS:

The Office of Central Inspection has advised that there are existing underground gas storage tanks near the southern portion of Parcel 2. Please provide verification to C.I.D. prior to the issuance of building permits that either the tanks have been removed or that they have been properly filled.

We would be happy to discuss these comments with you and your client. As stated earlier, the MAPC date is January 21, 1988, and folded, revised prints of the C.U.P. proposal and the site development plan should be submitted by January 8, 1988.

If you have any questions, please call.

Sincerely,

Barbara Harris  
Senior Planner

BH:blw

cc: Karl Solomon, 625 North Carriage Parkway, Wichita, KS. 67208  
Monty Robson, Superintendent of Central Inspection Division  
Mike Lindebak, City Engineer  
Bill McKinley, Traffic Engineer  
Glen Dockery, Acting Director, Housing and Economic Development  
Skeets Winkler, City Council Member

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

December 30, 1987

TO: Marvin Krout, Director of Planning  
Walt Campbell, Deputy Chief of Operations  
Bill McKinley, Traffic Engineer  
Mike Lindebak, City Engineer

FROM: Barbara R. Harris, Senior Planner *BH*

RE: The Commercial Community Unit Plan Proposals for Davis-Moore  
(located south of Kellogg between Lightner and Fabrique) and  
Spencer Gardens - Boeing (located at the northwest corner of  
Oliver and George Washington Boulevard.

Attached for your review and comments are copies of the proposed development plans for the above-referenced properties. Spencer Gardens-Boeing C.U.P. has already been discussed with Engineering and we have your comments. Davis-Moore C.U.P. is made up of many separate plats and BZA cases. They will have to replat into one lot. Carl Gipson has already received City Engineering's copy and is reviewing as to Kellogg right-of-way needs.

I would appreciate your comments regarding these development proposals by Wednesday, January 6, 1988. Spencer Gardens-Boeing C.U.P. has been scheduled for MAPC on January 21, 1988. Davis-Moore C.U.P. has not been scheduled yet. Thank you.

BRH:blw  
Attachments

PL/6103/4

( ) Published in the Daily Record on December 29, 1987 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, January 21, 1988, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the SPENCER GARDENS - BOEING COMMERCIAL COMMUNITY UNIT PLAN and an associated rezoning request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District for property legally described as follows:

CASE NO. DP-182:

That part of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying north and east of the easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road and flood control dedication; AND

CASE NO. Z-2892:

That part of the north 1,275 feet of the NE $\frac{1}{4}$  of Section 2, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, lying north and east of George Washington Boulevard and lying south of the flood control dedication recorded on Film 17, Page 1294; AND

Also that part of the NE $\frac{1}{4}$  of Section 2, T28S, R1E lying south and east of a line described as follows:

Commencing 169.45 feet north and 40 feet west of the intersection of the centerline of Oliver and George Washington Boulevard; thence north 96 feet; thence west 10 feet; thence north 121.4 feet to the point of beginning; thence southwesterly on a deflection angle to the left of 114°18' to a point on the east line of George Washington Boulevard.

Generally located at the northwest corner of George Washington Boulevard and Oliver.

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

The proposed Development Plan now on file is divided into two parcels on 16.56 acres. Light commercial uses as well as offices are proposed, and the existing light commercial building is to remain. The maximum gross floor area for the property shall not exceed 250,000 square feet. Information regarding building setbacks, the location of the flood control dedications, access points, landscape buffers, etc. is specified on the plan.

The hearing of the proposed development and rezoning request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND this 29th day of December, 1987.

Marvin S. Krout, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission

OK

CASE NO. DP-182

SPENCER GARDENS - BOEING COMMERCIAL  
COMMUNITY UNIT PLAN

That part of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying north and east of the easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road and flood control dedication. Generally located at the northwest corner of George Washington Boulevard and Oliver.

PL/6101/4

CUP

Spencer Gardens - Boeing

1 \*

MAPC

Jan. 21, 1988

wcc

Feb. 16, 1988

Flat

1 \*

S/D

preliminary closing date - Dec. 29, 1988

S/D

Jan. 14, 1988 (before CUP goes to MAPC)

~~MAPC~~

~~Jan. 21, 1988~~

2 \*

S/D

final closing date - Jan. 15, 1988

S/D

Jan 28, 1988

MAPC

Feb 4, 1988

wcc

Mar. 1, 1988

**POE & ASSOCIATES OF KANSAS INC.**  
**CONSULTING ENGINEERS**  
434 N. Oliver, Suite 110 • Wichita, KS 67208 • 316/685-4114

December 21, 1987

Ms. Ardy Ponte  
Security Abstract  
434 N. Main  
Wichita, Kansas 67202

Re: Spencer Gardens 3rd Addition

Dear Ardy:

We are in the process of preparing a Commercial C.U.P., Preliminary Plat and Zoning Change of the above captioned development for Karl Solomon.

We will need an Ownership List for zoning extending 750 feet from the following described property.

That part of the North 1,275 feet of the NE $\frac{1}{4}$  of Section 2, T28S, R1E lying North and East of George Washington Boulevard and lying South of the flood control dedication recorded on Film 17 Pg 1294.

And also that part of the NE $\frac{1}{4}$  of Section 2, T28S, R1E lying South and East of a line described as follows:

Commencing 169.45 feet North and 40 feet West of the Intersection of the centerline of Oliver and George Washington Boulevard; thence North 96 feet; thence West 10 feet; thence North 121.4 feet to the point of beginning; thence Southwesterly on a deflection angle to the left of 114° 18' to a point on the East line of George Washington Boulevard.

Please also prepare a Platting Binder and copies of any recorded easements or dedications for the property which is being platted and is described as follows:

That part of the Northeast Quarter of Section 2, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying north and east of the Easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road by instruments filed in the Office of the Register of Deeds Office in Book Misc. 164, Page 336; Book Misc. 301, Page 405; Book Misc. 302, Page 70; and Book Misc. 461, Page 50.

*1 spoke to  
Kenny  
Hill  
regarding  
this  
change.*

Ms. Ardy Ponte'

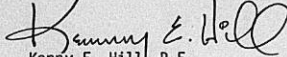
-2-

December 21, 1987

The zone change request and C.U.P. will be submitted this week so we will need the above information as soon as you can provide it. Please send the above information to us and invoice Karl Solomon for your services.

Yours truly,

POE & ASSOCIATES OF KANSAS, INC.

  
Kenny E. Hill, P.E.  
Project Manager

KEH:crb  
Encl.

cc: Karl Solomon

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

*Spencer Gardens -  
Boeing Comm. cup*

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.

*DP-182*

A. APPLICANT KARL SOLOMON

ADDRESS 625 N. CARRIAGE PARKWAY Zip Code 67208 PHONE 684-9611

WICHITA, KANSAS  
AGENT POE & ASSOCIATES OF KANSAS, INC.

ADDRESS 434 N. OLIVER, WICHITA, Zip Code 67208 PHONE 685-4114  
KANSAS

B. APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ Zip Code \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ Zip Code \_\_\_\_\_ PHONE \_\_\_\_\_

C. APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ Zip Code \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ Zip Code \_\_\_\_\_ PHONE \_\_\_\_\_

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

2. A. The applicant hereby requests approval/amendment (circle appropriate word) of a Community Unit Plan on property zoned AA AND LC

and legally described as Lot(s) \_\_\_\_\_

Block(s) \_\_\_\_\_ of the \_\_\_\_\_

\_\_\_\_\_ Addition.

That part of the Northeast Quarter of Section 2, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying north and east of the Easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road and flood control dedication.

B. There are 16.56 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5744A

Zoning (N) AA + (S) AA (E) LC + (W) AA + RB

T9-330-3

*R-6 in DP 93  
proposed LC in DP-169*

*C+B*

*CPD 38-1-88*

*Mailout 12-21-88*

*MAPC 1-21-88*

*advertise 12-29-87*

*Revised 9/85*

3. The general location (USE APPROPRIATE SECTION):

A. At the Northwest corner of George Washington Blvd and Oliver, OR

B. On the \_\_\_\_\_ side of \_\_\_\_\_ (Ave.) Street between \_\_\_\_\_ (Ave.) Street and \_\_\_\_\_ (Ave.) Street.

4. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS THAT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

Carl Sofonis  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 12<sup>00</sup> (AM, PM) on 12-22-97 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 510.00.

Barbara Harris Name  
Senior Planner Title

## OWNERSHIP LIST

DP-182/z-2892

Property Description			Property Owner
Lots 1, 2, 3 & 4, Block A	Spencer Garden Addition		X Joe L. Guyot X James E. Taylor X Nancy Taylor X James E. Taylor, II X Vicki Lee X Jeffrey Taylor X Sandra Pouncey X Margaret L. Wilson X Mabel N. Wilson X Olive N. Hupp f/k/a Olive N. Wilson Ruth J. Love c/o Karl Solomon 625 N. Carriage Parkway Wichita, KS 67208
That part of the NE $\frac{1}{4}$ of Section 2, Township 28 South, Range 1 East lying North and East of the E'y line of George Washington Blvd. and lying South of that portion platted as Spencer Gardens Addition, except the East 30 feet thereof and except that portion taken for road.			Same As Above
Lot 11	Block D	Planeview Subdivision No. 1	X Robert H. Farnsworth X Vada Farnsworth X 4104 Cessna Dr. X Wichita, KS 67210
Lot 12	Block D	"	X Charles Wayne Farnsworth X Donna Marie Farnsworth X 4112 Cessna Dr. X Wichita, KS 67210
Lot 13	Block D	"	X Harold H. Cone X Arria V. Dees X 4116 Cessna Dr. X Wichita, KS 67210
Lot 14	Block D	"	X Orville W. Morris X A. Thelma Morris X 4128 Cessna Dr. X Wichita, KS 67210
Lot 15	Block D	"	X Frank C. Perez X Margaret L. Perez X 4132 Cessna Dr. X Wichita, KS 67210
Lot 16	Block D	"	X Minnie Ann Howard X 4148 Cessna Dr. X Wichita, KS 67210
Lot 17	Block D	"	X Levona Ann Mitchell X Marilyn M. Mitchell X 8933 Conway Dr. X Riverside, CA 92503
(Lots 18 & 19 taken by Condemnation Case #C-29070)			
Lots 20, 21 22	Block O	"	X City of Wichita X 455 N. Main X Wichita, KS 67202

Property Description			Property Owner
Lot 42	Block 0	Planeview Subdivision No. 1	X Robert D. Rodgers 2926 George Washington Blvd. Lot 25 Wichita, KS 67210
Lot 43	Block 0	"	X James F. Mote Lola E. Mote 8510 Overbrook Lane Wichita, KS 67206
Lot 44	Block 0	"	X John David Cram Marcella E. Cram 4116 Whitne' Lane Wichita, KS 67210
Lot 45	Block 0	"	X Miles Owens Fay Owens 4132 Whitney Lane Wichita, KS 67210
Lot 46	Block 0	"	<i>del</i> City of Wichita 455 N. Main Wichita, KS 67202
Lot 47	Block 0	"	X Donald F. Hamm Elsie Fern Hamm 7334 S. Rock Road Derby, KS 67037
(Lot 48 taken by Condemnation Case #C-29070)			
Lot 49	Block 0	"	<i>del</i> Donald F. Hamm Elsie Fern Hamm 4334 S. Rock Road Wichita, KS 67037
Lot 50	Block 0	"	Not. of Int. Filed 4-4-85: Donald F. & Elsie Fern Hamm see address previous X Margaret L. Flynn 10200 Maple Wichita, KS 67209
Lot 51	Block 0	"	X John Lester Moore E. Eilene Moore 4238 Whitney Lane Wichita, KS 67210
Lot 52	Block 0	"	<i>del</i> Donald F. Hamm Elsie Fern Hamm 7334 S. Rock Road Derby, KS 67037
Lot 53	Block 0	"	X Gary A. Booher Betty L. Booher 2600 Halstead Wichita, KS 67204

Property Description			Property Owner
Lot 54	Block O	Planeview Subdivision No. 1	X Ruby M. Burns 1306 Jackson Wichita, KS 67203
Lot 55	Block O	"	X Robert Marion Litterell Bertha Margaret Litterell 4242 Whitney Lane Wichita, KS 67210
Lot 56	Block O	"	X Francis E. Johnson Edna S. Johnson 4248 Whitney Lane Wichita, KS 67210
Lot 57	Block O	"	X Gregory D. Gilmer 2200 S. Rock Road Apt. 1413 Wichita, KS 67207
Lot 58	Block O	"	X Elmer E. Hunt Shirley M. Hunt 2805 Glen Oaks Dr. Wichita, KS 67216
Lot 59	Block O	"	X Richard W. James Nelda S. James 6324 S. Seneca Wichita, KS 67217
Lot 60	Block O	"	<i>dup</i> X Elmer E. Hunt 2805 Glen Oaks Dr. Wichita, KS 67216
Lot 61	Block O	"	X Huan Hoang Ho Mai Thi Tuyet 4284 Whitney Lane Wichita, KS 67210
Lot 62	Block O	"	X Melvin N. Flater 2728 Everett Wichita, KS 67217
Lot 63	Block O	"	X M. L. Hulett Wanda Hulett 2624 Fees Wichita, KS 67210
Lot 28	Block P	"	X Robert Lee Dove Bernice Dove 4021 Whitney Lane Wichita, KS 67210
Lot 29	Block P	"	X Robert W. W. Hiatt Minnie M. Hiatt 4001 Whitney Lane Wichita, 'S 67210
Lot 30	Block P	"	X D K D Inc. c/o Gerald Hall 4121 Whitney Lane Wichita, KS 67210
Lot 31	Block P	"	X Dale T. Grey Phyllis I. Grey 4121 Whitney Lane Wichita, KS 67210

<u>Property Description</u>			<u>Property Owner</u>
Lot 32	Block P	Planeview Subdivision No. 1	X Lynn L. McCoskey Sandra L. McCoskey 2605 Jewett Wichita, KS 67210
Lot 50	Block P	"	X Oliver E. Gibson Reba C. Gibson 2672 S. Jewett Wichita, KS 67210
Lot 51	Block P	"	X Joebob Adair Dixie J. Adair 6 Wells Drive Rose Hill, KS 67133
Lot 52	Block P	"	X James E. Young Mary Kay Young 1976 Greenfield Wichita, KS 67217
Lot 53	Block P	"	X Randell J. Tye Ramona J. Tye 4248 Ross Parkway Wichita, KS 67210
Lot 54	Block P	"	X Kenneth F. Newman Betty Newman 6512 Claytonia Wichita, KS 67206
Lot 55, Block P, except beginning at the NW/c of Lot 55 being the corner common to Lots 54, 55, 56, & 57 in Block P; th. SE'ly along the S'ly line of Lot 55, 82.53 feet; th. NE'ly to corner common to Lots 55, 56 & 72; th. W'ly 130.45 feet to the p.o.b.		"	X Mary Ruth Chelft Teresa L. Westerman 4264 Ross Parkway Wichita, KS 67210
That part of Lot 55, Block P, described in above exception.		"	X Billy L. Brewster Jo Ellen Brewster 4271 Whitney Lane Wichita, KS 67210
Lot 56	Block P	"	Same As Above
Lots 57, 60 & 61	Block P	"	X Wilfred G. Pelletier Rosie Pelletier 1716 S. Seneca Wichita, KS 67213
Lot 58	Block P	"	X Charlotte A. Hunt 412 S. Clifton Wichita, KS 67218
Lot 59	Block P	"	X Kelly Clark McLean Martha McLean 2636 S. Jewett Wichita, KS 67210

Property Description			Property Owner
Lot 62	Block P	Planeview Subdivision No. 1	X Iva A. Hyde Mary Dorothy Hyde 2601 S. Jewett Wichita, KS 67210
Lot 63	Block P	"	X Phyliss I. Hall Gerald R. Hall 4121 Whitney Lane Wichita, KS 67210
Lot 64	Block P	"	X Minta Bridgewater 4161 Whitney Lane Wichita, KS 67210
Lot 65	Block P	"	X David M. Thompson Wanda F. Thompson Rt. 1, Box 163 Mulvane, KS 67110
Lot 66	Block P	"	X Alice M. Seaman 4201 Whitney Lane Wichita, KS 67210
Lot 67	Block P	"	X Elmer E. Hunt Shirley M. Hunt 2805 Glen Oaks Dr. Wichita, KS 67216
Lot 68	Block P	"	X Sam J. Atkins Irma H. Atkins 4229 Whitney Lane Wichita, KS 67210
Lot 69	Block P	"	X Everett D. Seaton Patsy M. Seaton 4106 Wildflower Ct. Wichita, KS 67210
Lot 70	Block P	"	X George Lovett Linda V. Lovett 3093 S. Rutan Wichita, KS 67210
Lot 71	Block P	"	X Dennis Wilson 4265 Whitney Lane Wichita, KS 67210
Lot 72	Block P	"	X Midge Ingram a/k/a Midge A. Ingram 4279 Whitney Lane Wichita, KS 67210
Lots 73 & 74	Block P	"	X Jimm L. Fox Mary Ann Fox 1527 Amsden Wichita, KS 67216
Lot 3	Block Q	"	X Sheila Gum 3244 S. Oak Wichita, KS 67217
Lot 4	Block Q	"	X George W. Lovett 3093 S. Rutan Wichita, KS 67210

Property Description			Property Owner
Lot 5	Block Q	Planeview Subdivision No. 1	X Anna M. Collins 4325 Whitney Lane Wichita, KS 67210
Lot 6	Block Q	"	X Elmer E. Hunt Shirley M. Hunt 2805 Glen Oaks Dr. Wichita, KS 67216
Lot 7	Block Q	"	X Jackson Guy McKnight 4321 Whitney Lane Wichita, KS 67210
Lot 8	Block Q	"	X Valy Khim Phalla K. Khim 4249 E. Ross Parkway Wichita, KS 67210
Lot 9	Block Q	"	X J. L. Fox Mary Ann Fox 1527 Amsden Wichita, KS 67216
Lot 10	Block Q	"	X Lai Van Nguyen Dan Thi Phan 2170 S. Glendale Wichita, KS 67218
Lot 11	Block Q	"	X Thurman D. Parvin M. Kathryn Parvin 7850 Laura Wichita, KS 67233
Lot 12	Block Q	"	X Neal Hunt 2723 S. Topeka Wichita, KS 67216
Lot 13	Block Q	"	X Frank H. Metzger Susie Mary Metzger 4349 Whitney Wichita, KS 67210
Lot 14	Block Q	"	X Hans J. Togenen Ursela Togenen 10303 Whitman Ave. SW Tacoma, WA 98499
Lot 15	Block Q	"	X Center City Industries Inc. c/o Byron L. Morris 534 Angle Lane Wichita, KS 67230
Lot 16	Block Q	"	X Madgi S. Seif Safia S. Seif 4360 E. Whitney Wichita, KS 67210
Lot 17	Block Q	"	X Dwight A. King 4352 E. Whitney Wichita, KS 67210

Property Description			Property Owner
Lot 18	Block Q	Planeview Subdivision No. 1	X Earl H. Yates 609 S. St. Paul Wichita, KS 67213
Lot 19	Block Q	"	<i>dup</i> Elmer E. Hunt Shirley M. Hunt 2805 Glen Oaks Dr. Wichita, KS 67216
Lot 20	Block Q	"	<i>dup</i> Jimmy L. Fox Mary Ann Fox 1527 Amsden Wichita, KS 67216
Lot 21	Block Q	"	X Vichith Thongphanh Kampheng Daranouvong 4311 E. Ross Parkway Wichita, KS 67210
Lot 22	Block Q	"	? Lee Taylor Alice E. Taylor Address Unknown
Lot 23	Block Q	"	X Eugene Bunner Betty Bunner c/o Dallas D. Rose 4324 Whitney Lane Wichita, KS 67210
Lot 5	Block 2	W. P. Higgins Addition	X Teamsters Union Local #795 4921 Cessna St. Wichita, KS 67210
Lot 6 & the North 10 feet of Lot 7	Block 2	"	X Homer Morgan 602 S. Bluff Wichita, KS 67218
The South 90 feet of Lot 7	Block 2	"	X Vernon L. Warren Elva Louise Warren 1832 McKnight Dr. Wichita, KS 67211
Lot 8	Block 2	"	X Leonard W. Anderson Eleanor A. Anderson 2603 Capri Wichita, KS 67210
Lot 1		Steve Clark Addition	X Sugar Creek Associates A Wisconsin Ltd. Partnership c/o Amrecorp Realty P.O. Box 98309 Atlanta, GA 30359
Lot 1		Dale Frey Addition	X Colby B. Sandlian 435 N. Broadway Wichita, KS 67202

Property Description			Property Owner
Lot 1 and that part of Lot 2, described as beginning at the SW/c of Lot 2; th. N'ly on the West line 95 feet to the SW/c of Lot 1; th. E'ly 200 feet to the SE/c of Lot 1; th. S'ly parallel with the West line of Lot 2, 95 feet to the South line of Lot 2; th. W'ly 200 feet to the p.o.b. in Chilton Addition.			X Gorges Enterprises 2640 S. Oliver Wichita, KS 67210
Lot 2, except foregoing described tract, Chilton Addition.			X Thomas G. Hunt Gwen R. Hunt 6436 E. Lincoln Wichita, KS 67210
Lot 1		McDermott Addition	<i>dup</i> X Gorges Enterprises 2640 S. Oliver Wichita, KS 67210
Lots 1 & 2	Block A	Gorges Addition	X Marcus Frederick, Executor under the Will and of the Estate of Fred M. Gorges 2640 S. Oliver Wichita, KS 67210
Lot 1	Block A	Washington Heights	X Gilbert Briggs Jr. Lulu Maude Briggs 300 Cedar Crest Wichita, KS 67209
Lots 2, 3 & 4	Block A	Washington Heights	X Elgin M. Gupton Odessa M. Gupton 2815 George Washington Blvd. Wichita, KS 67210
Lot 1	Block 1	Replat of Blocks I & J Washington Heights Addition	X Banker's Assurance Corp. 2613 E. Harry Wichita, KS 67211
Beginning at a point on the West line of the NW $\frac{1}{4}$ of Section 1, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and 1244 feet North of the SW/c of the NW $\frac{1}{4}$ of said Section 1; th. East parallel with the South line of said NW $\frac{1}{4}$ of Section 1, to the NW'ly r/o/w line of Kansas Turnpike Authority; th. SW'ly along the NW'ly r/o/w line of the Kansas Turnpike Authority to the point where the E'ly line of McDermott Addition intersects the NW'ly r/o/w line of the Kansas Turnpike Authority; th. NW'ly along the E'ly line of McDermott Addition and the E'ly line of Chilton Addition, a distance of 309.65 feet to the NE/c of Chilton Addition; th. West along the North line of Chilton Addition and said North line extended West a distance of 307.8 feet to the West line of said NW $\frac{1}{4}$ of Section 1; th. North along the West line of said NW $\frac{1}{4}$ of Section 1, a distance of 30 feet to the p.o.b., except the West 50 feet of the North 30 feet thereof for street purposes.			<i>dup</i> X Thomas G. Hunt Gwen R. Hunt 6436 E. Lincoln Wichita, KS 67207

Property DescriptionProperty Owner

Beginning at the SW/c of the NW $\frac{1}{4}$  of Section 1, Township 28 South, Range 1 East; th. North on Section line 274 feet; th. to the right with an angle of 131°22" for a distance of 232.14 feet to a point of curve; th. to the right on the curve having a radius of 2814.93 feet for a distance of 165.18 feet to the South line of the NW $\frac{1}{4}$ ; th. West 294.8 feet to the p.o.b.

*dB* Gilbert Briggs Jr.  
Lulu Maude Briggs  
300 Cedar Crest  
Wichita, KS 67209

Beginning 50 feet East and 635 feet North of the SW/c of the NW $\frac{1}{4}$  of Section 1, Township 28 South, Range 1 East; th. East 59.94 feet to the N'ly r/o/w of Kansas Turnpike (A-55770); th. SW'ly along said Turnpike to a point South of beginning; th. North to beginning.

X Parker Construction Inc.  
8200 Irving  
Wichita, KS 67209

Beginning at a point on the East line of George Washington Blvd, 50 feet South of the North line of the SW $\frac{1}{4}$  of Section 1, Township 28 South, Range 1 East; th. East 496.93 feet to the property of Peter Kiewit Sons Co.; th. SE along the West line of Peter Kiewit Sons Co. property and parallel with the East line of George Washington Blvd. to a point 292.84 feet South of the North line of said Quarter Section; th. West 496.93 feet to George Washington Blvd.; th. NW along the East line of George Washington Blvd to the p.o.b.

X Instruments & Flight  
Research Inc.  
2716 S. George Washington  
Blvd.  
Wichita, KS 67210

That part of the NW $\frac{1}{4}$  of Section 1, Township 28 South, Range 1 East lying South and East of of the Kansas Turnpike Authority r/o/w, except the North 300 feet thereof and except that part lying South and West of George Washington Blvd.

X Cessna Aircraft Company  
4701 E. Pawnee  
Wichita, KS 67218

The NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East lying South and West of the S'ly r/o/w of George Washington Blvd., except that part platted as Planeview Subdivision No. 1, and except that part platted as Planeview School Addition and except that part taken for Kansas Turnpike Authority.

*dB* City of Wichita  
455 N. Main  
Wichita, KS 67202

A tract in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East, described as beginning at the NE/c of the SE $\frac{1}{4}$  of said Section; th. West 850 feet; th. South 500 feet; th. East 850 feet; th. North 500 feet to p.o.b., except the East 30 feet for street and except that part taken by Kansas Turnpike Authority.

Same As Above

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 750 foot radius of:

That part of the North 1,275 feet of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying North and East of George Washington Boulevard and lying South of the flood control dedication recorded on Film 17, page 1294.

and

That part of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying South and East of a line described as follows:

Commencing 169.45 feet North and 40 feet West of the intersection of the centerline of Oliver and George Washington Boulevard; thence North 96 feet; thence West 10 feet; thence North 121.4 feet to the point of beginning; thence Southwesterly on a deflection angle to the left of 114°18' to a point on the East line of George Washington Boulevard.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 28th day of December, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Gable*

By

Sr. Vice-President

Order No. 389524

nj

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # **6206**

JANUARY 21, 1988

STAFF REPORT

CASE NUMBER: DP-182 and Z-2892

OWNER/APPLICANT/AGENT: Karl Solomon (applicant)  
Kenny Hill, Poe and Associates (agent)

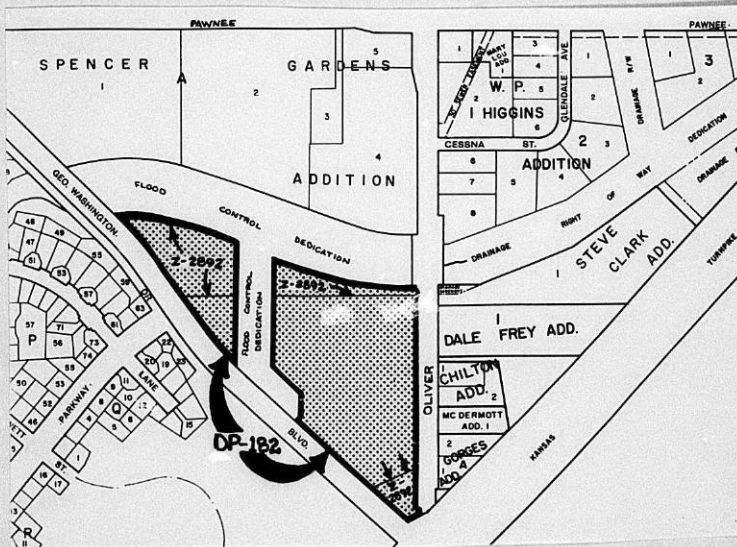
REQUEST: Approval of Spencer Gardens - Boeing Commercial  
Community Unit Plan and associated zoning case

CURRENT ZONING: "AA" One-family Dwelling District and "LC" Light  
Commercial District

SITE SIZE: 16.56 acres

LOCATION: At the northwest corner of Oliver and George  
Washington Boulevard

PROPOSED USE: Offices



**BACKGROUND:** The applicant is requesting approval of a commercial community unit plan and associated zone change request for an unplatted tract of land on the northwest corner of Oliver and George Washington Boulevard. The "LC" Light Commercial zoning request is for 4.3 acres of property zoned "AA" One-family Dwelling District within the 16.56-acre site. The CUP proposal is divided into two (2) parcels proposing a total of 250,000 square feet of office use. The existing retail building is to be renovated and converted to offices.

There have been several discussion with the applicant's representative and the Traffic Engineer. The applicant has provided existing traffic counts at the intersection of Oliver and George Washington. There are, at present, 25 percent of the vehicle trips to the site from the south. With the improvements to the major entrances to Oliver and George Washington and the construction of a decel lane to serve the major entrance to Oliver, the approximate 1,000 vehicles expected on site can be handled without other major street improvements.

Staff has discussed with the applicant the possibility of delaying construction of the screening wall on the north line of Parcel 1 until development occurs, and therefore General Provision 18 should be rewritten.

**CASE HISTORY:** None.

**ADJACENT ZONING AND LAND USE:**

NORTH	R-6 in DP-93 & proposed LC in DP-169	Undeveloped
SOUTH	AA	Undeveloped
EAST	B, LC and C	Automobile sales & repair, offices & apartments
WEST	AA and RB	Single-family and multi-family residences

**PUBLIC SERVICES:** Oliver is a four-lane arterial and George Washington Boulevard is a paved two-lane street. Water is available in both adjacent streets and sanitary sewer is available in Oliver only. At the time of platting, sanitary sewer will need to be guaranteed to serve Parcel 1.

**CONFORMANCE TO PLANS/POLICIES:** The adopted Comprehensive Plan designates this area for commercial development.

**RECOMMENDATION:** It is recommended that the commercial development plan and zoning change be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. 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.
- d. All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the City Council or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- e. General Provision 18 shall be rewritten as follows:  

"The screening wall along the north line of Parcel 1 is waived until such time as offices are constructed on the parcel."

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 21, 1988

LEGAL:

- 6a. Case No. Z-2892 - Karl Solomon requests zone change from "AA" to "LC" for that part of the north 1,275 feet of the NE $\frac{1}{4}$  of Section 2, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, lying north and east of George Washington Boulevard and lying south of the flood control dedication recorded on Film 17, Page 1294; AND

Also that part of the NE $\frac{1}{4}$  of Section 2, T28S, R1E lying south and east of a line described as follows:

Commencing 169.45 feet north and 40 feet west of the intersection of the centerline of Oliver and George Washington Boulevard; thence north 96 feet; thence west 10 feet; thence north 121.4 feet to the point of beginning; thence southwesterly on a deflection angle to the left of 114°18' to a point on the east line of George Washington Boulevard. Generally located at the northwest corner of Oliver and George Washington Boulevard.

- 6b. Case No. DP-182 - Karl Solomon requests approval of Spencer Gardens - Boeing Commercial Community Unit Plan for that part of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying north and east of the easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road and flood control dedication. Generally located at the northwest corner of George Washington Boulevard and Oliver.

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

**BACKGROUND:** The applicant is requesting approval of a commercial community unit plan and associated zone change request for an unplatted tract of land on the northwest corner of Oliver and George Washington Boulevard. The "LC" Light Commercial zoning request is for 4.3 acres of property zoned "AA" One-family Dwelling District within the 16.56-acre site. The CUP proposal is divided into two (2) parcels proposing a total of 250,000 square feet of office use. The existing retail building is to be renovated and converted to offices.

There have been several discussions with the applicant's representative and the Traffic Engineer. The applicant has provided existing traffic counts at the intersection of Oliver and George Washington Boulevard. There are, at present, 25 percent of the vehicle trips to the site from the south. With the improvements to the major entrances to Oliver and George Washington and the construction of a decel lane to serve the major entrance to Oliver, the approximate 1,000 vehicles expected on site can be handled without other major street improvements.

Staff has discussed with the applicant the possibility of delaying construction of the screening wall on the north line of Parcel 1 until development occurs, and therefore General Provision 18 should be rewritten.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	R-6 in DP-93 & proposed LC in DP-169	Undeveloped
SOUTH	AA	Undeveloped
EAST	B, LC and C	Automobile sales & repair, offices & apartments
WEST	AA and RB	Single-family and multi-family residences

PUBLIC SERVICES: Oliver is a four-lane arterial and George Washington Boulevard is a paved two-lane street. Water is available in both adjacent streets and sanitary sewer is available in Oliver only. At the time of platting, sanitary sewer will need to be guaranteed to serve Parcel 1.

CONFORMANCE TO PLANS/POLICIES: The adopted Comprehensive Plan designates this area for commercial development.

RECOMMENDATION: It is recommended that the commercial development plan and zoning change be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. 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.
- d. All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the City Council or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- e. General Provision 18 shall be rewritten as follows:

"The screening wall along the north line of Parcel 1 is waived until such time as offices are constructed on the parcel."

DISCUSSION:

GALBRAITH stated that this is the property formally occupied by the Giant Store. The store now has Boeing offices in it, Whitlock and Revco. He said that for some months now it has been rumored that Boeing has a desire to utilize the entire Giant Store building, and just recently the lessor of this property came in to discuss developing a new building of 100,000 square feet, plus remodeling the Giant Store which has approximately 98,000 square feet, all which is on Parcel 2, with a potential for another office building on the western parcel of about an additional 50,000 square feet. GALBRAITH said that this is all in the area of Boeing traffic that at peak hours is considerable, so this applicant's agent began to work early on with the traffic engineer to determine what improvements, if any, would be necessary on either street to get traffic into the property. The only thing that the traffic engineer felt was needed on Oliver was a deceleration lane to serve just the major entrance that exists there now. CPO Council "3B" recommended 8-0 that the application be approved subject to the Traffic Commission considering a study of the area for traffic. Staff recommended approval of the requests.

KENNY HILL, Poe & Associates, representing the applicant, stated that they have worked closely with Traffic Engineering and the Planning Department, and did prepare a traffic count at George Washington Boulevard and Oliver and provided that information to Traffic Engineering. He said that their site development plan incorporates all the suggestions that they had made for the traffic to be handled into this area. It was also suggested that even though the zoning request on this property is "LC", that the property be limited to office use only, and that has been indicated on the C.U.P. HILL said that he attended the CPO meeting, and there were no neighborhood people at the meeting to express an opinion one way or another about this proposal. He said that the developers' plans are to have an office building completed for Boeing as soon as possible. He added that a final plat had already been submitted.

CHARLES SUTHERLAND, Sutherland Consultants, representing the owners of the properties south of George Washington Boulevard on Oliver in Washington Heights Addition, stated that they support the applications.

There was no one present in opposition to the applications.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that these applications be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central

Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. 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.
- d. All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the City Council or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- e. General Provision 18 shall be rewritten as follows:

"The screening wall along the north line of Parcel 1 is waived until such time as offices are constructed on the parcel."

Gardner moved, Crockett seconded and it carried unanimously. Moore was absent.

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

January 7, 1988

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, January 21, 1988, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the SPENCER GARDENS - BOEING COMMERCIAL COMMUNITY UNIT PLAN and an associated rezoning request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District for property legally described as follows:

CASE NO. DP-182:

That part of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying north and east of the easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road and flood control dedication; AND

CASE NO. Z-2892:

That part of the north 1,275 feet of the NE $\frac{1}{4}$  of Section 2, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, lying north and east of George Washington Boulevard and lying south of the flood control dedication recorded on Film 17, Page 1294; AND

Also that part of the NE $\frac{1}{4}$  of Section 2, T28S, R1E lying south and east of a line described as follows:

Commencing 169.45 feet north and 40 feet west of the intersection of the centerline of Oliver and George Washington Boulevard; thence north 96 feet; thence west 10 feet; thence north 121.4 feet to the point of beginning; thence southwesterly on a deflection angle to the left of 114°18' to a point on the east line of George Washington Boulevard. Generally locate! at the northwest corner of George Washington Boulevard and Oliver.

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

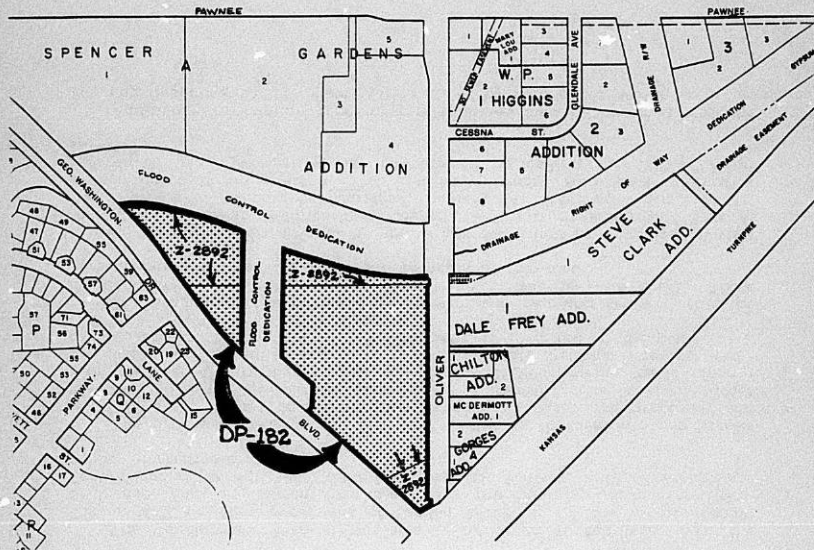
The proposed Development Plan now on file is divided into two parcels on 16.56 acres. Light commercial uses as well as offices are proposed, and the existing light commercial building is to remain. The maximum gross floor area for the property shall not exceed 250,000 square feet. Information regarding building setbacks, the location of the flood control dedications, access points, landscape buffers, etc. is specified on the plan.

The hearing of the proposed development and rezoning request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Southeast Neighborhood Council "3B" will consider this case at their meeting to be held on Thursday, January 14, 1988, at 7 p.m., at Mt. Vernon Presbyterian Church, 3700 East Mt. Vernon. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

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

SEE REVERSE SIDE



APPLICATION  
AREA

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

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Generally located at the northwest corner of George Washington Boulevard and Oliver.

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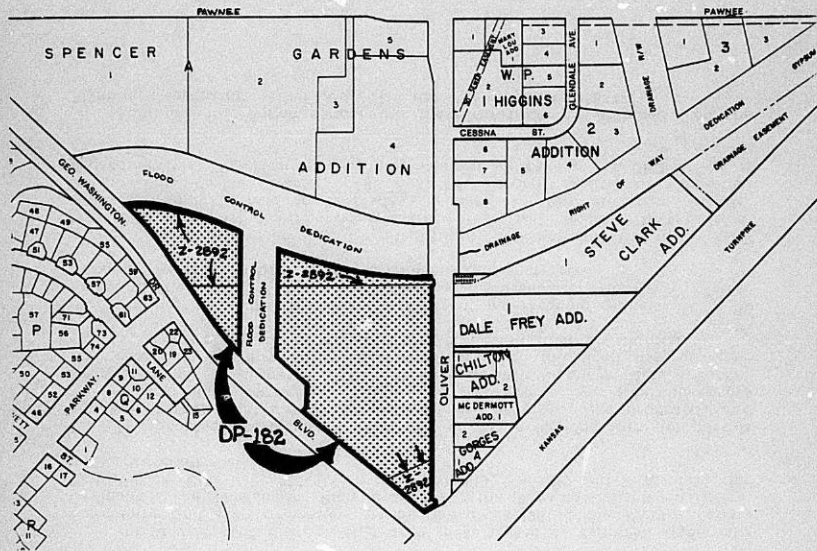
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NOTE: We have been advised by the Citizen Participation Organization staff that CPO Southeast Neighborhood Council "3B" will consider this case at their meeting to be held on Thursday, January 14, 1988, at 7 p.m., at Mt. Vernon Presbyterian Church, 3700 East Mt. Vernon. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

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SEE REVERSE SIDE



APPLICATION  
AREA

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

January 7, 1988

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, January 21, 1988, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the SPENCER GARDENS - BOEING COMMERCIAL COMMUNITY UNIT PLAN and an associated rezoning request from the "AA" One-Family Dwelling District to the "LC" Light Commercial District for property legally described as follows:

CASE NO. DP-182:

That part of the NE $\frac{1}{4}$  of Section 2, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying north and east of the easterly line of George Washington Boulevard and lying south of that portion platted as Spencer Gardens Addition, EXCEPT the east 30 feet thereof, and EXCEPT that portion taken for road and flood control dedication; AND

CASE NO. Z-2892:

That part of the north 1,275 feet of the NE $\frac{1}{4}$  of Section 2, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, lying north and east of George Washington Boulevard and lying south of the flood control dedication recorded on Film 17, Page 1294; AND

Also that part of the NE $\frac{1}{4}$  of Section 2, T28S, R1E lying south and east of a line described as follows:

Commencing 169.45 feet north and 40 feet west of the intersection of the centerline of Oliver and George Washington Boulevard; thence north 96 feet; thence west 10 feet; thence north 121.4 feet to the point of beginning; thence southwesterly on a deflection angle to the left of 114°18' to a point on the east line of George Washington Boulevard.

Generally located at the northwest corner of George Washington Boulevard and Oliver.

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

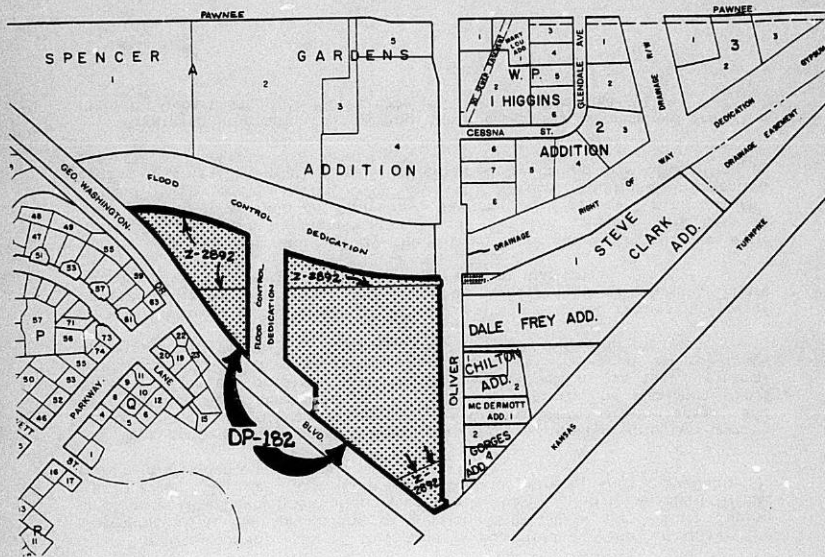
The proposed Development Plan now on file is divided into two parcels on 16.56 acres. Light commercial uses as well as offices are proposed, and the existing light commercial building is to remain. The maximum gross floor area for the property shall not exceed 250,000 square feet. Information regarding building setbacks, the location of the flood control dedications, access points, landscape buffers, etc. is specified on the plan.

The hearing of the proposed development and rezoning request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Southeast Neighborhood Council "3B" will consider this case at their meeting to be held on Thursday, January 14, 1988, at 7 p.m., at Mt. Vernon Presbyterian Church, 3700 East Mt. Vernon. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

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

SEE REVERSE SIDE



APPLICATION  
AREA

FORM 29

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

210.00 AMOUNT

CVP - Spence Gardens  
3rd Addition Comm CVP

NAME

Star Investments

ADDRESS

5900 E Central

FUND

DUE DATE

12-22-87

COMMENTS

DATE

12-22-87

BY

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This DP File  
Has a Large Drawing  
On 35mm Microfilm.  
Roll #1

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