

DR 87-14: Westlink Investment Corp. requests Special Use Permit to establish a swimming pool, clubhouse and associated facilities on property zoned "AA" and located on the north side of Maple 540 ft. west of 119th Street West.

Posted 6-22-87 KK  
OK

# ACTION

COMMITTEE	DATE
Approved Sub to M.A.P.C. <i>Resolution</i>	<i>7/9/87</i>
B.C.C./B.C.O.C. <i>Approved to</i> <i>Recommend</i>	<i>8-4-87</i>

DATA SHEET

Z- \_\_\_\_\_  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 DR- 87-14  
 DP- \_\_\_\_\_

Amend  
 Case Filed: 6-10-87  
 Associated Case: \_\_\_\_\_

CPO Council Area: 5-A  
 CPO Meeting Date: 7-1-87  
 MAPC Hearing Date: 7-9-87

APPLICATION DATA: Map No. 4647 AB

1. General Location: On the north side of Maple in an area west of 119th Street West

2. From \_\_\_\_\_ to \_\_\_\_\_

3. Proposed Use: SPECIAL USE PERMIT to establish a clubhouse, swimming pool and associated facilities on property zoned "AA" Single-Family Dwelling District

4. DP Name: \_\_\_\_\_

5. Applicant: Westlink Investment Corporation c/o Thurman W. Smith

Address 11216 West Maple, Wichita, Kansas 67209 Phone 722-6791

6. Agent: Professional Engineering Consultants, P.A. c/o Gary Wiley

Address 1440 East English Phone 262-2691

AREA DATA:

1. Acres: 0.9 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)

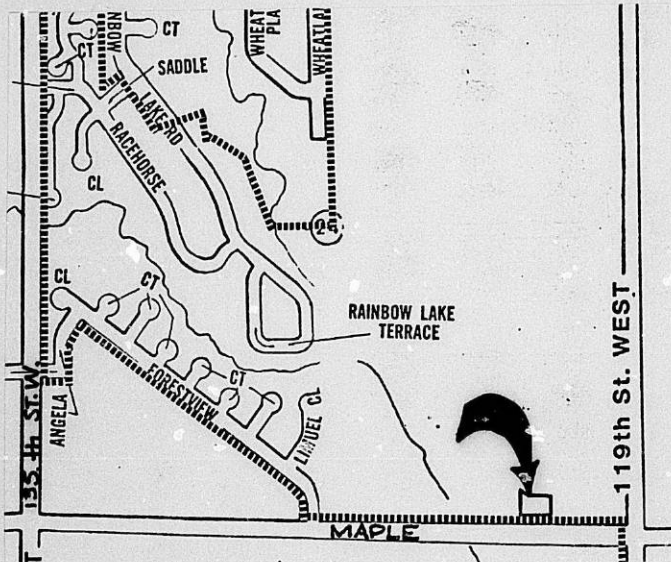
2. Adjoining Zoning: N "R-1" AA S "AA" R-1 E "AA" W "AA"

3. Land Use: North \_\_\_\_\_ East \_\_\_\_\_  
 South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA:

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



NOTES:

LOS ANGELES - CHICAGO - LOGAN, OH  
 HOUSTON - 77001 - 5000 VENTURA, CA  
 U.S.A.

**S** *Smith*  
 No. 2-153C

September 22, 1987

Thurman W. Smith  
Westlink Investment Corporation  
11216 West Maple  
Wichita, Kansas 67209

RE: DR 87-14 - Special Use Permit for a clubhouse, swimming pool and associated facilities. (Lots 1, 2 and 3, Block 1, Bay Country Estates.)

Dear Mr. Smith:

On August 4, 1987, the Wichita City Council adopted a resolution which authorizes the above-referenced special use in the "AA" zoning district and specifies the conditions of approval. I have enclosed a copy of the resolution for your files. Items A, B, D and G have been satisfactorily completed. Please note items C, E and F which must be complied with at the time of development.

If you have any questions about this special use permit, please call our office.

Sincerely,

Louise Olivarez  
Principal Planner

LO:blw  
Enclosure

cc: Monty Robson, Superintendent of Central Inspection(w/site & landscape plans)  
Gary Wiley, P.E.C., P.A., 1440 East English, Wichita, Kansas 67211

Approved / Accepted By City Council  
This AUG 4 1987

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.182 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provision of Section 28.04.182 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for a clubhouse, swimming pool and associated facilities on property legally described below subject to the following conditions:

CASE NO. DR 87-14  
Special Use Permit to Establish a Clubhouse, Swimming Pool  
and Associated Facilities on Property Zoned "AA"  
Single-Family Dwelling District

A tract of land in the SE $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the southeast corner of said SE $\frac{1}{4}$ ; thence bearing S88°43'45"W along the south line of said SE $\frac{1}{4}$  a distance of 567.69 feet; thence perpendicular to said south line bearing N1°16'15"W a distance of 50.00 feet to the point of beginning; thence continuing bearing N1°16'15"W a distance of 130.00 feet; thence bearing S88°43'45"W a distance of 173.00 feet to the P.C. of a curve to the right having a radius of 140.00 feet; thence along said curve through a central angle of 48°02'42" an arc distance of 117.39 feet; thence bearing S1°16'15"E a distance of 176.40 feet; thence bearing N88°43'45"E parallel to and 50.00 feet north of the south line of the SE $\frac{1}{4}$  of said Section 24, a distance of 277.11 feet to the point of beginning; being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates, an addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Maple in an area west of 119th Street West.

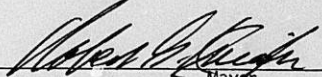
CONDITIONS OF APPROVAL:

- A. A landscape and/or fencing plan for the parking area shall be submitted to the Planning Department for review and approval prior to issuance of any building permits on this site.
- B. Prior to scheduling this request for City Council review, the applicant shall submit a more detailed screening plan for the west side of subject site to the Planning Department for review and approval.
- C. Fencing of the swimming pool shall be provided as required by City Code.
- D. The applicant shall provide a covenant which limits use of these recreational facilities to residents of Bay Country Estates.
- E. All lights shall be shielded to reflect or direct light away from adjoining property.
- F. No loudspeakers or amplification system shall be used so as to be heard outside of the building.
- G. Four copies of a revised site plan showing compliance with items one and two shall be submitted to the Planning Department prior to scheduling this request for City Council review and within 60 days or this application shall be considered denied and closed.

MHPD received  
9-21-87

SECTION 2. That this Resolution shall take effect and be in force from and after its adoption by the Board of City Commissioners.

ADOPTED AT WICHITA, KANSAS, this 4<sup>TH</sup> day of AUGUST, 1987.

  
\_\_\_\_\_  
ROBERT G. KNIGHT, Mayer

ATTEST:

  
\_\_\_\_\_  
Deputy City Clerk  
DALE E. REA

(SEAL)

Approved as to form \_\_\_\_\_ City Attorney

RESTRICTIVE COVENANT

This covenant, executed this 24th day of July, 1987.

WITNESSETH that,

WHEREAS, the undersigned has requested a Special Use Permit, DR 87-14, to establish a clubhouse, swimming pool and associated facilities on Lots 1, 2 and 3, Block 1, Bay Country Estate, an addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, as a condition of approval of Special Use Permit DR 87-14, a requirement has been made by the City of Wichita regarding the use of the property.

NOW, THEREFORE, the undersigned does hereby subject Lots 1, 2 and 3, Block 1, Bay Country Estates, to the following covenants and restrictions:

1. Use of the recreational facilities, as approved within Special Use Permit DR 87-14, shall be limited to residents of Bay Country Estates and their guests.

THIS COVENANT is binding on the owners, their successors and assigns and is a covenant running with the land and is binding on all successors in title to the above described property.

EXECUTED the day and year first above written.

WESTLINK INVESTMENT CORPORATION

Thurman W. Smith, President  
Thurman W. Smith

STATE OF KANSAS }  
SEDGWICK COUNTY }  
FILED FOR RECORD AT }  
1-45 P }

AUG 6 1987

NO. 8 99579

PAT KETTLER  
REGISTER OF DEEDS

Ann Johnson  
Deputy

STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss

Be it remembered that on this 24th day of July, 1987, before me, a notary public in aforesaid state and county, came Thurman W. Smith, President of Westlink Investment Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same for and on behalf and as the act and deed of said corporation, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Marsha K. Morrow, Notary Public

My commission expires May 8, 1989

MARSHA K. MORROW  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. \_\_\_\_\_

SEAL

Copy

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EXECUTED the day and year first above written.

WESTLINK INVESTMENT CORPORATION

Thurman W. Smith, President  
Thurman W. Smith

STATE OF KANSAS }  
COUNTY OF SEDGWICK } ss

Be it remembered that on this 24th day of July, 1987, before me, a notary public in aforesaid state and county, came Thurman W. Smith, President of Westlink Investment Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same for and on behalf and as the act and deed of said corporation, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Marsha K. Morrow, Notary Public

My commission expires May 9, 1989



SEAL

*gave original  
to Harry Wiley  
8-5-87 to  
recd Q + furnish  
me a copy of  
recorded document*

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.182 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provision of Section 28.04.182 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for a clubhouse, swimming pool and associated facilities on property legally described below subject to the following conditions:

CASE NO. DR 87-14

Special Use Permit to Establish a Clubhouse, Swimming Pool  
and Associated Facilities on Property Zoned "AA"  
Single-Family Dwelling District

A tract of land in the SE $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the southeast corner of said SE $\frac{1}{4}$ ; thence bearing S88°43'45"W along the south line of said SE $\frac{1}{4}$  a distance of 567.69 feet; thence perpendicular to said south line bearing N1°16'15"W a distance of 50.00 feet to the point of beginning; thence continuing bearing N1°16'15"W a distance of 130.00 feet; thence bearing S88°43'45"W a distance of 173.00 feet to the P.C. of a curve to the right having a radius of 140.00 feet; thence along said curve through a central angle of 48°02'42" an arc distance of 117.39 feet; thence bearing S1°16'15"E a distance of 176.40 feet; thence bearing N88°43'45"E parallel to and 50.00 feet north of the south line of the SE $\frac{1}{4}$  of said Section 24, a distance of 277.11 feet to the point of beginning; being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates, an addition to Wichita, Sedgwick County, Kansas, Generally located on the north side of Maple in an area west of 119th Street West.

CONDITIONS OF APPROVAL:

- A. A landscape and/or fencing plan for the parking area shall be submitted to the Planning Department for review and approval prior to issuance of any building permits on this site.
- B. Prior to scheduling this request for City Council review, the applicant shall submit a more detailed screening plan for the west side of subject site to the Planning Department for review and approval.
- C. Fencing of the swimming pool shall be provided as required by City Code.
- D. The applicant shall provide a covenant which limits use of these recreational facilities to residents of Bay Country Estates.
- E. All lights shall be shielded to reflect or direct light away from adjoining property.
- F. No loudspeakers or amplification system shall be used so as to be heard outside of the building.
- G. Four copies of a revised site plan showing compliance with items one and two shall be submitted to the Planning Department prior to scheduling this request for City Council review and within 60 days or this application shall be considered denied and closed.

SECTION 2. That this Resolution shall take effect and be in force from and after its adoption by the Board of City Commissioners.

ADOPTED AT WICHITA, KANSAS, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

Approved as to form \_\_\_\_\_  
City Attorney

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

City of Wichita  
City Council Meeting  
August 4, 1987

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

TO: Mayor and City Council Members

SUBJECT: DR 87-14 - REQUEST FOR A SPECIAL PERMIT TO ESTABLISH A CLUBHOUSE, SWIMMING POOL AND ASSOCIATED FACILITIES ON PROPERTY, ZONED THE "AA" SINGLE-FAMILY DWELLING DISTRICT.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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Staff Recommendation: Approve subject to conditions (see MAPC minutes).

MAPC Recommendation: Approve subject to recommended conditions (9-0).

CPO Recommendation: CPO Council "5A" voted 9-0 to recommend approval of the request.

Location: North side of Maple in an area west of 119th Street West.  
(Council District #5)

Applicant: Westlink Investment Corporation (Thurman Smith)

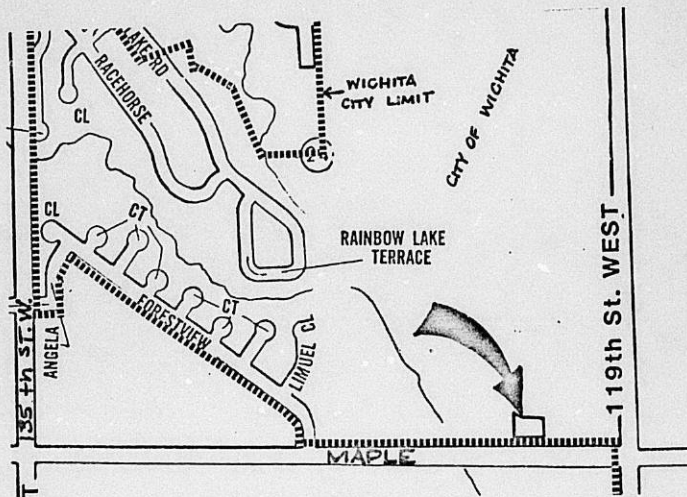
Site Size: 0.9 acres

Background: The applicant is requesting a special use permit for a recreational area (including a clubhouse, swimming pool and associated facilities) on a 0.9-acre tract of land located on the north side of Maple in an area west of 119th Street West. The property is being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates. The adjacent lot to the west and the lots across the street to the north and east are owned by the applicant and are also within the pending plat of Bay Country Estates. Private recreational facilities, such as this proposal, are allowed in "AA" zoning with a special permit. The applicant has advised that a homeowners association will be formed to own and maintain these recreational facilities. Membership will be limited to only Bay Country residents.

- Actions:
1. Concur with the findings of the MAPC and approve the special use permit subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
  2. Take appropriate action stating reasons.

Attachments: Area map  
7-9-87 MAPC Minutes  
CPO Memorandum  
Site plan

PL/1326/2



DR 87-14 - REQUEST FOR A SPECIAL USE PERMIT TO ESTABLISH A CLUB-HOUSE, SWIMMING POOL AND ASSOCIATED FACILITIES ON PROPERTY ZONED THE "AA" SINGLE-FAMILY DWELLING DISTRICT LOCATED ON THE NORTH SIDE OF MAPLE IN AN AREA WEST OF 119TH STREET WEST.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 9, 1987

LEGAL:

7. Case No. DR 87-14 - Westlink Investment Corporation requests Special Use Permit to establish a clubhouse, swimming pool and associated facilities on a tract of land in the SE $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the southeast corner of said SE $\frac{1}{4}$ ; thence bearing S88°43'45"W along the south line of said SE $\frac{1}{4}$  a distance of 567.69 feet; thence perpendicular to said south line bearing N1°16'15"W a distance of 50.00 feet to the point of beginning; thence continuing bearing N1°16'15"W a distance of 130.00 feet; thence bearing S88°43'45"W a distance of 173.00 feet to the P.C. of a curve to the right having a radius of 140.00 feet; thence along said curve through a central angle of 48°02'42" an arc distance of 117.39 feet; thence bearing S1°16'15"E a distance of 176.40 feet; thence bearing N88°43'45"E parallel to and 50.00 feet north of the south line of the SE $\frac{1}{4}$  of said Section 24, a distance of 277.11 feet to the point of beginning, being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates, an addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Maple in an area west of 119th Street West.

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

**Background:** The applicant is requesting a special use permit for a recreational area (including a clubhouse, swimming pool and associated facilities) on a 0.9-acre tract of land located on the north side of Maple in an area west of 119th Street West. The property is being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates. The adjacent lot to the west and the lots across the streets to the north and east are owned by the applicant and are also within the pending plat of Bay Country Estates.

**Analysis:** Private recreational facilities, such as this proposal, are permitted in "AA" zoning with a special permit. Section 28.04.182 of the Zoning Ordinance states that the Planning Commission may recommend approval of the location and preliminary plans for such a use after first finding "that such use is reasonable and is in harmony with the surrounding area and the objectives of the comprehensive plan and will preserve property values, personal and property rights, as well as promote the general welfare of the community." Section 28.04.182 also lists certain criteria for site plan development such as uses, setbacks, screening, etc. These criteria were established to protect existing neighborhoods and strict adherence to these guidelines may not be necessary for this particular case where the facility is to be constructed prior to development of the subdivision which it is to serve. The application area and all lots within Bay Country Estates are still in one ownership. The applicant has advised that a homeowners association will be formed to own and maintain these recreational facilities. Membership will be limited to only Bay Country residents.

The small size of this private recreational facility (0.9 acres) and the limited facilities proposed (a clubhouse, swimming pool and a tot lot) will have no effect on the park element of the comprehensive plan. The clubhouse building is to be used initially as a sales office for the subdivision. Upon conversion

to a clubhouse, it is to have a multi-purpose room, a lounge, a game room and two offices. An outdoor swimming pool and deck area are shown on the site plan submitted with this application. Twenty-one parking spaces are indicated on the site plan and adequately covers the needs of this neighborhood facility. The four-foot sidewalk will tie in someday to the public sidewalk system required to be installed on the north side of Sheriac.

Solid fencing or screening at least six feet in height is required for all outdoor activity areas which abut adjacent properties. Also, a three and one-half foot high fence or evergreen vegetation screen is required for the parking lot to prevent headlights from shining into nearby residences and the public street.

If the Commission determines that the use is reasonable and is in harmony with the surrounding area, the following are recommended conditions of approval:

- A. A landscape and/or fencing plan for the parking area shall be submitted to the Planning Department for review and approval prior to issuance of any building permits on this site.
- B. Prior to scheduling this request for City Council review, the applicant shall submit a more detailed screening plan for the west side of subject site to the Planning Department for review and approval.
- C. Fencing of the swimming pool shall be provided as required by City Code.
- D. The applicant shall provide a covenant which limits use of these recreational facilities to residents of Bay Country Estates.
- E. All lights shall be shielded to reflect or direct light away from adjoining property.
- F. No loudspeakers or amplification system shall be used so as to be heard outside of the building.
- G. Four copies of a revised site plan showing compliance with items one and two shall be submitted to the Planning Department prior to scheduling this request for City Council review and within 60 days or this application shall be considered denied and closed.

DISCUSSION:

OLIVAREZ stated that this facility will be available for use only by the residents of that subdivision. She mentioned that the regulations permit this use in the "AA" zoning but only with a special permit unless this is part of a community unit plan. OLIVAREZ said that there are requirements in the code for screening the parking lot as well as the pool area. CPO Council "5A" recommended 9-0 that the application be approved. Staff also recommends approval of the request subject to those certain conditions listed in the staff report.

GARY WILEY, Professional Engineering Consultants, was present to represent the applicants.

No one spoke in opposition to the application.

**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 this application be approved subject to the following conditions:

- A. A landscape and/or fencing plan for the parking area shall be submitted to the Planning Department for review and approval prior to issuance of any building permits on this site.
- B. Prior to scheduling this request for City Council review, the applicant shall submit a more detailed screening plan for the west side of subject site to the Planning Department for review and approval.
- C. Fencing of the swimming pool shall be provided as required by City Code.
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Parsons moved, Goebel seconded and it carried unanimously. Conlee was absent.

-----

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE July 2, 1987

TO Jack Galbraith, Chief Planner, Current Plans

FROM CPO Office

SUBJECT DR 87-14: North side of  
Maple in an area west of  
119th Street West

On Wednesday, July 1, the West Side CPO Council 5A, considered the above captioned case, a request for a "special use permit" to establish a clubhouse, swimming pool and associated facilities on property zoned "AA" Single-Family Dwelling District. Council members were provided the notice to adjoining property owners and a map of the area. After a brief discussion, the Council voted 9-0 to recommend approval of the request.

The agent, Gary Wiley, was present to describe the request and respond to questions from the Council. There were no area residents present to either support or oppose the request. According to Mr. Wiley, the clubhouse, pool, and associated facilities would be used exclusively by home owners within the Bay Country Estates.

Please provide the Council's recommendation to the MAPC and City Council when case DR 87-14 is considered.

BLC:blc

RECEIVED

JUL 02 1987

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE July 2, 1987

TO Jack Galbraith, Chief Planner, Current Plans

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SUBJECT DR 87-14: North side of  
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Please provide the Council's recommendation to the MAPC and City Council when case DR 87-14 is considered.

BLC:blc

RECEIVED

JUL 02 1987

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

July 10, 1987

Gary Wiley  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: DR 87-14 - Special Use permit to establish a clubhouse, swimming pool and associated facilities on property zoned "AA". On the north side of Maple in an area west of 119th Street West.

Dear Mr. Wiley

At its regular meeting on July 9, 1987, the Metropolitan Area Planning Commission considered the above-captioned special use request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- ✓ A. A landscape and/or fencing plan for the parking area shall be submitted to the Planning Department for review and approval prior to issuance of any building permits on this site.
- ✓ B. Prior to scheduling this request for City Council review, the applicant shall submit a more detailed screening plan for the west side of subject site to the Planning Department for review and approval.
- C. Fencing of the swimming pool shall be provided as required by City Code.
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- ✓ G. Four copies of a revised site plan showing compliance with items one and two shall be submitted to the Planning Department prior to scheduling this request for City Council review and within 60 days or this application shall be considered denied and closed.

Page 2

In addition to the four copies of the site plan referenced in item G above, please provide six 8½" by 11" copies for City Council use, if possible. It is recommended that items B and G be completed no later than July 22, 1987 in order for this matter to be forwarded to the City Council for consideration at their regular meeting on August 4, 1987. 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.

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

Sincerely yours,

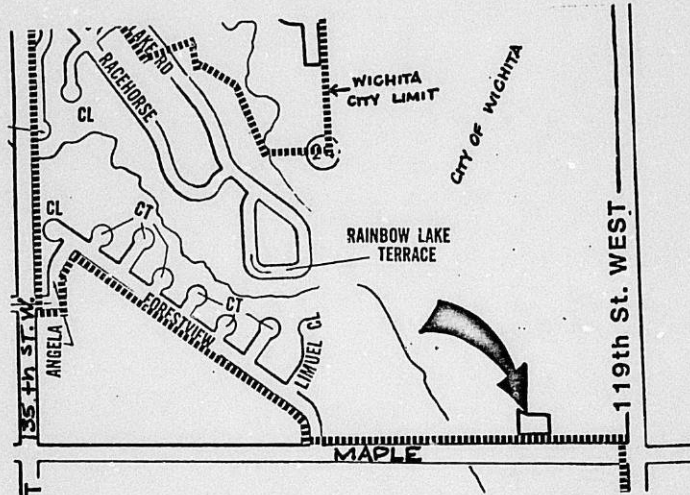
Jack H. Galbraith  
Chief Planner

JHG/lw

cc: Westlink Investment Corporation, c/o Thurman W. Smith, 11216 W.  
Maple, Wichita, KS 67209

JULY 9, 1987

STAFF REPORT



DR 87-14 - REQUEST FOR A SPECIAL USE PERMIT TO ESTABLISH A CLUBHOUSE, SWIMMING POOL AND ASSOCIATED FACILITIES ON PROPERTY ZONED THE "AA" SINGLE-FAMILY DWELLING DISTRICT LOCATED ON THE NORTH SIDE OF MAPLE IN AN AREA WEST OF 119TH STREET WEST.

Applicant: Westlink Investment Corporation, c/o Thurman Smith

	Land Use	Zoning	Size
Application Area	Undeveloped	"AA"	0.9 acres
North	Undeveloped	"AA"	
South	Undeveloped	"R-1"	
East	Undeveloped	"AA"	
West	Undeveloped	"AA"	

History: None.

Background: The applicant is requesting a special use permit for a recreational area (including a clubhouse, swimming pool and associated facilities) on a 0.9-acre tract of land located on the north side of Maple in an area west of 119th Street West. The property is being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates. The adjacent lot to the west and the lots across the street to the north are owned by the applicant and are also within the pending plat of Bay Country Estates.

Analysis: Private recreational facilities, such as this proposal, are permitted in "AA" zoning with a special permit. Section 28.04.182 of the Zoning Ordinance states that the Planning Commission may recommend approval of the location and preliminary plans for such a use after first finding "that such use is reasonable and is in harmony with the surrounding area and the objectives of the comprehensive plan and will preserve property values, personal and property rights, as well as promote the general welfare of the community." Section 28.04.182 also lists certain criteria for site plan development such as uses, setbacks, screening, etc. These criteria were established to protect existing neighborhoods and strict adherence to these guidelines may not be necessary for this particular case where the facility is to be constructed prior to development of

the subdivision which it is to serve. The application area and all lots within Bay Country Estates are still in one ownership. The applicant has advised that a homeowners association will be formed to own and maintain these recreational facilities. Membership will be optional and will be limited to only Bay Country residents.

The small size of this private recreational facility (0.9 acres) and the limited facilities proposed (a clubhouse, swimming pool and a tot lot) will have no effect on the park element of the comprehensive plan. The clubhouse building is to be used initially as a sales office for the subdivision. Upon conversion to a clubhouse, it is to have a multi-purpose room, a lounge, a game room and two offices. An outdoor swimming pool and deck area are shown on the site plan submitted with this application. Twenty-one parking spaces are indicated on the site plan and adequately covers the needs of this neighborhood facility. The four-foot sidewalk will tie in someday to the public sidewalk system required to be installed on the north side of Sheriac.

Solid fencing or screening at least six feet in height is required for all outdoor activity areas which abut adjacent properties. Also, a three and one-half foot high fence or evergreen vegetation screen is required for the parking lot to prevent headlights from shining into nearby residences and the public street.

If the Commission determines that the use is reasonable and is in harmony with the surrounding area, the following are recommended conditions of approval:

- A. A landscape and/or fencing plan for the parking area shall be submitted to the Planning Department for review and approval prior to issuance of any building permits on this site.
- B. Prior to scheduling this request for City Council review, the applicant shall submit a more detailed screening plan for the west side of subject site to the Planning Department for review and approval.
- C. Fencing of the swimming pool shall be provided as required by City Code.
- D. The applicant shall provide a covenant which limits use of these recreational facilities to residents of Bay Country Estates.
- E. All lights shall be shielded to reflect or direct light away from adjoining property.
- F. No loudspeakers or amplification system shall be used so as to be heard outside of the building.
- G. Four copies of a revised site plan showing compliance with items one and two shall be submitted to the Planning Department prior to scheduling this request for City Council review and within 60 days or this application shall be considered denied and closed.

CASE NO. DR 87-14

1	Notice to adjoining property owner mailed on 6-23-87 for CPO meeting on 7-1-87 and for MAPC meeting on 7-9-87.
2	One each to Applicant and Agent.
4	One each to CPO, Carl Gipson, City Manager, and City Council Member.
4	One each to Louise, Barbara, Jack and Karen.
<hr/>	
11	TOTAL

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

June 23, 1987

NOTICE OF PUBLIC HEARING

Case No.: DR 87-14.

Location: On the north side of Maple in an area west of 119th Street West.

Address: N/A.

Request: Special Use Permit to establish a clubhouse, swimming pool and associated facilities on property zoned for the "AA" Single-Family Dwelling District.

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

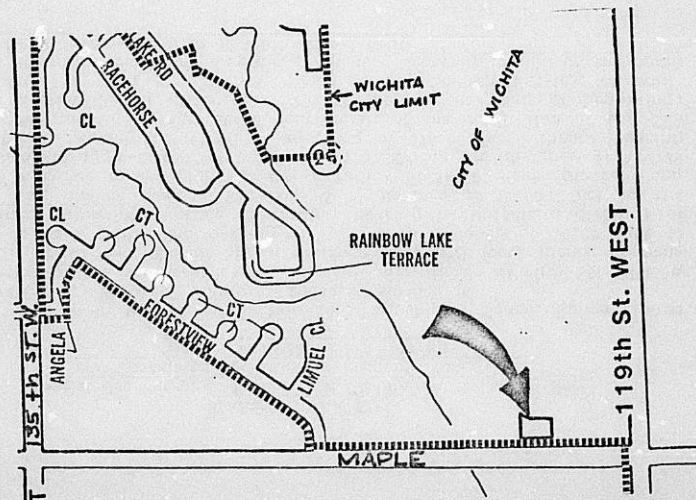
JULY 9, 1987

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

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

If you have any questions or wish additional information about this case, please call the Planning Office at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "5A" will consider this case at their meeting to be held on Wednesday, July 1, 1987, at 7:30 p.m., at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



SEE REVERSE SIDE

PL/1059/4

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 87-14  
Special Use Permit to Establish a Clubhouse, Swimming Pool  
and Associated Facilities on Property Zoned "AA"  
Single-Family Dwelling District

A tract of land in the SE $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as:  
 Commencing at the southeast corner of said SE $\frac{1}{4}$ ; thence bearing S88°43'45"W along the south line of said SE $\frac{1}{4}$  a distance of 567.69 feet; thence perpendicular to said south line bearing N1°16'15"W a distance of 50.00 feet to the point of beginning; thence continuing bearing N1°16'15"W a distance of 130.00 feet; thence bearing S88°43'45"W a distance of 173.00 feet to the P.C. of a curve to the right having a radius of 140.00 feet; thence along said curve through a central angle of 48°02'42" an arc distance of 117.39 feet; thence bearing S1°16'15"E a distance of 176.40 feet; thence bearing N88°43'45"E parallel to and 50.00 feet north of the south line of the SE $\frac{1}{4}$  of said Section 24, a distance of 277.11 feet to the point of beginning, being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates, an addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Maple in an area west of 119th Street West.

Most Restrictive

Least Restrictive

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-6	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 23 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odor and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses

Special Districts

D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
G	MOBILE HOME	Mobile home park when complying with Title 28 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial/residential. Permits those uses approved as part of a total development plan

( ) Published in The Daily Record on June 16, 1987 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT ON THURSDAY, July 9, 1987, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in the City Council Meeting Room, First Floor, City Hall, 455 North Main Street, Wichita, Kansas, beginning at 1:30 p.m., will consider the following applications:

CASE NO. Z-2853

Zone Change from the "A" Two-Family Dwelling District to the "LC" Light Commercial District

Lots 16 and 17 on 9th Street, Solomon's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 9th Street in an area between Spruce and Madison.

CASE NO. Z-2854

Zone Change from the "A" Two-Family Dwelling District and the "B" Multiple-Family Dwelling District to the "B" Multiple-Family Dwelling District

Odd lots 75 through 87, inclusive, on Mosley, Ranson & Kay's 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Mosley between Funston and Osie.

CASE NO. DR 87-14

Special Use Permit to Establish a Clubhouse, Swimming Pool and Associated Facilities on Property Zoned "AA" Single-Family Dwelling District

A tract of land in the SE $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the southeast corner of said SE $\frac{1}{4}$ ; thence bearing S88°43'45"W along the south line of said SE $\frac{1}{4}$  a distance of 567.69 feet; thence perpendicular to said south line bearing N1°16'15"W a distance of 50.00 feet to the point of beginning; thence continuing bearing N1°16'15"W a distance of 130.00 feet; thence bearing S88°43'45"W a distance of 173.00 feet to the P.C. of a curve to the right having a radius of 140.00 feet; thence along said curve through a central angle of 48°02'42" an arc distance of 117.39 feet; thence bearing S1°16'15"E a distance of 176.40 feet; thence bearing N88°43'45"E parallel to and 50.00 feet north of the south line of the SE $\frac{1}{4}$  of said Section 24, a distance of 277.11 feet to the point of beginning, being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates, an addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Maple in an area west of 119th Street West.

As provided in Section 28.04.210 of the Code of the City of Wichita, Kansas, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matter(s) will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the Zoning Ordinance will be considered by the MAPC as by law provided.

WITNESS MY HAND this 15th day of June, 1987.

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

CASE NO. DR 87-14

Special Use Permit to Establish a Clubhouse, Swimming Pool  
and Associated Facilities on Property Zoned "AA"  
Single-Family Dwelling District

A tract of land in the SE $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as:  
Commencing at the southeast corner of said SE $\frac{1}{4}$ ; thence bearing S88°43'45"W along the south line of said SE $\frac{1}{4}$  a distance of 567.69 feet; thence perpendicular to said south line bearing N1°16'15"W a distance of 50.00 feet to the point of beginning; thence continuing bearing N1°16'15"W a distance of 130.00 feet; thence bearing S88°43'45"W a distance of 173.00 feet to the P.C. of a curve to the right having a radius of 140.00 feet; thence along said curve through a central angle of 48°02'42" an arc distance of 117.39 feet; thence bearing S1°16'15"E a distance of 176.40 feet; thence bearing N88°43'45"E parallel to and 50.00 feet north of the south line of the SE $\frac{1}{4}$  of said Section 24, a distance of 277.11 feet to the point of beginning, being platted as Lots 1, 2 and 3, Block 1, Bay Country Estates, an addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Maple in an area west of 119th Street West.

PL/1055/4

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special Permit. 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. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

A. APPLICANT Westlink Investment Corporation - Thurman W. Smith

ADDRESS 11216 West Maple Zip Code 67209 PHONE 722-6791

AGENT P.E.C., P.A. - Gary Wiley

ADDRESS 1440 E. English Zip Code 67211 PHONE 252-2691

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 proposes to establish a clubhouse, swimming pool  
and associated facilities \_\_\_\_\_ (use)

on property legally described as Lot(s) \_\_\_\_\_

\_\_\_\_\_, Block(s) \_\_\_\_\_

of the \_\_\_\_\_ Addition.

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

See attached sheet

- B. There are 0.9 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 1647A Zoning (N) AA (S) AA (E) AA (W) AA

CPO 5A 7-1-87

MAPC 7-9-87

3. This property is located at (address) N/A.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the \_\_\_\_\_ corner of \_\_\_\_\_ and \_\_\_\_\_, OR

B. On the north side of Maple (Ave.) Street between 540 Ft. + west of 119th(Ave.) Street and \_\_\_\_\_ (Ave.) Street.

4. The property included in this application is zoned AA (ZONING DISTRICT CLASSIFICATION).

5. We request this special permit for the following reasons:

To construct a clubhouse, swimming pool, tot lot, and parking for the future owners of Ray Country Estates Residential Development.

6. 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 FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY OR COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

WESTLINK INVESTMENT CORPORATION  
APPLICANT'S SIGNATURE

BY Gary L. Wiley  
AUTHORIZED AGENT (IF ANY)  
Gary Wiley, P.E.C., P.A.

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 4<sup>00</sup>  
(AM, PM) on 4<sup>00</sup> 10-10-87 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150.00.

Bob Harris Name  
Sr. Planner Title

A TRACT OF LAND IN THE SE 1/4 OF SECTION 24, T27S, R2W OF THE 6TH P.M.  
DESCRIBED AS: COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE BEARING  
S88°43'45"W ALONG THE SOUTH LINE OF SAID SE 1/4 A DISTANCE OF 567.69 FEET;  
THENCE PERPENDICULAR TO SAID SOUTH LINE BEARING N1°16'15"W A DISTANCE OF 50.00  
FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING N1°16'15"W A  
DISTANCE OF 130.00 FEET; THENCE BEARING S88°43'45"W A DISTANCE OF 173.00 FEET  
TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET; THENCE  
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°02'42" AN ARC DISTANCE OF  
117.39 FEET; THENCE BEARING S1°16'15"E A DISTANCE OF 176.40 FEET; THENCE  
BEARING N88°43'45"E PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE  
SE 1/4 OF SAID SECTION 24, A DISTANCE OF 277.11 FEET TO THE POINT OF  
BEGINNING. CONTAINING 0.861 ACRES MORE OR LESS.

THE ABOVE DESCRIBED TRACT OF LAND IS IN THE PROCESS OF BEING PLATTED AS LOTS  
1, 2 & 3, BLOCK 1, BAY COUNTRY ESTATES AN ADDITION TO WICHITA, SEDGWICK  
COUNTY, KANSAS.

OWNERSHIP LIST

Property Description

Property Owner

The SE $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; except a tract described as: Beginning at a point on the East line of said SE $\frac{1}{4}$ , 1168.9 feet North of the SE/c of said SE $\frac{1}{4}$ ; th. West at right angles, 449.65 feet; th. North at right angles, 389.23 feet; th. East at right angles, 449.65 feet to the East line of said SE $\frac{1}{4}$ ; th. South 389.23 feet to the p.o.b., and except the East 30 feet and the South 50 feet of said SE $\frac{1}{4}$  taken for road.

Westlink Investment Corporation  
11216 W. Maple  
Wichita, KS 67209

The NE $\frac{1}{4}$  of Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

M. M. Williams, <sup>Etal. Trust</sup> and  
Winston S. Wheeler, <sup>P.O. Box 2281</sup>  
Co-Trustees under <sup>Wichita</sup>  
Agreement with M. <sup>67201</sup>  
Wheeler dated 12-23-39

We hereby certify that the following is a correct list of the property owners of the hereinafter described

1 correct list of the 10 foot radius of:

A tract of land in the SE $\frac{1}{4}$  of the 6th P.M., Sedgwick County of said SE $\frac{1}{4}$ ; th. bearing S 88°43'45" E a distance of 567.69 feet; th. a distance of 50 feet to the N 1°16'15" W a distance of 173 feet to the P.C. of a curve said curve through a central point th. bearing S 1°16'15" E a distance of 117.39 feet parallel to and 50 feet North of the south line of the SE $\frac{1}{4}$  of said Section 24, a distance of 277.11 feet to the point of beginning. (The foregoing described tract of land is in the process of being platted as Lots 1, 2 & 3, Block 1, Bay Country Estates an Addition to Wichita, Sedgwick County, Kansas)

*Check with Jack Spive on Real Estate for M. M. Williams & Winston Wheeler address.*

Range 2 West of the 6th P.M. at the SE/c of said SE $\frac{1}{4}$  a bearing N 1°16'15" W bearing a distance of 173 feet; th. along a distance of 117.39 feet; th. bearing N 88°43'45" E a distance of 567.69 feet to the P.C. of a curve said curve through a central point th. bearing S 1°16'15" E a distance of 50 feet to the East line of said SE $\frac{1}{4}$ , 1168.9 feet North of the SE/c of said SE $\frac{1}{4}$ ; th. West at right angles, 449.65 feet; th. North at right angles, 389.23 feet; th. East at right angles, 449.65 feet to the East line of said SE $\frac{1}{4}$ ; th. South 389.23 feet to the p.o.b., and except the East 30 feet and the South 50 feet of said SE $\frac{1}{4}$  taken for road.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 9th day of June, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Sable*  
Sr. Vice-President

Order No. 381813  
nj

OWNERSHIP LIST

Property Description	Property Owner
<p>The SE<math>\frac{1}{4}</math> of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; except a tract described as: Beginning at a point on the East line of said SE<math>\frac{1}{4}</math>, 1168.9 feet North of the SE/c of said SE<math>\frac{1}{4}</math>; th. West at right angles, 449.65 feet; th. North at right angles, 389.23 feet; th. East at right angles, 449.65 feet to the East line of said SE<math>\frac{1}{4}</math>; th. South 389.23 feet to the p.o.b., and except the East 30 feet and the South 50 feet of said SE<math>\frac{1}{4}</math> taken for road.</p>	<p>Westlink Investment Corporation 11216 W. Maple Wichita, KS 67209</p>
<p>The NE<math>\frac{1}{4}</math> of Section 25, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.</p>	<p>M. M. Williams, <sup>Etal Trust</sup> and <sup>P.O. Box 2281</sup> <del>Winston S. Wheeler,</del> Co-Trustees under <sup>Wichita</sup> Agreement with H. V. <sup>67201</sup> <del>Wheeler dated 12-23-39</del></p>

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described tract within a 200 foot radius of:

A tract of land in the SE $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the SE/c of said SE $\frac{1}{4}$ ; th. bearing S 88°43'45" W along the South line of said SE $\frac{1}{4}$  a distance of 567.69 feet; th. perpendicular to said South line bearing N 1°16'15" W a distance of 50 feet to the point of beginning; th. continuing bearing N 1°16'15" W a distance of 130 feet; th. bearing S 88°43'45" W a distance of 173 feet to the P.C. of a curve to the right having a radius of 140 feet; th. along said curve through a central angle of 48°02'42" a arc distance of 117.39 feet; th. bearing S 1°16'15" E a distance of 176.40 feet; th. bearing N 88°43'45" E parallel to and 50 feet North of the South line of the SE $\frac{1}{4}$  of said Section 24, a distance of 277.11 feet to the point of beginning. (The foregoing described tract of land is in the process of being platted as Lots 1, 2 & 3, Block 1, Bay Country Estates an Addition to Wichita, Sedgwick County, Kansas)

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 9th day of June, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Gable*

Sr. Vice-President

Order No. 381813  
nj

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-021      PAYMENT NOTICE  
City of Wichita

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

Planning

---

DESCRIPTION	AMOUNT
special use (Planning)	150 <sup>00</sup>

---

NAME PEC.

ADDRESS 1440 E. English 67011

FUND 155-4710-002 DUE DATE 6-16-87

COMMENTS

---

DATE 6-10-87 BY L.C.

FORM 29-021      PAYMENT NOTICE  
City of Wichita

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

Planning

---

DESCRIPTION	AMOUNT
special use (Planning)	150 <sup>00</sup>

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NAME PEC.

ADDRESS 1440 E. English 67011

FUND 155-4710-002 DUE DATE 6-16-87

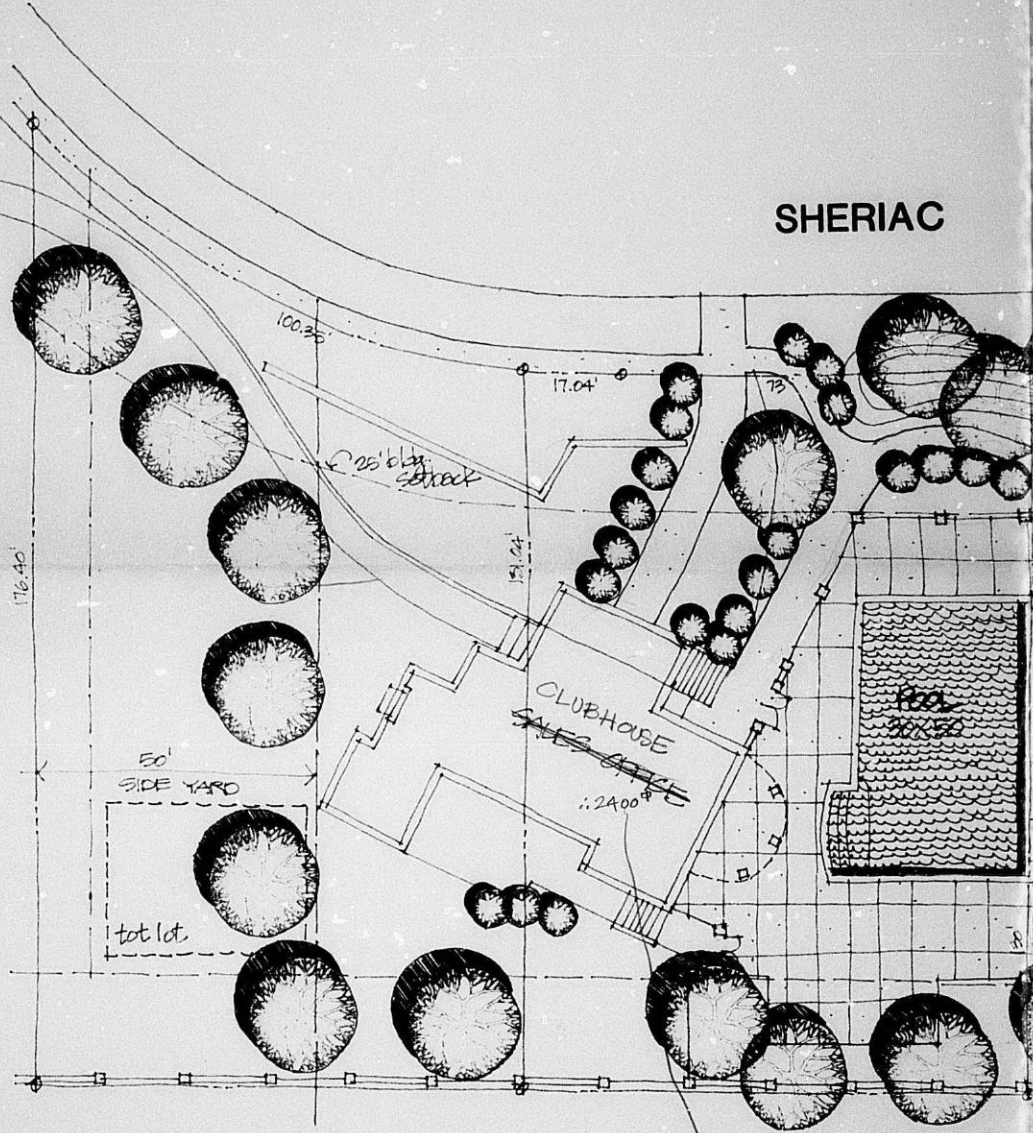
COMMENTS

---

DATE 6-10-87 BY L.C.

TO  
MODEL  
HOMES

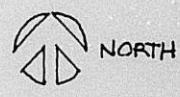
SHERIAC



split level  
- rooms  
open rm  
lounge  
partic rm.  
2 offices

STAFF COPY  
preliminary  
**SITE PLAN**

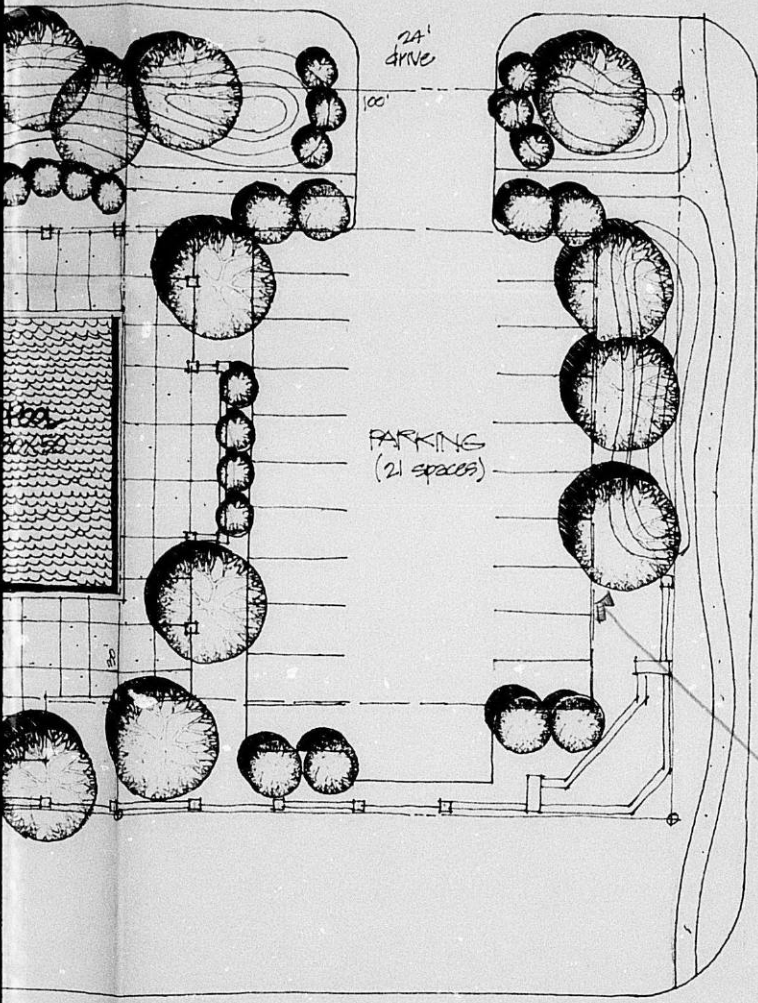
1" = 20'



MAPLE



AC



CEDAR PARK

*need 3 1/2' high fence or evergreen vegetation*

*HOA will be formed*

*? rooms -*

**BAY  
COUNTRY  
ESTATES  
SALES OFFICE**

WICHITA, KANSAS

prints issued  
9 JUNE 1987

WDA #

drawn by: checked

sheet no.

prints issued

ISSUED 26 JUNE 87

WDA #

**BAY  
COUNTRY  
ESTATES  
CLUBHOUSE**  
WICHITA, KANSAS

drawn by:

checked by:

sheet no.

STAFF COPY  
site plan

DR 87-14

DR 87-14  
SITE PLAN  
LANDSCAPE PLAN

M.A.P.D. APPROVED  
7-27-87

**prints issued**

ISSUED 26 JUNE 87  
8 JULY 87  
23 JULY 87  
27 JULY 87

**WDA # 87D41**

**BAY  
COUNTRY  
ESTATES**

**CLUBHOUSE &  
RECREATIONAL  
FACILITIES**

**THURMAN SMITH  
DEVELOPER**

drawn by:

checked by:

**SITE PLAN**

**sheet no.**

1A OF 10

DR 87-14  
SITE PLAN  
LANDSCAPE PLAN  
M.A.P.D. APPROVED  
7-27-87

**prints issued**

ISSUED 26 JUNE 87  
8 JULY 87  
23 JULY 87  
27 JULY 87

**WDA # 87041**

**BAY  
COUNTRY  
ESTATES**

**CLUBHOUSE &  
RECREATIONAL  
FACILITIES**

**THURMAN SMITH  
DEVELOPER**

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