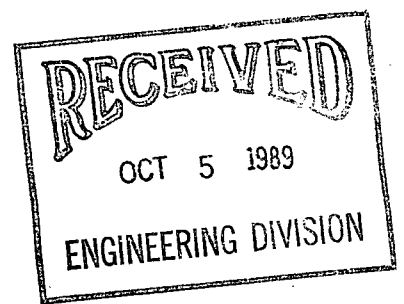


SEDGWICK COUNTY

*Beacon Hill
Village File*



METROPOLITAN AREA PLANNING
DEPARTMENT

October 4, 1989

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

Mr. Phil White, Chairman Advisory Board
Beacon Hill Homeowner's Association
2623 Beacon Hill Court
Wichita, Kansas 67220

Dear Mr. White:

This is a follow up on the concerns you expressed in your letter of September 18, 1989 concerning the development taking place in the Beacon Village Area as it pertains to your area of Beacon Hills. Jack Galbraith advises that you attended a meeting yesterday along with Joe Lee, the developer, several City staff members and that the various issues were discussed.

Right after the receipt of your letter, staff contacted the contractor for the City who was parking a trailer on Parkwood and that trailer has since been removed. Although there will continue to be vehicles using the public streets in Beacon Hills to gain access to Mr. Lee's project site, Mr. Lee has agreed to advise all subcontractors to use, where possible and weather permitting, access by means of Pinecrest directly to 21st Street. All equipment necessary for the development of Mr. Lee's area will be parked on that area and not on the streets in Beacon Hills.

Mr. Lee also advised that they are no longer marketing the area as "Beacon Village" but are now referring to it as "Colonial Square." They have also changed a map that more accurately identifies how to access their development from 29th rather than a straight line from 29th as originally identified.

As to the phasing of development, City Engineering explained that water, sewer, storm sewer and paving are expected to be completed hopefully before the first of the year. This of course is dependent on weather, however, there are three phases for installing these improvements and the first phase will provide access to Parkwood on the north and Croyden on the east. At such time as this first paving project is complete, there will be paved access to 21st Street by Croyden out to Ridgewood.

Phil White, Chairman Advisory Board
Beacon Hill Homeowner's Association
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The last issue was that the City evaluate the Beacon Hills request that Parkwood be closed. As was explained, in the platting of Beacon Village, that plat took advantage of the three streets that provided access to this interior 40 acres. There was access at the southwest corner to Looman and Pinecrest; to the east to Croyden and to the north to Parkwood. Although the abutting property owners have the right to file a vacation application for Parkwood, Mr. Lee advised that since he was the owner of two of the four lots abutting this street that he would not agree to either the vacation of the street or any attempt to close the street. There was also no support from City staff to close the street.

I believe that these are the issues raised and the response on those issues. We appreciate both you and Mr. Lee attending the meeting and the favorable response in trying to resolve those concerns. If other questions are raised, please call.

Sincerely,



Marvin Krout
Director of Planning

MK:JG/sm

cc: Joe Lee, Leewood Homes, Inc., 6130 Legion, 67204
Steve N. Critchfield, Critchfield Inc., 5318 Pembroke, 67020
Chris Cherches, City Manager
Rip Gooch, City Councilman
Monty Robson, Superintendent of Central Inspection
Ray Sledge, Building Inspection Field Supervisor
Vicki Huang, City Engineering
Bill McKinley, Traffic Engineer
Jack Galbraith, City Planner