

DR 74-6 - Special Use request for reconstruction of Arkla Gas field headquarters at 13th & Zoo Blvd.

*POSTED
2-29-74*

ACTION

DATE

COMMITTEE

M.A.P.C. App subj. to conditions 2-28-74

B.C.C. ~~1/15~~ Approved with 4-16-74 minor amendment

10/3/75 CLOSED (failure to plan)

LAW OFFICES
FETTIS, QUINN AND BEASLEY

120 SOUTH MARKET
SUITE 504
WICHITA, KANSAS 67202
316-267-7251

EVERETT C. FETTIS
MICHAEL G. QUINN
JAMES G. BEASLEY
LARRY H. WHITT
—
KEITH M. CURFMAN

October 3, 1975

Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
104 South Main
Wichita, Kansas 67202

RE: DR 74-6 - Special use request for
reconstruction of Arkla Gas field
headquarters. Generally located
at 13th Street and Zoo Blvd.

Dear Jack:

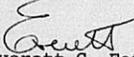
This is to acknowledge receipt of your letter of September
30th regarding the above matter.

As far as I know, my client has lost all interest in pursuing
this matter at this time. The city imposed too many restrictions
and requirements originally, which made it completely unfeasible
for Arkla to pursue the matter.

Thank you for calling it again to my attention.

Very truly yours,

FETTIS, QUINN AND BEASLEY

By: 
Everett C. Fettis

ECF/dbs



September 30, 1975

Mr. Everett Fettis
Attorney at Law
Suite 504, 120 South Market
Wichita, Kansas 67202

Re: DR 74-6 - Special use request
for reconstruction of Arkla
Gas field headquarters. Gen-
erally located at 13th Street
and Zoo Blvd.

Dear Mr. Fettis:

As pointed out to you in a letter dated July 3, 1975, the above captioned special use request was approved by the Board of City Commissioners on April 16, 1974 with the following action: approve the request subject to the application area being re-platted within one year from the date of approval by the Board of City Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed. Our letter of July 3 requested that you contact our office relative to your intent to comply with the condition of platting, however no response was received. Inasmuch as the platting time limit expired on April 16, 1975, we are again requesting that you contact our office in order to advise us of your intent to comply with the condition of platting. In the event no word is received from you by October 16, 1975, based on the action of the governing body, this case will be marked denied and closed.

We are anxious to assist you in any way we can to expedite the fulfillment of this requirement. Please contact our office if you have any questions concerning this matter.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:JR:rme

cc: Arkla Gas Company, Colorado Derby Building, 67202

July 3, 1975

Everett Fettis, Attorney
Suite 504, 120 South Market
Wichita, Kansas 67202

Re: DR-74-6 - Special use request
for reconstruction of Arkla
Gas field headquarters. Gen-
erally located at 13th St.
and Zoo Blvd.

Dear Mr. Fettis:

As you will recall, the above captioned special permit was approved by the Metropolitan Area Planning Commission on March 28, 1974, and by the Board of City Commissioners on April 16, 1974. The action of the governing body was to approve the request subject to the application area being replatted within one year from the date of approval by the Board of City Commissioners, and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed.

Since the platting time limit expired on April 16, 1975, we would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:JR:rme

cc: Arkla Gas Company, Colorado Derby Bldg., 67202

April 17, 1974

Mr. Everett Fettis, Attorney
Suite 504, 120 South Market
Wichita, Kansas 67202

Re: DR 74-6 - Special Permit
Request for Arkla Gas -
West side of Zoo Blvd.
in an area between 12th
and 13th Streets.

Dear Mr. Fettis:

The Board of City Commissioners at their regular meeting on April 16, 1974, considered the above captioned special permit request. The action of the City Commission was to approve the request as recommended by the Planning Commission with the exception that one minor amendment was made on Condition C as indicated in our letter of April 1, 1974. The City Commission inserted the words "and maintained" in the condition which now reads as follows:

- C. The perimeter area outside the wall shall be landscaped and maintained with deciduous and coniferous plant materials, and the landscaping plan, as well as the architectural plans for the wall, shall be submitted to the Planning Department for their review and approval. The landscape plan shall specify the variety, size and spacing of plant materials.

Inasmuch as one of the conditions required the platting of

Mr. Everett Fattis
April 17, 1974
Page Two

subject property, please contact us if we can be of assistance
to the engineer you select regarding the conditions of platting.

Please contact us if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

cc: Arkla Gas Company, Colorado Derby Building 67202
Elizabeth A. Plotner, 4508 West 12th St. 67212
Richard Massey, 4609 Whitehall 67212

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 74-6

CONSIDERED BY MAPC: 3-28-74

REQUEST FOR: Special Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Expansion of existing facilities.

GENERAL LOCATION: West side of Zoo Boulevard in an
area between 12th and 13th Streets

LEGAL DESCRIPTION:

Lots 1, 9 and 10, R. A. Morris Gardens,
Sedgwick County, Kansas

APPLICANT: Arkansas Louisiana Gas Company

COUNSEL FOR APPLICANT: Everett C. Fettis, Attorney
Suite 504, 120 Building 67202

PROTESTORS (LIST COUNSEL) IF ANY:

None

SURROUNDING ZONING: To the north, east, south
and west is "AA" zoningLAND USE: Subject property is occupied by the Arkla Gas storage yard;
north and east is Zoo Boulevard and Mo. Pac. Railroad;
south and west is single-family and undeveloped

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the following conditions:
(See excerpt from minutes of March 28, 1974 attached for conditions.)
Kamen moved, Hopper seconded and it carried by a vote of 7 in favor
(Arnholz, Taylor, Kamen, Hennessy, Hopper, Gardenhire and Rising)
and 1 opposed (Gragert). (Blakey and Hill absent.)

-
- ACTION 1. Approve the application as recommended by the Metropolitan
Area Planning Commission, subject to the recommended conditions of
approval; or
2. Take such action as the City Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 28, 1974:

21. Case No. DR 74-6 - Arkansas Louisiana Gas Company requests approval of a Special Permit for Arkla Gas field headquarters, including a storage yard, on property described as Lots 1, 9 and 10, R. A. Morris Gardens. Generally located at 13th Street and Zoo Boulevard.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. The Arkansas Louisiana Gas Company is requesting a special permit to allow the construction of a new building on property located at 13th Street and Zoo Boulevard, which is presently utilized by Arkla for storage, warehousing and office purposes.
2. It should be pointed out that the street rights-of-way for 13th, Dougherty and 12th Streets are all inadequate and unimproved.
3. At the present time, the outdoor storage of pipe and other materials is enclosed by a wire mesh fence which does not obscure the area from public view. The site plan submitted with the application indicates that a portion of the outdoor storage area will be relocated and fenced. However, the plan does not indicate the type or height of the proposed fence, which should be of such construction as to be of a sight obscuring nature supplemented by a planting screen.
4. In the event the Planning Commission recommends approval of this request, the following conditions of approval are suggested:
 - a. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or combination of masonry and wood wall, shall be constructed around the perimeter of the proposed storage yard to provide a solid screen for adjacent property owners.
 - b. Said wall as outlined in Condition A being placed not closer than 25 feet to the new street right-of-way lines.
 - c. The 25-foot setback areas adjacent to the fence shall be landscaped with deciduous and coniferous plant materials, and the landscaping plan, as well as the architectural plans for the wall, shall be submitted to the Planning Department for their review and approval. The landscape plan shall specify the variety, size and spacing of plant materials.
 - d. Pipes and other materials are to be piled and stored in an orderly manner, such as would be provided by racks or bins, and are to be elevated to a minimum height of 18" to reduce rodent potential.
 - e. The applicant shall maintain at all times an active program for eradication and control of rodents.
 - f. Platting within one year from the date of approval by the City Commission in order to provide for necessary street rights-of-way, access control and construction of side-walks; or the special permit be considered denied and the case closed.

GALBRAITH said the staff would recommend approval of this request subject to the suggested conditions.

EVERETT FETTIS, attorney for Arkansas Louisiana Gas Company, asked for clarification of condition c. He said they have no objection to the fence, but questioned the need for a 25-foot setback area adjacent to the fence and the landscaping thereof. He said it is proposed to construct an office building, and there will be a parking lot and storage area which will be fenced.

GALBRAITH pointed out that the suggestion of landscaping relates to the outside of the fence area to break the monotony of the fence and storage area.

RISING said he thought one or the other (fence/wall or landscaping) would be adequate, and HENNESSY thought any new development of the tract would be an improvement to the area.

FETTIS asked that the 25-foot setback and landscaping be eliminated as the company intends to make the place look decent, and the storage will be fenced off and he could see no reason for planting trees or shrubs as well as the fence.

KAMEN thought maybe if a solid wall fencing was required, there would be no necessity for landscaping.

LAKIN referred to the practice of Kansas Gas & Electric of enclosing their substations by a brick wall and then shrubs to soften the bareness of the brick wall. It was his idea that this same type of screening is what is suggested in this case.

FETTIS asked if there had to be landscaping clear around the fence and TAYLOR said landscaping does not have to be continuous, and KAMEN pointed out that a landscaping plan would need to be submitted to the Planning Department staff for approval.

HENNESSY felt that whatever is done will enhance the area, and he agreed that it is a problem site at this time.

MRS. PLOTNER, 4508 West 12th, said that she and several others who live in the area, are strongly in agreement that something should be done to enhance the property and while they were not opposed to an office building, storage yard or parking lot, they would like to see an 8-foot solid masonry fence required. She also brought up the fact that resident owners in the area on 12th and Dougherty are anxious to get the streets paved and need the cooperation of Arkla Gas to have sufficient signatures on a petition. KAMEN said the possibility of requiring paving would probably be discussed by the Subdivision Committee in considering a plat of the area, and it is possible that paving would be a requirement of plat approval.

RICHARD MASSEY, 4609 Whitehall, said he would like to see the premises improved, but doubted that an 8-foot wall would actually screen all the storage at all times, in that a 25-foot crane was stored on the premises all winter. He, too, was interested in seeing the streets paved because of the bad condition of the roadway during rainy weather.

In explanation of the proposed fence, LAKIN said the idea is to fence the storage area, but not particularly the parking area.

MOTION: That the Planning Commission recommend to the City Commission the approval of a special permit as requested, subject to conditions suggested by the staff, except that condition c. be reworded to provide that an acceptable landscape plan for the area adjacent to the fence be submitted. Kamen moved and Hopper seconded.

AMENDED MOTION: That the above motion be amended to include wording that it is not meant to include landscaping around the entire area. Gragert moved and Gardenhire seconded. Vote on substitute motion resulted in a vote of 3 in favor (Gragert, Gardenhire and Rising) and 5 opposed (Hennessy, Kamen, Arnholz, Hopper and Taylor). (Blakey and Hill absent.)

VOTE ON ORIGINAL MOTION: Motion carried by a vote of 7 in favor (Arnholz, Taylor, Kamen, Hennessy, Hopper, Gardenhire and Rising) and 1 opposed (Gragert). (Blakey and Hill absent.)

By the above action, this case was recommended for approval subject to the following:

- A. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or combination of masonry and wood wall, shall be constructed around the perimeter of the proposed storage yard to provide a solid screen for adjacent property owners.
 - B. Said wall as outlined in Condition A being placed not closer than 25 feet to the new street right-of-way lines.
 - C. The perimeter area outside the wall shall be landscaped with deciduous and coniferous plant materials, and the landscaping plan, as well as the architectural plans for the wall, shall be submitted to the Planning Department for their review and approval. The landscape plan shall specify the variety, size and spacing of plant materials.
 - D. Pipes and other materials are to be piled and stored in an orderly manner, such as would be provided by racks or bins, and are to be elevated to a minimum height of 18" to reduce rodent potential.
 - E. The applicant shall maintain at all times an active program for eradication and control of rodents.
 - F. Platting within one year from the date of approval by the City Commission in order to provide for necessary street rights-of-way, access control and construction of sidewalks; or the special permit be considered denied and the case closed.
-

April 1, 1974

Mr. Everett Fettis, Attorney
Suite 504, 120 South Market
Wichita, Kansas 67202

Re: DR 74-6 - Special Permit
Request for Arkla Gas -
West side of Zoo Boulevard
in an area between 12th and
13th Streets

Dear Mr. Fettis:

At the regular meeting of the Metropolitan Area Planning Commission on March 28, 1974, the above-captioned application was considered. It was the action of the Commission to recommend approval of the request subject to the following conditions:

- a. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or combination of masonry and wood wall, shall be constructed around the perimeter of the proposed storage yard to provide a solid screen for adjacent property owners.
- b. Said wall as outlined in Condition A being placed not closer than 25 feet to the new street right-of-way lines.
- c. The perimeter area outside the wall shall be landscaped *and maintained* with deciduous and coniferous plant materials, and the landscaping plan, as well as the architectural plans for the wall, shall be submitted to the Planning Department for their review and approval. The landscape plan shall specify the variety, size and spacing of plant materials.
- d. Pipes and other materials are to be piled and stored in an orderly manner, such as would be provided by racks or bins, and are to be elevated to a minimum height of 18" to reduce rodent potential.
- e. The applicant shall maintain at all times an active program for eradication and control of rodents.

Page 2 - Mr. Everett Fettis
April 1, 1974

- f. Platting within one year from the date of approval by the City Commission in order to provide for necessary street rights-of-way, access control and construction of sidewalks; or the special permit be considered denied and the case closed.

This matter will be forwarded to the Board of City Commissioners for consideration on April 16, 1974, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Arkla Gas Company, Colorado Derby Building 67202
Elizabeth A. Plotner, 4508 West 12th Street 67212
Richard Massey, 4609 Whitehall 67212

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: March 28, 1974

Case No. DR 74-6

Request: Special permit for Arkla
Gas field headquarters, including
a storage yard

Location: West side of Zoo Boulevard in an
area between 12th and 13th Streets

Reason: Expansion of existing facilities.

Acres: 4

Size: 550 ft. by 585 ft.
Irregular shape

	Land Use	Zoning
Existing	Arkla Gas storage yard	"AA"
North	Zoo Boulevard & Mo. Pac. Railroad	"AA"
East	Zoo Boulevard & Mo. Pac. Railroad	"AA"
South	Single-family & undeveloped	"AA"
West	Single-family & undeveloped	"AA"

Adequate street rights-of-way to be acquired at time of platting.	Platted: Yes Sidewalk: No History: None
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Comments

1. The Arkansas Louisiana Gas Company is requesting a special permit to allow the construction of a new building on property located at 13th Street and Zoo Boulevard, which is presently utilized by Arkla for storage, warehousing and office purposes.
2. It should be pointed out that the street rights-of-way for 13th, Daugherty and 12th Streets are all inadequate and unimproved.
3. At the present time, the outdoor storage of pipe and other materials is enclosed by a wire mesh fence which does not obscure the area from public view. The site plan submitted with the application indicates that a portion of the outdoor storage area will be relocated and fenced. However, the plan does not indicate the type or height of the proposed fence, which should be of such construction as to be of a sight obscuring nature supplemented by a planting screen.

4. In the event the Planning Commission recommends approval of this request, the following conditions of approval are suggested:
- a. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or combination of masonry and wood wall, shall be constructed around the perimeter of the proposed storage yard to provide a solid screen for adjacent property owners.
 - b. Said wall as outlined in Condition A being placed not closer than 25 feet to the new street right-of-way lines.
 - c. The 25-foot setback areas adjacent to the fence shall be landscaped with deciduous and coniferous plant materials, and the landscaping plan, as well as the architectural plans for the wall, shall be submitted to the Planning Department for their review and approval. The landscape plan shall specify the variety, size and spacing of plant materials.
 - d. Pipes and other materials are to be piled and stored in an orderly manner, such as would be provided by racks or bins, and are to be elevated to a minimum height of 18" to reduce rodent potential.
 - e. The applicant shall maintain at all times an active program for eradication and control of rodents.
 - f. Platting within one year from the date of approval by the City Commission in order to provide for necessary street rights-of-way, access control and construction of side-walks; or the special permit be considered denied and the case closed.
-

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas 67202

March 14, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting beginning at 1:30 p.m. on March 28, 1974, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 74-6

Special Permit Request for Arkla Gas Storage Yard

Lots 1, 9 and 10, R. A. Morris Gardens, Sedgwick County, Kansas. Generally located at 13th Street and Zoo Boulevard.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

28 notices mailed 3-14-74 for mapc 3-28-74

LAW OFFICES
FETTIS, QUINN and BEASLEY

EVERETT C. FETTIS
MICHAEL G. QUINN
JAMES G. BEASLEY
KEITH M. CURFMAN

120 SOUTH MARKET
SUITE 504
WICHITA, KANSAS 67202
316-267-7251

February 21, 1974

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Re: Special Permit Request for ARKLA Gas

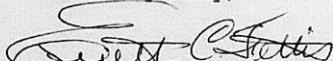
Dear Mr. Galbraith:

This is to acknowledge receipt of your letter of February 19, 1973, regarding the above matter.

With regard to your comments, perhaps my description was less than accurate. We are building a building at this place and I am calling it a "storage yard" but it is really more of a field headquarters and its use will be essentially as it is now although somewhat expanded.

The legal description of the property is Lots 1, 9 and 10 in R. A. Morris Gardens, Sedgwick County, Kansas. I have ordered an ownership list from Security Abstract to be delivered direct to your office. I am also delivering herewith copies of the site plan.

Yours very truly,


Everett C. Fettes

ECF/ram

Enclosures

February 19, 1974

Mr. Everett Fettis, Attorney
Fettis, Quinn and Beasley
Suite 504, 120 South Market
Wichita, Kansas 67202

Re: Special Permit Request
for Arkla Gas Storage
Yard at 13th and Zoo
Boulevard

Dear Mr. Fettis:

The City Manager has forwarded your letter of February 13, 1974, to our office for processing. I recall discussing this problem with two representatives of the gas company approximately a year ago. As I recall, we discussed Section 28.04.180.4 of the City Zoning Ordinance, which reads as follows:

The board of commissioners may, by special permit and subject to such protective restrictions as it deems necessary, authorize the location in any district within the city, of any public building erected and used by any department of the city, county, state or federal government, or any building or other structure erected and used by any public utility operated under a franchise granted by the city.

I particularly remember pointing out my concern over a "storage yard" applying under this Section, as this section only speaks of buildings or structures. As I recall, their primary intent was to remove an older building and construct a new office facility with some limited rearrangement of outdoor storage of pipe and other materials. I remember pointing out that 13th Street, Zoo Boulevard, and Daugherty were all inadequate in street right-of-way and that additional right-of-way would probably be a condition if approved. Access control to Zoo Boulevard was also discussed.

Page 2 - Mr. Everett Fettis
February 19, 1974

Inasmuch as your letter has been forwarded to us for processing, this is to advise you that the Planning Commission considers this type of request in their regular meetings. Although we do not advertise the request for a public hearing, notices are mailed to adjacent property owners within 200 feet. In addition to needing the required ownership list, we also need the legal description of the property in question, five copies of a site plan indicating existing and proposed buildings and location of outside storage, proposed ingress and egress, landscaping and fencing as proposed, off-street parking, etc.

If these items can be furnished our office by 5:00 p.m. on February 27, 1974, this request can be considered on the Planning Commission agenda on March 28, 1974. After you review these comments, if you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Ralph Wulz
City Manager

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER
162-0611 — AREA CODE 316
CITY BUILDING — 204 S. MAIN ST.
WICHITA, KANSAS 67202

February 13, 1974

to handle

Mr. Everett C. Fettis
Fettis, Quinn and Beasley
120 South Market - Suite 504
Wichita, Kansas 67202

Dear Mr. Fettis:

A copy of your letter of February 13, 1974, is being sent to the Metropolitan Area Planning Department with the request that it advise you of the necessary proceedings in connection with the ARKLA storage yard.

Sincerely,

Ralph Wulz
Ralph Wulz
City Manager

RW/fmp

✓ cc: Robert A. Lakin, Director of Planning w/a



LAW OFFICES
FETTIS, QUINN and BEASLEY

EVERETT C. FETTIS
MICHAEL G. QUINN
JAMES G. BEASLEY
KEITH M. CURFMAN

120 SOUTH MARKET
SUITE 504
WICHITA, KANSAS 67202
316-267-7251

February 13, 1974

ROUTING:	
<input checked="" type="checkbox"/> RW	_____
<input type="checkbox"/> RGF	_____ <i>270</i>
FEB 13 1974	
<input type="checkbox"/> EK	_____
<input type="checkbox"/> FILE	<input type="checkbox"/> _____

Mr. Ralph Wulz
City Manager
City Building
Wichita, Kansas

Dear Mr. Wulz:

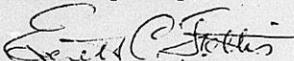
We represent the Arkansas Louisiana Gas Company. They own a storage yard located in an area surrounded by Zoo Boulevard, 13th, Dougherty and 12th Streets, consisting of approximately 4 1/2 acres.

This area has been used for storage by our client for a considerable number of years. It is their desire at this time to clean up the area, remove the dilapidated improvements and construct a new building and to improve the general surroundings. The area would then be used by an operation center for storage of material, distribution center and field headquarters.

I understand that we need a permit from the City Commission to effect this improvement since this area is not zoned especially for this use.

I shall be glad to submit plans or furnish what other information you need.

Yours very truly,


Everett C. Fettis

ECF/ram

O W N E R S H I P L I S T

Lot	Block	Addition	Property Owner
Reserve A		Womer's West Lynn First Addition	✓ West Lynn Inc. 434 Ohio 67211

A tract in the Southeast Quarter of Section, 11-27-1W described as: Beginning at a point on the intersection of the West line of the MOPAC Railroad row, and the South line of said SE $\frac{1}{4}$, said point being 1370.3 feet West of the Southeast corner of said Section 11; thence West along the South line of said Section 11, a distance of 486.22 feet, thence North at right angles a distance of 547 feet to a point in the West line of the MOPAC Railroad row thence in a Southeasterly direction along said West row line to pob.

✓ Laurence R. Hoskins
Beverly A. Hoskins
4527 West 13th St. 67212

Beginning at the Southwest corner of Lot 7, Block 2, West Lynn Fourth Addition to Wichita, thence SWly on the southerly line of said Lot 7, extended SWly, 325 feet, to a pob, thence SEly at right angles to the previous course, 510 feet, thence SWly to a point on the East row line of the MOPAC R. R., said point being 155 feet North of the South line of said SE $\frac{1}{4}$ and measured at right angles to said Southline of said SE $\frac{1}{4}$; thence NWly along said railroad row line to the South row line of I-235; thence NEly along said Highway row line to a point, said point being the intersection of the South line of said Highway and a line 325 feet SWly from and parallel to the West line of Block 2 in said West Lynn Fourth Addition; thence SEly to pob, except that portion deeded to the City of Wichita

○ West Lynn, Inc.
434 Ohio 67211

Lot 1		R. A. Morris Gardens	<i>returned 3-15-74</i> ✓ Consolidated Gas Utilities Corp. 1007 S. West 67209
9		Same	Same
10		Same	Same
1	A	Replat of Part of R. A. Morris Gardens	✓ Elmer Seibel and Dorothy 4405 West 13th 67212
2	A	Same	Same
17	A	Same	<i>returned 3-15-74</i> ✓ Kenneth L. Harms and Patti 1920 Scott 67216
19	A	Same	○ Elmer Seibel & Dorothy 4405 West 13th 67212
18	A	Same	✕ Jimmie L. Shock & Jane Address Unknown

Lot	Block	Addition	Property Owner
1	B	Replat of Part of R. A. Morris Gardens	✓ Patricia A. Fair 4503 Whitehall 67212
2	B	Same	✓ Donald E. Rakestraw and Julia S. Rakestraw 4509 Whitehall 67212
3	B	Same	✓ Robert H. Trowbridge and Bertha E. Trowbridge 4509 Whitehall 67212
19	B	Same	✓ William D. Wood and Mary 4514 West 12th St. 67212
20	B	Same	✓ Stanley L. Plotner and Elizabeth A. Plotner 4508 West 12th St. 67212
21	B	Same	Same
1	C	Same	✓ James I. Murray & Mildred 4502 Del Sienna 67212
6	D	Same	✓ Luther O. Lowe and Evelyn J. Lowe 1405 Sabin 67212
7 exc W 23.75'		Same	Same
W23.75' 7	D	Same	✓ Edward A. Ballard Sr. Frances D. Ballard 4401 West 12th St. 67212
8	D	Same	Same
9	D	Same	✓ Clarence L. Holloway & Carrie 9422 West Central 67212
10	D	Same	✓ Ronald L. Schrader and Delpha J. Schrader 1220 Dougherty 67212
11	D	Same	✓ Charles E. Wiland Jr Mary E. Wiland 1214 Dougherty 67212
12	D	Same	✓ Jack Boone Davis and Carolyn May Davis 4420 Del Sienna 67212

Lot	Block	Addition	Property Owner
13	D	Replat of Part of R. A. Morris Gardens	Edward A. Ballard Sr. Frances D. Ballard 4401 West 12th 67212
W23.75' 14	D	Same	Same
14 exc W23.75'		Same	Lloyd D. Watson 4614 West 12th 67212
15	D	Same	Donald Hollar 1309 Charlotte 67208
16	D	Same	Same
17	D	Same	Same
3	D	Same	Clark L. Heckathorn Emelia J. Heckathorn 4143 West 12th 67212
18	D	Same	Same
2	D	Same	Lisolette Lee 4133 West 12th 67212
19	D	Same	Same
20	D	Same	Anthony M. Strunk 4121 West 12th 67212
1	D	Same	Same
4	D	Same	Ford M. Duke & Donna 1602 West Lynn 67212
5	D	Same	Same
1		Kardatzke 3rd Addition	Terrace Garden Manors Inc. 1325 N. West 67212
1 except tract below & except Kardatzke 3rd		Kardatzke 2nd Addition	Terrace Gardens Skilled Nursing Centers Inc. 1301 N. West 67212
		Part of Lot 1 in Kardatzke's 2nd Addition described as: Beginning at a point on the north line of said Lot 1, 258 feet East of the NW corner of said lot 1; thence West 258 feet to the NW corner of said Lot 1; thence SEly along the westerly line of said lot 1, 148 feet; thence NEly 193.88 feet to pob.	Terrace Gardens Manors, Inc. 1325 N. West 67212
N 163 ft lot 11		R. A. Morris Gardens	Dorothy Dickinson 415 N. Bebe 67212

Tract

Beginning 1235.38 feet West of the NE corner of Section 14-27-1W, thence East 273 feet, thence due South 319 feet more or less to the intersection with the East line of the row of MOPAC Railroad row, thence NWly along said row to pob, except the North 30 feet for road

Addition

✓ Robert Kenneth Rhodes
Geraldine O. Rhodes
4327 West 13th 67212

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 200 foot radius of: Lots 1, 9 and 10,
R. A. Morris Gardeas, Sedgwick County, Kansas

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 22nd day of February, 1974 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

John Byron
Asst. Vice President

Order No. 210730
wh

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

NOY DELIVERABLE AS ADDRESSES
WEST

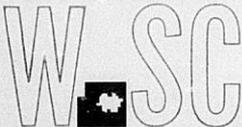


DR 74-6

Consolidated Gas Utilities Corp.
1007 South West St.
Wichita, Kansas 67209

Important! Notice of Hearing Enclosed

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202



DR 74-6

Kenneth L. Harms and Patti
1920 Scott
Wichita, Kansas 67216

Important! Notice of Hearing Enclosed



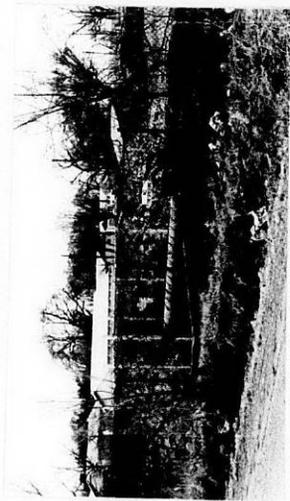
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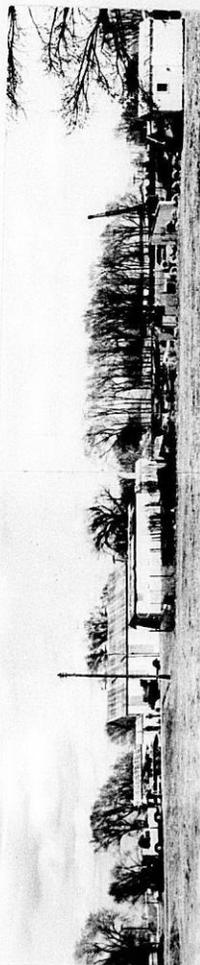
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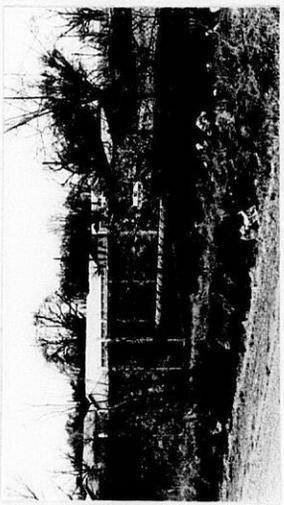
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2.



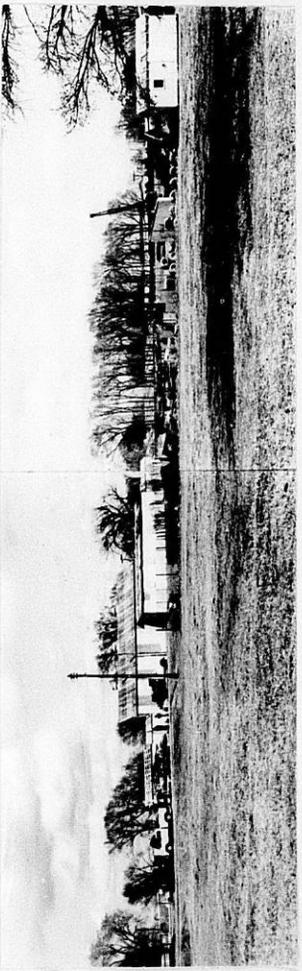
4.



3.



6.



5.

Map No. _____
Sec. _____
Twp. _____
Range _____

AREA DATA
1. Acres: _____
2. Adjoin: _____
3. Land t: _____
4. Sketc: _____
5. Presc: _____
6. Area: _____

PHOTO DATA
Taken by _____



Map No. 5148
 Sec. 14
 Twp. 27
 Range 1W

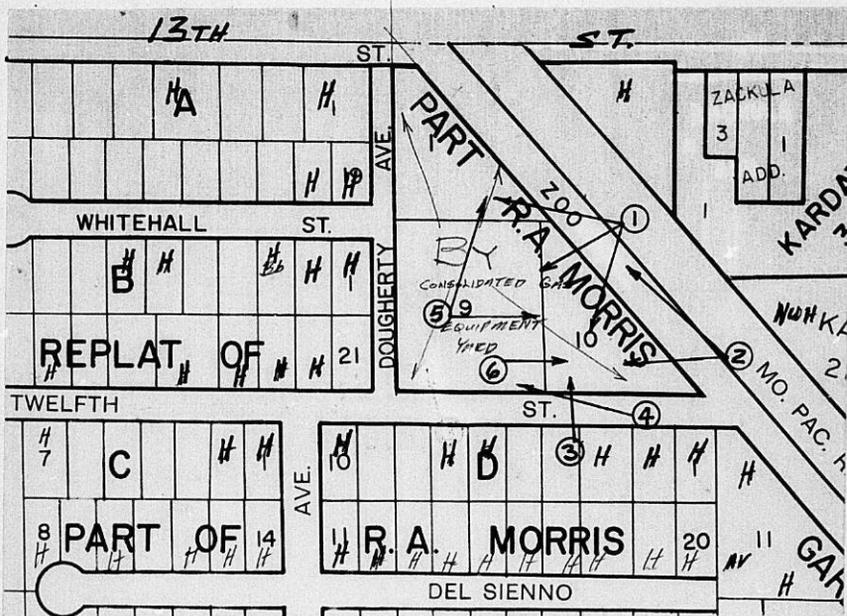
DR 74-6
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 4.0 (550 ft. by 545 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East MO. PAC RR South SINGLE FAM
 West SINGLE FAM North MO PAC RR
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: WAREHOUSE & STORAGE
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by B Date 3-4-74 Time 3:30



6

5