

19-7 SHERIDAN READING CENTER - AMENDED C.U.P. FILE #3 Generally located on the north-west corner of Aaldon and 21st St.

POSTED
7/9/76

ACTION

DATE

COMMITTEE

Daniel 2-22-76

M.A.P.C.

Leo Smulberg 8-10-76

B.C.C./B-GG-C

Denny 8-17-76

BCC

(Assoc. Z-1828)

Map No. 5350
Sec. 6
Twp. 27
Range 1E

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED
DP 7 - FILE #3
S-
Filed 6-21-76

APPLICATION REQUEST: Approval of proposed planned Office & Commercial dev. program.

1. Applicant Bonanza, Inc. (lessee)
Address 3900 W. Kellogg, Wichita 67213 Phone 943-1244
2. Agent David J. Wood
Address 433 N. Broadway, 67202 Phone 267-4231
3. General Location northwest corner of Amidon and 21st St.
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 18.8 (_____ ft. by _____ ft.)
2. Existing Zoning "AA" R/C Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ ft. _____ ft. _____ ft.

HISTORY

PROCEDURAL DATA

1. **MAPC Meeting:**

Date	Action
<u>7-22-76</u>	<u>Denied</u>
_____	_____
_____	_____

2. **Governing Body**

Date	Action
<u>8-10-76</u>	<u>Deny</u>
<u>8-17-76</u>	<u>Deny</u>
_____	_____

REGISTERED SURVEYORS
LOGAN CH. MCKIMMON, TX. U.S.A.

S
No. 2153C

(assoc. Z-1828)

No. 5350
Sec. 6
Twp. 27
Range 1E

DATA SHEET

DP-7 -AMENDED FILE#3

Filed 6-21-76

APPLICATION DATA:

1. Applicant: Bonanza, Inc. (lessee)
Address 3900 W. Kellogg, Wichita, 67213 Phone 943-1244
2. Agent: David J. Wood
Address 433 N. Broadway, 67202 Phone 267-4231
3. General Location: northwest corner of Amidon and 21st St.
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 18.8 (_____ ft. by _____ ft.)
2. Existing Zoning: "AA" & "LC"
3. Land Use: East _____ South _____
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____

PICTURE SHEET

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONING AND
APPROVAL OF AMENDMENT TO CUP

CASE NO. Z-1828 & Amendment of DP-7 CONSIDERED BY MAPC: 7-22-76

REQUEST FOR: Change from "AA" to "LC" and approval of an amendment to DP-7, Sweetbriar CUP

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):
"To allow the construction of a financial institution (bank or savings and loan) to serve the area."

GENERAL LOCATION: At the northwest corner of
21st Street and Amidon

LEGAL DESCRIPTION:

See attached excerpt from Planning Commission minutes of July 22, 1976.

APPLICANT: Bonanza, Inc., 3900 West Kellogg 67213, et al.

COUNSEL FOR APPLICANT: David J. Wood, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: Charles Nelson and Victor Ritchie, residents of the area, spoke in opposition. C. Bickley Foster, on behalf of CPO Council "M" spoke in opposition also.

SURROUNDING ZONING: To the north and east is "AA"; south is "LC"; west is "B", "LC" and "AA"

LAND USE: Subject property is off-street parking; north and east is single-family; south is Marina Lakes Shopping Center; west is single-family, Burger King and a swim club.

CPO RECOMMENDATION:

CPO Council "M" has unanimously recommended against approval of the zone change.

PLANNING COMMISSION RECOMMENDATION:

That Z-1828 and the request for approval of an amendment to DP-7 (Sweetbriar CUP), be denied. Porter moved, Goebel seconded and it carried unanimously. Barrier and Cragg were absent.

NOTE: 31.5% of the property within 200 feet of the requested zone change is represented by valid protest petitions which have been filed as provided by law. Therefore a 4/5 vote on the part of the City Commission will be required in order to approve the application.

-
- ACTION** 1. Deny the zone change and CUP as recommended by the Metropolitan Area Planning Commission; or
2. Return the applications to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 22, 1976:

- 15a. Case No. Z-1828 - Bonanza, Inc., and E. A. McLean request change from "AA" to "LC" for the east 300 feet of the north 135 feet, Lot 2, Block A, Sweetbriar Addition. Generally located on the west side of Amidon in an area south of Marigold.
- 15b. Case No. DP-7 - Bonanza, Inc., and E. A. McLean request approval of an amendment to Sweetbriar CUP, legally described as Lots 1 and 2, Block A, Sweetbriar Addition. Generally located at the northwest corner of Amidon and 21st Street.

GALBRAITH showed slides of subject site and the surrounding areas and reviewed the following staff report:

Comments

1. The Sweetbriar Gardens Shopping Center Commercial Community Unit Plan was originally approved by the MAPC on June 17, 1965, and was amended in 1968. The northern 135'-210' of the CUP has remained in the "AA" Single Family zoning district and was approved by the Board of Zoning Appeals for an off-street parking exception in 1965; one of the requirements of that exception was the provision of a 5-8 foot screening wall on the north property line to protect the adjacent residential neighborhood.
2. The applicant is now requesting that a zone change be approved on approximately one acre of the "AA" zoned property adjacent to Amidon and the provision of an additional development parcel on the CUP. A revised development plan indicating the required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls has been submitted in conjunction with these applications.

One of the concerns in the past regarding zone change applications in this area has been the large amount of "LC" Light Commercial approved on the four corners of 21st Street North and Amidon and the subsequent impact on the intersection, and Commissions recently approved a zone change and CUP amendment on the Marina Lake CUP which resulted in an additional 43,875 square feet of potential commercial development in the area, and another application has been filed on Marina Lakes proposing an additional 118,000 square feet of commercial development. The total maximum commercial development potential, either existing or proposed (including subject application), is 1,289,258 square feet for the four corners of 21st and Amidon intersection. The present approved CUP on Sweetbriar permits a maximum commercial gross floor area of 250,750 square feet and subject application would increase that potential to 264,510 square feet, or a net increase of 13,760 square feet (5.5%). The Commission should consider the impact of an additional 13,760 square feet of commercial development on the total traffic situation and if such is considered to be a problem, then perhaps the Commission may wish to stipulate that Parcel #2 be reduced in maximum gross floor area by 13,760 square feet, in order that the total development potential of the CUP remains the same.

3. The Planning Staff has in the past opposed additional light commercial development in the 21st Street North and Amidon area unless specific controls are secured in terms of use limitations, maximum number of buildings, access points, etc. in order to protect adjacent residential neighborhoods. The applicant on the present request has proposed a maximum of one building with a specific use (bank/savings and loan) limitation, and no additional access points. These specific limitations combined with the existence of a solid wall on the north property line, appear to minimize the effect of this request on the surrounding neighborhood and financial institu-

tions are often regarded as a protective buffer between residential and more intensive commercial uses.

4. The Division of Traffic Engineering advises that the intersection of Halstead Street, Sweetbriar Lane, and the firelane easement/private road, is an extremely hazardous location, with numerous minor accidents occurring over the past few years, and has requested that the firelane easement/private road, be relocated and curb line adjustments made in order to remedy this situation. The applicant has cooperated in the request and has indicated said improvements on the face of the CUP.
5. If the Planning Commission determines that the request for "LC" zoning and amendment to the CUP is satisfactory, the following are suggested conditions of approval:
 - a. The applicant shall provide appropriate guarantee for reconstruction of the Halstead/Streetbriar intersection and the relocation of the private drive/firelane easement prior to the issuance of building permits on Parcel #5.
 - b. The word "permits" shall be added between the words "building" and "on" in general provision #11.
 - c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
 - d. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - e. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GALBRAITH commented further that over the years, the question has been raised about the appropriateness of extending "LC" up to the single-family homes that exist, but that this "AA" area was established as a buffer to protect the single-family homes to the north. The question now is whether or not the financial institution proposed would be more appropriate than parking, for which it can be utilized now. GALBRAITH said he has asked representatives of the Traffic Engineering Office to be present to speak on any questions raised about traffic congestion which a drive-in bank or savings and loan might create. He felt that such a facility at this location would have sufficient circulation since most of the area approved previously for off-street parking by the Board of Zoning Appeals has never been so used, and is still in grass.

GALBRAITH felt that any approval should be subject to the conditions suggested, particularly the improvement of the firelane and Halstead intersection. He pointed out also that the CPO Council "M" has been much concerned about the possible increase in traffic at the major intersection, and felt that additional "LC" would only compound the congestion in the area generally.

In discussing the concrete wall, it was thought to be 5 to 5 1/2 feet in height and generally in good repair. GALBRAITH said setbacks would be 35 feet on the north and 100 feet from Amidon as approved on the present CUP.

DAVID WOOD, attorney for the applicant, spoke in support of the request, to point out that the total gross floor space overall has been decreased by the amount the proposed Parcel #5 adds to the CUP. He agreed that the Halstead and firelane intersection should be improved, and offered no objection to any of the suggested conditions. He suggested that what is proposed would serve as a buffer between the single-family homes to the north and the rear of Mr. D's grocery store, which he considered very much of an eyesore.

WOOD suggested that, while the CPO memo indicates an increase of 5% in traffic in the area each year, he doubted if such would be applicable north of 21st Street, as there has been no new business, and most of the problems have always been south of 21st Street.

When asked if the use would be a bank or a savings and loan office, WOOD said the present negotiations are for a savings and loan, but he did not know just what the outcome would be and they would like to leave the option open for either savings and loan or a bank facility. He doubted that savings and loan offices have nearly the drive-up type business that banks have.

CHARLES NELSON, 2410 Marigold, said he was not against banks or savings and loans, but was opposed to more commercial buildings and business in the area. He agreed that the traffic hazard should be eliminated as much as possible through reconstruction of the firelane and Halstead intersection. He noted that Marigold seems to be getting more and more traffic, and it was his understanding that Marina Lake owners are continuing to ask for more commercial zoning. Of the 25 homeowners within a 200-foot area, he said he had protest petitions from 16 and expected to have two more by the end of the week.

NELSON commented that Twin Lakes bank plans expansion to provide four or five drive-up windows, which will cause even more traffic and congestion, and it was his desire, and that of the people whom he represented, that the application not be approved.

NELSON pointed out that the owners of three of the properties within the protest area are deceased and estates are being probated, and he had obtained signatures of the heirs. LAKIN said if he would let the staff know which properties were involved in this manner, verification would be made through the Probate Court.

VICTOR RITCHIE, 2013 Columbine, spoke in opposition, and could see no need for an increase in the "LC" zoning in the area at least not at this time, although he recognized that progress will eventually lead to additional zoning. He pointed out that there is already one bank and two savings and loan offices in the area. Further, no one knows when or if Amidon will be widened again, but the traffic now generated not only on the major streets (21st and Amidon), but within the residential area is something to be considered. He pointed out also that the present light commercial area in Sweetbriar Center has never been completely occupied; there has always been vacancies; and it was his request that the commercial zoning not be increased. He suggested that because of increased traffic associated with the proposed development, and the fact that it will be difficult to exit cars onto Amidon, that people will start utilizing Marigold or Sweetbriar Lane through the residential area in order to exit.

RITCHIE pointed out also that there is a grade school nearby and increased traffic will be even more hazardous to the children.

C. BICKLEY FOSTER, representing CPO Council "M" said that their chairman and representative to the Central CPO Council, and several other citizens from the area, were present earlier, but had to leave. He reported that a study or survey conducted in the Council area had indicated that the #1 problem is that of

traffic and zoning at 21st and Amidon. He pointed out that the former Atlantic Mills operation at the northeast corner has been vacant a couple of years, so traffic counts taken a year ago would not reflect traffic associated with that "LC" site. He continued to mention that Twin Lakes presently has something like 336,000 square feet of "LC"; Sweetbriar has 265,000 square feet; Marina Lakes has 380,000 square feet (and asking for over 100,000 more square feet); Riverlawn (Atlantic Mills), has 170,000 square feet. These sites mentioned, FOSTER stated, total about 1,170,000 square feet, and do not account for Riverbend, Coolidge Square or Twin Lakes Bank areas. Comparing this to 1,200,000 square feet for Towne East, indicates more for the 21st-Amidon area. Town East, he stated, has only about 800,000 square feet developed at this time. He stressed the fact that 21st-Amidon area now has more approved zoning, plus those "LC" areas mentioned but on which he had no figures, than the entire approved zoning for Towne East.

FOSTER brought out the fact that at present there are three bridges leading to 21st and Amidon, bringing traffic from the east, west, and south, and the 1980 Capital Improvement Program proposes a bridge crossing 25th Street and I-35 which can only tend to bring even more traffic into this area.

FOSTER continued to point out that improvement of Amidon from 29th Street north to the Interstate is proposed in the 1977 Capital Improvement Program, and at sometime in the future K-96 will hook into the Interstate at Amidon, all of which will cause an increase in traffic in the Amidon-21st area going south; an estimation of as many as 6,000.

FOSTER said that as a group, the CPO is not merely considering this one application, but looking at the overall situation and considering just when "enough is enough." He said the CPO has agreed with several of the Commission's policies on zoning (29th Street, 13th Street, etc.), but apparently a policy for subject general area has not been developed, and he questioned just what is the Commission's objective. He suggested that there could be no doubt that level of service so far as movement of traffic would be no more than Levels D or F. He indicated again that it is not necessarily the case presently being considered, but an interest on the part of the CPO group for the total affect on the area in general so far as commercial development and increased traffic.

In summary, FOSTER said the CPO Council is asking that this application not be approved, and he was speaking also for the Trinity Presbyterian Church and the Two Rivers Neighborhood Association, such opposition being based on an overall concern as well as the particular area in question.

SAVINA asked if the CPO had observed the traffic problem at Amidon and 25th Street North, and FOSTER agreed that it is a very dangerous intersection, but that at this time it has not been brought before the Council by anyone in the community.

GOEBEL complimented Foster on his presentation on behalf of the CPO Council, stating that it was one of the best presented by a CPO Council.

PORTER commented that there is already too much light commercial zoning in this general area.

MOTION: That the Planning Commission recommend to the City Commission that Z-1828, and the request for approval of an amendment to DP-7, (Sweetbriar CUP), be denied. Porter moved and Goebel seconded.

SAVINA commented that he was going to vote against the requests because the Traffic Division and the CPO has done nothing about traffic at the intersection of 25th and Amidon.

VOYE ON MOTION: Carried unanimously. Barrier and Gragg were absent.

August 4, 1976

Mr. David J. Wood, Attorney
433 North Broadway
Wichita, Kansas 67202

Re: Z-1828 - "AA" to "LC", and
Amendment to DP-7 - North-
west corner of 21st Street
and Amidon

Dear Mr. Wood:

This is to advise you that the Board of City Commissioners will not meet on August 10, 1976; therefore, the above-captioned case will be scheduled for consideration at their regular meeting on August 17, 1976. We would call to your attention that planning items will be heard by the City Commission following all other matters of business.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Bonanza, Inc., 3900 West Kellogg 67213
E. A. McLean, 2359 McLean Boulevard, NW 67204
Charles Nelson, 2410 Marigold 67204
Victor A. Ritchey, 2013 Columbine 67204
C. Bickley Foster, 2818 North Edwards 67204
City Manager's Office

*Called Wells on 8-4-76 for
8 copies of plan*

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE July 16, 1976



TO Metropolitan Area Planning Department

FROM David Furnas, Citizen Participation Coordinator

SUBJECT Case Z-1828 and Amendment to DP-7

At their July 15, 1976, meeting, CPO Area Council "M" discussed Case Z-1828 and DP-7, the request for an increase in the amount of "LC" Light Commercial in the Sweetbriar Shopping Center CUP to allow development of a financial institution at the northeast corner of the Center.

The Council voted unanimously to recommend against approval of the zoning change based on the totality of the traffic situation in the 21st and Amidon area.

Traffic volumes in the area have been increasing by approximately 5 percent per year. In 1973, the Traffic Engineering Division determined that the intersection was capable of handling 33,200 vehicles per day at level of service C. On an average day in 1974 the traffic volume was 30,665, slightly better than level of service C. In February, 1975, a month in which traffic counts are less than the year average, daily traffic counts averaged 33,975. However, if this count was adjusted to represent an average day in the year, the volume would increase to 36,939, which would be level of service D during peak hours.

The Council feels that this request for additional commercial zoning, in addition to other anticipated requests in the area, would aggravate this traffic situation. In addition, highway improvements scheduled in the Capital Improvements Program for the next few years and further urban development north of the Interstate will channel even greater amounts of traffic through this intersection.

For these reasons, the Council feels that it must recommend against approval of additional commercial or light commercial development in the vicinity of 21st and Amidon.

David Furnas
Citizen Participation Coordinator

DF:LN:rh

July 19, 1976

Paul B. Graves, Traffic Engineer
William G. McKinley, Traffic Engineer

Jack H. Galbraith, Chief Planner

Case Z-1828 and Amendment to DP-7 - Sweetbriar
Shopping Center C.U.P.

Attached is the recommendation of CPO Area Council M for the proposed amendment to the Sweetbriar Shopping Center C.U.P. Wanted you to be aware of their comments as their position on traffic will also apply to the recent application to again amend the Marina Lake C.U.P.

If you have any comment on these remarks from this Council, I would like to hear them prior to this Thursday's Planning Commission meeting.

Jack H. Galbraith
Chief Planner

JHG:el
Enc.

July 23, 1976

Mr. David J. Wood, Attorney
433 North Broadway
Wichita, Kansas 67202

Re: Z-1828 - "AA" to "LC", and
Amendment to DP-7 - Northwest
corner of 21st Street and
Amidon

Dear Mr. Wood:

At the regular meeting of the Metropolitan Area Planning Commission on July 22, 1976, the above-captioned applications were considered. The action of the Commission was to recommend that the request for "LC" and the amendments to the CUP be denied.

Subject cases will be forwarded on to the Board of City Commissioners for consideration on August 10, 1976, the meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would call to your attention that planning items will be heard by the City Commission following all other matters of business.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Bonanza, Inc., 3900 West Kellogg 67213
E.A. McLean, 2359 McLean Boulevard, NW 67204
Charles Nelson, 2410 Marigold 67204
Victor A. Ritchey, 2013 Columbine 67204
C. Bickley Foster, 2818 North Edwards 67204
City Manager's Office

July 23, 1976

Mr. Charles Nelson
2410 Marigold
Wichita, Kansas 67204

Re: Z-1828 - "AA" to "LC", and
Amendment to DP-7 - Northwest
corner of 21st Street and
Amidon

Dear Mr. Nelson:

At the regular meeting of the Metropolitan Area Planning Commission on July 22, 1976, the above-captioned applications were considered. The action of the Commission was to recommend that the request for "LC" and the amendments to the CUP be denied.

If you or others within 200 feet of the area requested for "LC" Light Commercial desire to submit protest petitions, they must be filed in the Office of the City Clerk by 5:00 on August 5, 1976. It is my understanding that you have obtained protest petition forms from our office, but if additional copies are needed, please contact me.

Please call if you have any question.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
Attachment

cc: Victor A. Ritchey, 2013 Columbine 67204
C. Bickley Foster, 2818 North Edwards 67204

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 7-22-67

Case No. Z-1828
DP-7

Request: "AA" to "LC" and approval of
amendment to Sweetbriar Shop-
ping Center C.U.P.

Location: Northwest corner of 21st Street North and Amidon.

Reason: "To allow the construction of a financial institution
(bank or savings and loan) to serve the area."

Acres: 18.75 CUP
0.9 LC

Size: 600' x 1,140' (irregular)
135 x 300

	<u>Land Use</u>	<u>Zoning</u>
Existing	Off-street parking, Shopping Center	"AA" and "LC"
North	Single family	"AA"
East	Single Family	"AA"
South	Marina Lakes Shopping Center	"LC"
West	Single Family, Burger King, Swim Club	"B" and "LC" & "AA"

Street rights-of-way
are adequate.

Platted: Yes
Sidewalk: No

HISTORY: DP-7 6-17-65, MAPC approve; 4-27-65, BEA approval
of off-street parking exception (BZA 11-65)
2-21-68 MAPC approve amendment to DP-7; 6-8-68
BCC approve amendment to DP-7.

COMMENTS:

1. The Sweetbriar Gardens Shopping Center Commercial Community Unit Plan was originally approved by the MAPC on June 17, 1965, and was amended in 1968. The northern 135'-210' of the C.U.P. has remained in the "AA" Single Family Zoning District and was approved by the Board of Zoning Appeals for an off-street parking exception in 1965; one of the requirements of that exception was the provision of a 5-8 foot screening wall on the north property line to protect the adjacent residential neighborhood.

2. The applicant is now requesting that a zone change be approved on approximately one acre of the "AA" zoned property adjacent to Amidon and the provision of an additional development parcel on the C.U.P. A revised development plan indicating the required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls has been submitted in conjunction with these applications.

One of the concerns in the past regarding zone change applications in this area has been the large amount of "LC" Light Commercial approved on the four corners of 21st Street North and Amidon and the subsequent impact on the intersection and capacity of the two major streets. The Planning and City Commissions recently approved a zone change and C.U.P. amendment on the Marina Lake C.U.P. which resulted in an additional 43,875 square feet of potential commercial development in the area and another application has been filed on Marina Lakes proposing an additional 118,000 square feet of commercial development. The total maximum commercial development potential, either existing or proposed (including subject application), is 1,289,258 square feet for the four corners of the 21st and Amidon intersection. The present approved C.U.P. on Sweetbriar permits a maximum commercial gross floor area of 250,750 square feet and subject application would increase that potential to 264,510 square feet or a net increase of 13,760 square feet (5.5%). The Commission should consider the impact of an additional 13,760 square feet of commercial development on the total traffic situation and if such is considered to be a problem, then perhaps the Commission may wish to stipulate that parcel 2 be reduced in maximum gross floor area by 13,760 square feet in order that the total development potential of the C.U.P. remains the same.

3. The Planning staff has in the past opposed additional light commercial development in the 21st Street North and Amidon area unless specific controls are secured in terms of use limitations, maximum number of buildings, access points, etc., in order to protect adjacent residential neighborhoods. The applicant on the present request has proposed a maximum of one building with a specific use (bank/savings and loan) limitation and no additional access points. These specific limitations combined with the existence of a solid wall on the north property line appears to minimize the effect of this request on the surrounding neighborhood and financial institutions are often regarded as a protective buffer between residential and more intensive commercial uses.
4. The Division of Traffic Engineering advises that the intersection of Halstead Street, Sweetbriar Lane, and the firelane easement/private road is an extremely hazardous location with numerous minor accidents occurring over the past few years and has requested that the firelane easement/private road be relocated and

curb line adjustments made in order to remedy this situation. The applicant has cooperated in the request and has indicated said improvements on the face of the C.U.P.

5. If the Planning Commission determines that the request for "IC" zoning and amendment to the C.U.P. is satisfactory, the following are suggested conditions of approval:
- (a) The applicant shall provide appropriate guarantees for reconstruction of the Halstead/Sweetbriar intersection and relocation of the private drive/firelane easement prior to the issuance of building permits on parcel 5.
 - (b) The word "permits" shall be added between the words "building" and "on" in general provision #11.
 - (c) The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
 - (d) The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - (e) Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
-

LAW OFFICES
DRESIE, JORGENSEN & WOOD

WICHITA, KANSAS 67202

433 W. BROADWAY

MT. HOPE, KANSAS 67108
P. O. BOX 292
(316) 667-3611

GREY DRESIE
J. PAUL JORGENSEN (1912-1987)
JOHN F. JORGENSEN
DAVID J. WOOD
RICHARD A. EUBON

July 9, 1976

Mr. Jack Galbraith
MAPC
City Building
Wichita, Kansas 67202

Re: Sweetbriar C.U.P.

Dear Mr. Galbraith:

Enclosed please find 16 copies of the revised C.U.P. prepared by Mr. Lawrence Wells, which you requested by July 9, 1976 on the above matter.

Very truly yours,

DRESIE, JORGENSEN & WOOD

David J. Wood
David J. Wood

DJW/rcw
Enclosure

Z-1828 - and related case DP7: Both Notices were enclosed in each envelope.

182 sets of notices to adjoining property owners mailed 7/8/76
for the MAPC meeting for 7/22/76
(25 names on Zone case; 157 on the C.U.P.)

1 set for CPO

183 TOTAL

1- Ronald Watson

1- Wayne King

1- Larry K. Arbuckle

- mailed DP7. notices only - 7-14-76
see note attached
for addresses.

186 Total

4 - mailed 7/15/76

190 Total

Chas. Allen + Barbara Nelson
Wesley H. + Patricia A. Moore
James F. + Esther Cinotto
Roy C. + Mildred D. Wesley

(See addendum
order no.
238357
attached
for addresses)

✓
Ronald Watson
Property Management Counsel
Pizza Hut Inc.
P.O. Box 428
10225 East Kellogg
Wichita Ks. 67201

✓
Wayne King
Kings-X Inc.
1807 East Douglas
67211

✓
Larry K. A. Buckle
Vice President
MFY Industries
303 South Greenwich Road
67207

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

July 8, 1976

NOTICE TO ADJOINING PROPERTY OWNERS

NOTICE IS HEREBY GIVEN that on Thursday, July 22, 1976, at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Chambers, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for an amendment to the SWEETBRIAR SHOPPING CENTER COMMUNITY UNIT PLAN for property legally described as follows:

DP-7 - Lots 1 and 2, Block A, Sweetbriar Addition. Generally located at the northwest corner of Amidon and 21st St.

The Development Plan originally approved on June 17, 1965 and amended June 18, 1968, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, City Hall, Tenth Floor, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

1. Increase in amount of "LC" Light Commercial zoning from 15.3 acres to 16.25 acres.
2. Addition of a Parcel 5, at the northeast corner of the center proposed for development of a financial institution - bank or savings and loan.

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, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the 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

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

NOTICE TO ADJOINING PROPERTY OWNERS

JUL 8 1976

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Chambers, City Hall, 1st floor, 455 North Main Street, Wichita, Kansas, at its meeting at 1:30 p.m. on JUL 22 1976, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. Z-1828

Zone Change from the "AA" One Family Dwelling District
to the "IC" Light Commercial District

The East 300 feet of the North 135 feet, Lot 2, Block A, Sweetbriar Addition. Generally located on the west side of Amidon in an area south of Marigold.

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, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

T9-215

Robert A. Lakin
Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits Multiple-family dwellings at a density of 12.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits Multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed building; service stations, all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

June 28, 1976

Mr. David J. Wood
435 North Broadway
Wichita, Kansas 67202

Re: E-1028 - Bonanza, Inc.
(lessee) requests some
change "AA" to "LC" on
the west side of Amidon in
an area south of Marigold.

DP-7 - Proposed Amendment
to Sweetbriar Shopping
Center Community Unit Plan -
Northwest corner of Amidon
and 21st Street North.

Dear Mr. Wood:

We have reviewed the proposed C.U.P. amendments along with representatives of the Department of Public Works and the following are their comments as well as those of our department.

The only changes which we see are the additions of one parcel and an additional 40,530 square feet of light commercial zoning. The comments which we have primarily relate to changes in the City Code and additional text information required on Community Unit Plans since this C.U.P. was last formally amended in 1968.

The Division of Traffic Engineering of the Department of Public Works advises that there are serious traffic problems at the intersection of Halstead and Sweetbriar and requests that the private drive/firelane easement be relocated and the intersection reconstructed prior to approval of any further amendments to the C.U.P. At the time of approval of the administrative adjustment in 1975 to permit boundary relocation on Parcel 4, our letter of August 19, 1976, advised that such relocation and reconstruction would be a requirement of any future C.U.P. amendments. We have enclosed a "marked copy" of the C.U.P. for transmittal to your architect depicting the requested relocation.

David J. Wood
June 28, 1976
Page 2

The Office of Flood Control-Maintenance has requested that a lot grading plan be submitted for approval on parcel 5 prior to the issuance of building permits in order to insure that drainage problems are not created by new construction or paving on the site.

The other changes on the enclosed "marked copy" of the C.U.P. are, as stated previously, information which is now required on C.U.P.'s and does not really change the substance of your proposal but merely "cleans up" and modernizes the text of the Plan.

The text changes which we recommend are as follows:

dh 1. The Plan shall be amended to show the reconstruction of the intersection of Sweetbriar and Halstead Street and relocation of the private drive/firelane easement as depicted on the "marked copy" of the C.U.P. A general provision #11 shall be added to read as follows: "11. The applicant shall provide appropriate guarantees for reconstruction of the Halstead/Sweetbriar intersection and relocation of the private drive/firelane easement prior to issuance of building permits on parcel 5."

dh 2. General provision #1 shall be amended to delete the words "New advertising" from the provision.

dh 3. General provision #5 shall be amended to read as follows:
"Firelanes, hard surfaced and 20 feet in width, shall be provided with the firelane easements as shown on the plan. Said firelanes shall be constructed with a minimum of 3 1/2-inch asphalt base with 1 1/2-inch asphalt surface. No parking shall be allowed in said firelanes, although they may be used for passenger loading and unloading."

Prior to final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location and design of the firelane."

dh 4. General provision #9 shall be amended to reflect the title "Superintendent of Central Inspection" inasmuch as there is no "Superintendent of Public Works". In addition the abbreviation C.D.P. shall be changed to read "C.U.P."

David J. Wood
June 28, 1976
Page 3

5. The parcel description for parcel one shall depict the percentage of land coverage and the floor area ratio as shown on the marked copy of the C.U.P. In addition, a maximum building height of 35 feet shall be listed for the parcel.
6. Parcels 2 through 5 shall depict:
 - a) the percentage of maximum 15:1 coverage
 - b) maximum gross floor area
 - c) building height
 - d) floor area ratio (the ratio of maximum gross floor to total net parcel area which should not be in excess of .35% on these parcels).

This information should be arranged as depicted on the "marked copy" of the C.U.P.

7. A general provision #12 shall be added to read:

"A lot grading plan for parcel 5 shall be approved by the Flood Control-Maintenance Office prior to issuance of building permits on that parcel."

These are most of the comments which we have at this time. We have scheduled these cases for consideration at the Planning Commission meeting of July 22, 1976 and it is necessary that you provide us with fourteen (14) revised copies of the C.U.P. (as per our comments) by Friday, July 9, 1976, in order that we can prepare our staff report for the Planning Commission.

If you have questions regarding this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:MM:rme
Encl.

cc: E. A. McLean, 2359 McLean Boulevard, 67204
Bonanza, Inc., 3900 W. Kellogg, 67213
Lawrence E. Wells, Architect, 254 Laura, Suite 205, 67211

5350
6
07
1E

DP-7
FILE #3

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

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

I. Name of applicant or applicants and/or their agent or agents.

D a. Applicant Bonanza, Inc. (LESSEE)
Address 3900 West Kellogg, Wichita, Kans. 67213 Phone 943-1244

D Agent DAVID J. WOOD
Address 433 N. BROADWAY ⁶⁷²⁰² Phone 267-4231

b. Applicant E. A. McLEAN (FEE OWNER)
D Address 2359 McLEAN Blvd. N.W. ⁶⁷²⁰⁴ Phone 838-8354

D Agent DAVID J. WOOD
Address 433 N. BROADWAY ⁶⁷²⁰² Phone 267-4231

c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned LC & AA and legally described as Lot(s)

1 & 2, Block(s) A
Sweetbriar Addition.

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

NAA.
W-AA-B+LC
EAA-RB-B+LC
S LC

II.B There are 18.8 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 2200 - 2300 N. Amidon.

The general location is (use appropriate section)

- a. at the Northwest corner of 21st
and Amidon; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

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

Bonanza, Inc.

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
_____ (AM, PM) on _____ (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ _____.

Name

Title

Security
ABSTRACT AND TITLE CO. INC.
434 NORTH MAIN
Phone 267-8371

D 272
2728

Deliver to Metropolitan Planning

Attn: Lynn Shirkey

Lot	Block	Addition	Property Owner
✓ 5	23	Riverlawn Heights Addition	✓ Charles Allen Nelson and Barbara 2410 Marigold 67204
✓ 7	23	Same	✓ Wesley M. Powell & Patricia A. 2424 Marigold 67204
✓ 10	23	Same	✓ James F. Cinotto and Esther 2425 Amidon 67204
✓ 6	23	Same	✓ Roy C. Malloy and Mildred I. 2418 Marigold 67204

Addendum Order No. 238357
wh



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

Lot	Block	Addition	Property Owner
1	A	Sweetbriar Addition & Replat of Part of Benjamin Hills 2nd Addition	E. A. McLean, 2359 McLean Blvd N.W. 67204
		Part of Block 16, Benjamin Hills 2nd Addition and part of Lot 3, Block A, Sweetbriar Add. and Replat of Part of Benjamin Hills Second Addition to Wichita, described as: Beg. at the Southwest corner of said Block 16; thence East along the South line of said Block 16, 150 feet; thence North at right angles 184 feet, thence West parallel with the South line of said Block 16 to the West line of said Lot 3, thence SWly along the West line of said Lot 3, and said Block 16 to beginning	✓ Reiss & Goodness, Inc. 2160 East Douglas 67208
		That part of Lot 3, Block A, in Sweetbriar Addition and Replat of Part of Benjamin Hills 2nd Addition, described as: Beg. at the NW corner of said Lot 3, Block A, thence East along the North line of said Lot 3, Blk. A, 346.76 feet to the NE corner of said Lot 3, Block A, thence South along the East line of said Lot 3, Block A, 300 feet to the Southeast corner of said Lot 3, thence West along the South line of Lot 3, 325.2 feet to the SW corner of said lot, thence North to a point which is 116 feet South of the North line of Lot 3, Block A, thence West to the East line of Sweetbriar Lane, thence NEly along the East line of Sweetbriar Lane to the place of beginning	✓ Don S. Peters & Walter W. Jones 285 South Dellrose 67218
		Block 16 except the South 300 feet	Benjamins Hills 2nd
			✓ Twin River Club 2248 Sweetbriar Lane 67204
6	14	Benjamin Hills 2nd	✓ Presbytery of Wichita, Synod of Ks. 2258 Marigold 67204
2	5	Same	✓ Board of Education, School Dist. #1 426 South Broadway 67202
1	5	Same	✓ <i>Allen P. Thomas - Park Dept.</i> Board of Park Commissioners, City of Wichita 455 N. Main 67202
11	13	Same	✓ Warren E. Carpenter & Sandra Lee 2239 Marigold Lane 67204
1	14	Same	✓ Ward H. Blackford & Esther M. 2238 Marigold 67204
2	14	Same	✓ Mark W. Dick & Beverly 2222 Marigold 67204

Lot	Block	Addition	Property Owner
3	14	Benjamins Hills 2nd	✓ Bernard J. Stambaugh & Ralpholene 2206 Marigold 67204
4	14	Same	✓ Southwest Federal Savings & Loan Association, 130 N. Market 67202
5	14	Same	✓ Norman E. Allerheiligen and Dorothy W. Allerheiligen 2225 Sweetbriar Lane 67204
1	7	Same	✓ Richard D. Redman and Linda S. 2330 Marigold 67204
2	7	Same	✓ Robert L. Mierau & Bonnie F. Mierau 3345 S. Gow 67217
3	7	Same	✓ James Clayton Thompson & Ruth L. 2314 Marigold 67204
4	7	Same	✓ Eunice M. Maple & W. Maxine Maple 2308 Marigold 67204
5	7	Same	✓ Jack E. Greene & Elizabeth J. 2302 Marigold 67204
1	6	Same	✓ Donald L. Copeland & Delores M. 2330 Halstead 67204
2	6	Same	✓ Bernard N. Ruddick & Leola 2320 Halstead 67204
3	6	Same	✓ Michael E. Miller & Cecilia L 2623 Wedgewood 67204
4	6	Same	✓ <i>ret 7/15/76 to</i> 2303 Marigold 67204
& vac. Athenian adj.			✓ Russell James Skeels & V. Joan 2311 Marigold 67204
12	13	Same	✓ Administrator of Vet. Affairs 5500 East Kellogg 67218
7	20	Riverlawn Heights	✓ Dorothy A. Jordan & George M. 2203 Columbine 67204
8	20	Same	✓ James F. Aiken Jr. & Elinor 2204 West 24th Street No. 67204
9	20	Same	✓ Richard W. Frey & Anita L. Frey Address Unknown <i>1925 W. 29th St So. apt 210-67217</i>
Lot 2, except that part beg. at the NE corner of Lot 2, thence South 110 feet to the SE corner of Lot 2; thence SWly along rear line of Lot 2, a distance of 10 feet; thence NE to point of beg. all in Block 24, Riverlawn Heights Addition			✓ Robert J. Blick II and Erma C. Blick 2225 West 24th North 67204

Lot	Block	Addition	Property Owner
11	21	Riverlawn Heights	✓ Victor A. Ritchey and Ruth 2013 Columbine 67204
12	21	Same	✓ Archie R. Hanneman and Mary Margaret 2005 Columbine 67204
13	21	Same	✓ Elizabeth Pearl Emerick 2006 West 24th North 67204
14	21	Same	✓ George B. Schmidt and Delphine M. 2014 West 24th North 67204
15	21	Same	✓ Evelyn N. Kirkhart and Wendell E. 2022 West 24th North 67204
16	21	Same	✓ Donald E. Austin and Marguerite 2028 West 24th North 67204
17	21	Same	✓ Evia Mae Crossno and Marylene A. Roper 2036 West 24th North 67204
18	21	Same	✓ Josephine M. Jenisch 2044 West 24th North 67204
19	21	Same	✓ Robert G. Knight and Jane C. 2104 West 24th North 67204
20	21	Same	✓ Richard C. Ambler and Alta F. 2110 West 24th North 67204
21	21	Same	✓ Lavina L. Tucker and Jane F. Callahan, 2118 W. 24th No. 67204
22	21	Same	✓ Clarence L. Neidens and Melva G. 2126 W. 24th North 67204
23	21	Same	✓ Gary W. Howard and Charlotte F. 550 Nims, Apt. 435 67203
24	21	Same	✓ Gale I. Allen and Vada V. 2460 N. Clarence 67204
1	22	Same	✓ Jonah G. Totten and Pluma C. Totten 2408 N. Clarence 67204
2	22	Same	✗ Carl A. Johnson and May B. Address Unknown
3	22	Same	✓ C. Norman Walter and Barbara L. 2422 N. Clarence 67204
4	22	Same	✓ Robert E. Kruse and Ruby V. Kruse 2428 N. Clarence 67204
5	22	Same	✓ Delmer L. Seltman and Leola F. 2434 N. Clarence 67204

Lot	Block	Addition	Property Owner
All of Lot 3 and that part of Lot 2, des. as: Beg. at the NE corner of said lot 3, thence Sely 110 feet to the SWly corner of said lot 3; thence SWly along the rear line of Lot 2, 10 feet; thence Northerly to the place of beg., all in Block 24, Riverlawn Heights			✓ James M. Elliott and Juanita A. 2219 West 24th St. North 67204
4	21	Riverlawn Heights	✓ L. D. Diamond & W. Faye 2213 West 24th St. North 67204
5	24	Same	✓ John Rex Leslie & Brenda J. 2203 West 24th North 67204
6	24	Same	✓ William A. Gordon and Irene M. 2431 N. Clarence 67204
7	24	Same	D Charles Gene Voorhees and Suzanne Louise Voorhees 2417 N. Clarence
8	24	Same	✓ Arland L. Plush and Pauline 2411 N. Clarence 67204
9	24	Same	✓ Charles E. Blalock and Barbara J. 2403 N. Clarence 67204
1	21	Same	✓ W. T. Jahnke and Joyce I. 2518 N. Clarence 67204
2	21	Same	✓ Wilfred P. Mies and Beverly J. 2131 Columbine 67204
3	21	Same	✓ Robert V. Davis and Lois J. 2125 Columbine 67204
4	21	Same	✓ Johnny B. Jenisch and Betty L. 2117 Columbine 67204
5	21	Same	✓ Russell L. Brown & Mary M. 2109 Columbine 67204
6	21	Same	✓ Loyd E. Dailey and Mary 2103 Columbine 67204
7	21	Same	✓ Alvin E. Mulanax and Katherine 2041 Columbine 67204
8	21	Same	✓ Ada P. Gibson and Bill R. Bolan 2033 Columbine 67204
9	21	Same	✓ William Earl Murphy and Eva E. 2025 Columbine 67204
10	21	Same	✓ Lawrence Rice and Hilda E. 2019 Columbine 67204

Lot	Block	Addition	Property Owner
6	22	Riverlawn Heights	✓ Eugene W. Kraus and Barbara 2440 N. Clarence 67204
7	22	Same	✓ S. H. Womer 2252 Bella Vista 67203
8	22	Same	✓ Clifford A. Simmons & Donna M. 1839 Lisa 67203
9	22	Same	✓ Olen L. Pickett and Violet Kathleen 2127 West 24th North 67204
10	22	Same	✓ Lucille M. Eddy 2119 West 24th North 67204
11	22	Same	✓ Fanny N. Edison and Russell F. 2111 West 24th North 67204
12	22	Same	✓ Marshall K. Williams and Donna B. 2103 West 24th North 67204
13	22	Same	✓ Thomas Dale Brasser and Judith A. 2043 West 24th North 67204
14	22	Same	✓ Mildred Tomlin 2035 West 24th North 67204
15	22	Same	✓ Stepehn Earl Burkhart & Sheryl L. 2027 W. 24th North 67204
16	22	Same	✓ Virginia E. Gelbach 2019 W. 24th North 67204
17	22	Same	✓ James B. Johnson & Terry Lynne 2011 W. 24th North 67204
18	22	Same	✓ Robert F. Miller and Mildred D. 2003 West 24th North 67204
25	22	Same	✓ Mildred E. Hoover 2375 Marigold 67204
26	22	Same	✓ Ruby E. Murrell and Richard D. Dunn 2367 Marigold 67204
27	22	Same	✓ Neal Dale Whitaker and Jo Lynn 2361 Marigold 67204
28	22	Same	✓ Shirley A. Dahlinger 2355 Marigold 67204
29	22	Same	✓ William M. Graham III and Anita M. 2347 Marigold 67204
30	22	Same	✓ Robert R. McNicol and Dorothy 2341 Marigold 67204

Lot	Block	Addition	Property Owner
1	23	Riverlawn Heights	✓ John L. Kratzer and Felicia M. 2346 Marigold 67204
2	23	Same	✓ William G. Buser Sr. and Mary H. 2356 Marigold 67204
1		Marina Lake 4th Add.	✓ Clear Lakes Inc. c/o Mearle Mason 810 West Douglas 67203
2		Same	Same
3		Same	✓ Marina Lake Drive Inc. c/o Vincent L. BOGART 444 N. Market 67202
1		Marina Lake Addition	✓ Texaco Inc. 8301 East Pawnee 67207
2		Same	✓ Kiser Inc. 1446 Willow Road 67208
1		Lakeview Estates	✓ Lakeview Development Co., Inc. 1900 Amidon 67203

The East 2/3 Acre in the Northwest corner
of the NE $\frac{1}{4}$ of Section 7-27-1E

✓ Marcus D. Gow
6601 West 13th St. 67212

Blk 1 and vac. Garner's Riverlawn Add.
22nd St. adj.

✓ Gardner Land Inc.
601 N. Broadway 67214

The South 180 feet of the East 170 feet of
the SW $\frac{1}{4}$ of Section 6-27-1E

✓ Sweetbriar Gardens Inc.
2359 McLean Blvd. N.W. 67204

Govt. Lot 1, in the NW $\frac{1}{4}$ of Section 7-27-1E
except those portions platted as Marina Lake
Addition, Marina Lake 3rd Addition, Marina
Lake 4th Addition, Marina Lake 6th Addition
and except a tract described as: Beg. at a
point on the East line of said Govt. Lot 1,
S 00° 04' 05" W 1120.32 ft from the NE corner
thereof; thence N 88° 12' 55" W, parallel to the n
north line of said Govt. Lot 1, a distance of
130 feet; thence N 00° 04' 05" E 15 feet, thence
S 89° 56' 09" W, 455.06 feet; thence N 54° 26' 07" W
251.68 feet; thence N 70° 56' 58" W, 959.77 feet to
a point 695 feet South and 770 feet East of the
Northwest corner of said Govt. Lot 1, thence S
12° 11' 35" W, 282.9 feet more or less to the left
(North) bank of the Arkansas River; thence SEly along
the left (North) bank of said river to the east line
of said Govt. Lot 1; thence North 885 feet more or
less to beginning

✓ Clear Lakes Inc. c/o
Mearle Mason
810 West Douglas 67203

Lot	Block	Addition	Property Owner
1	2	Gardner's Riverlawn	✓ Emmet B. Park and Margaret F. Park 2330 Amidon 67204
2	2	Same	✓ Donald R. Armstrong and Ruby Eva 1921 West 23rd North 67204
3	2	Same	✓ Donald A. Filby and Lois M. 1915 West 23rd North 67204
4	2	Same	✓ V. A. Miller and Mildred B. Miller Kathleen D. Garrison 1909 West 23rd North 67204
5	2	Same	✓ Milu E. Swenson 1901 W. 23rd North 67204
6	2	Same	✓ E. W. Schubert and Nell M. 1827 W. 23rd North 67204
7	2	Same	✓ George S. Simpson and Rosa L. 1821 W. 23rd North 67204
8	2	Same	✓ Stephen J. Betton and Janet L. 1815 W. 23rd North 67204
9	2	Same	✓ William Henry Holsapple and Marjorie Holsapple 1807 W. 23rd North 67204
12,13 14,15 16,17 18,19 20	2	Same	✓ Gardner Land Inc. 601 N. Broadway 67214
8	6	Same	✓ Rita Du Pree, 2514 Amidon 67204
9	6	Same	✓ Bruce L. Minical and Shona H. 2508 Amidon 67204
10	6	Same	✓ Robert A. Tiemeyer and Janet 2502 Amidon 67204
11	6	Same	✓ Alfred Brewer and June E. Brewer 1920 W. 24th North 67204
12	6	Same	✓ Dennis R. Jones and Leslie A. Jones 2520 Perry 67204
13	6	Same	✓ Administrator of Vet. Affairs 5500 East Kellogg 67218
14	6	Same	✓ Donald Richard Lee Vannoy 2011 Porter 67203

Lot	Block	Addition	Property Owner
3	5	Gardners Riverlawn	✓ James M. Gregory and Linda Earle 2482 Perry 67204
4	5	Same	✓ Price Leon Hadley 1616 West 22nd 67204
5	5	Same	✓ Kenneth A. Jones and Debra R. 2470 Perry 67204
6	5	Same	✓ Charles R. Custer and Thelma E. 2464 Perry 67204
7	5	Same	✓ Alvin W. E. Nagel and Dolly P. 1632 West 22nd No. 67204
8	5	Same	✓ Michel G. Khoury and Mary Ann 2452 Perry 67204
9	5	Same	✓ Kenneth H. Chisholm and Helen 2446 Perry 67204
10	5	Same	✓ Billie M. Peavey 2440 Perry 67204
11	5	Same	✓ Sammy K. Noll and Kathleen A. Noll Garden Plain, Ks. 67050
12	5	Same	✓ Harold C. Welch and Lucille E. 2428 Perry 67204
13	5	Same	✓ Dennis A. Londeen & Suzanne M. 202 N. Rock Road 67206
14	5	Same	✗ Marvin D. Hoffman & Joan Address Unknown
15	5	Same	✓ Lorie J. Rumsey 1041 N. Waco 67203
16	5	Same	✓ Marvin L. Niedens & Regina S. 1320 Reece Road, Goddard, Ks. 67052
1	3	Same	✓ Francis L. Hill 1931 West 24th North 67204
2	3	Same	✓ Walter E. Kuhn and Agnes L. Kuhn 2476 Amidon 67204
3	3	Same	✓ John E. Leffingwell and Ann L. 2470 Amidon 67204
12	3	Same	✓ Violet J. Steven, Brenda Sue Sherrill Charles David Steven 2416 Amidon 67204
13	3	Same	✓ Ray Shropshire and Georgia I. 2410 Amidon 67204

Lot	Block	Addition	Property Owner
14	3	Gardner's Riverlawn	Alonzo W. Johnson and I. Lorene Address Unknown
16	3	Same	Jack B. Hollowell and Mary L. 1552 Burns 67203
15	3	Same	Dean E. Norris & Betty Norris 1918 West 23rd St. North 67204
17	3	Same	Paul W. Reeves and Katherine M. 2415 Riverlawn 67204
18	3	Same	John Richard Small and Myra 2421 Riverlawn 67204
19	3	Same	Roy D. Mountain and Elizabeth J. 2427 Riverlawn 67204
20	3	Same	Alvina Kelso, Delbert Dale Goertz John Wayne Goertz 5800 N. Maize Road 67205
21	3	Same	Margaret Lucy Garrett 2439 Riverlawn 67204
22	3	Same	Clyde E. Brown and Norma Jean 2445 Riverlawn 67204
Part of Lot 25, Block 3, Gardner's Riverlawn Addition, Beg. at the SE corner said lot 25, thence SWly on the South line of said lot 25, 98 feet more or less to the Southwest corner of said Lot 25, thence NWly at the West line of said Lot 25, 19.5 feet, thence Easterly to the point of beginning			Robert G. Martin and Gloria 2457 Riverlawn 67204
Lot 25	3	Gardner's Riverlawn	Constance M. Wynkoop, Address Unknown
except above tract			
26	3	Same	Wilbur L. Helm and Wanda J. Helm 2469 Riverlawn 67204
1	4	Same	Elmer O. Oatman and Blanche J. 1911 West 24th North 67204
3	4	Same	Charles F. Dawson and Beverly A. 2476 Riverlawn 67204
2	4	Same	Dan J. Hay and Mary E. 2482 Riverlawn 67204
4	4	Same	Albert L. Witherspoon Jr. 2470 Riverlawn 67204
5	4	Same	Alberta E. Thompson Address Unknown

Lot	Block	Addition	Property Owner
6	4	Gardner's Riverlawn	✓ Earl E. Strimple 2458 Riverlawn 67204
7	4	Same	✓ Floyd L. Grider and Bette J. 2452 Riverlawn 67204
8	4	Same	✓ Bernard R. Wolford and Verna M. 2446 Riverlawn 67204
9	4	Same	✓ Frank F. Ojile and Kathleen 2440 Riverlawn 67204
10	4	Same	✓ Eleanor B. Rau and Cynthia K. Rau 2434 Riverlawn 67204
11	4	Same	✓ Guy A. Schneider and Eunice G. 2428 Riverlawn 67204
12	4	Same	✓ Gerald B. Becker and Lois E. 2422 Riverlawn 67204
13	4	Same	✓ Frederick M. Knodle and Marjorie J. 2416 Riverlawn 67204
14	4	Same	✓ Dennis L. Rice and Patricia L. 2410 Riverlawn 67204
15	4	Same	✓ James Sanders & La Donna 1214 Kevin Road 67208
16	4	Same	Wendell E. Polin and Betty M. Polin Address Unknown
17	4	Same	✓ David E. Monk and Edna Monk 2409 Perry 67204
18	4	Same	✓ Robert L. Mock and Anna Lucille 2415 Perry 67204
19	4	Same	✓ Robert W. Perrill and Lou 2421 Perry 67204
20	4	Same	George Parrish Freeman & Dorothea L Address Unknown
21	4	Same	✓ Clovis J. Nitcher & Florence E. 2433 Perry 67204
22	4	Same	✓ Edwin J. Cochran and Goldie R. 2439 Perry 67204
23	4	Same	✓ Gerald Lee Crawford and Nancy E. 2445 Perry 67204
24	4	Same	✓ Demis L. Conrady 702 West 11th Street 67204

Lot	Block	Addition	Property Owner
25	4	Gardner's Riverlawn	✓ M & B Investment Inc. 9103 West Central 67212
26	4	Same	D Administrator of Vet. Affairs 5500 E. Kellogg 67218
27	4	Same	✓ Celestine I. Stein and Virginia 2469 Perry 67204
28	4	Same	+ Wesley A. Felts and Mildred R. Address Unknwn
29	4	Same	Jack H. McCaslin and Irene L. ✓ 1901 West 24th North 67204
30	4	Same	Same

The following listings are the same as Z-1828
Property Owner

Lot	Block	Addition	Property Owner
2	A	Sweetbriar Addition & Replat of Part of Benjamin Hills Second Addition	D E. A. McLean, 2359 McLean Blvd. NW 67204
19	22	Riverlawn Heights Add.	D Robert E. Muzzy & Betsy G. Muzzy 3535 West 13th St. 67203
20	22	Same	X Herbert F. Foster, deceased <i>no add.</i>
21	22	Same	D Daniel L. Coble & Joan L. 2425 Marigold 67204
22	22	Same	D Chester V. Jackson & Bonnie R. 2421 Marigold 67204
23	22	Same	D Ervin N. Frankenbery & Virginia I. 2413 Marigold 67204
24	22	Same	D David L. Emmerich & Barbara J. 2525 Manhattan 67204
3	23	Same	D Fred M. McElhinney & Narah M. 1420 N. Clarence 67203
4	23	Same	✓ <i>resent 11/3/76 to Nora McElhinney same odd at apt 112</i> D Thomas Joe Robison & Martha Dell 2404 Marigold 67204
5	23	Same	* <i>Charley Allen Nelson and Barbara 2410 Marigold 67204</i> D John Rex Leslie & Brenda J. 2203 West 24th North 67204
6	23	Same	* <i>Roy C. Massey & Mildred O. 2418 Marigold 67204</i> D William A. Gordon & Irene 2431 N. Clarence 67204
7	23	Same	* <i>Wesley M. Powell + Patricia A. 2424 Marigold 67204</i> D Charles Gene Voorhees & Suzanne Louise 2417 N. Clarence 67204
8	23	Same	D Floyd M. Griffin & Ica J. 2432 Marigold 67204
9	23	Same	D Lorene L. Cleary 2436 Marigold 67204
10	23	Same	* <i>James C. Cimoto + Esther 2425 Amidon 67204</i> X Tom Ford & Lucille V. Address Unknown <i>not for</i>
4	3	Gardner's Riverlawn	D Alvarez Alfonso & Lillian M. 2464 Amidon 67204
5	3	Same	D Floyd R. Lucas 2458 Amidon 67204

* see corrected list attached

Lot	Block	Addition	Property Owner
6	3	Gardner's Riverlawn Addition	D Lorene E. Davis & Alta Mae Shepler 2452 Amidon 67204
7	3	Same	D Thelma M. Vaughn 2446 Amidon 67204
8	3	Same	D Alberta M. Slack 2440 Amidon 67204
9	3	Same	D D. W. Montgomery & Clara M. 2434 Amidon 67204
10	3	Same	D Willa Mae Whorton & Richard F. 2428 Amidon 67204
11	3	Same	D Nicolas Sandoval 2424 Amidon 67204
23	3	Same	D Ludwig Peter Nulik Jr. & Beverly L. 2451 Riverlawn 67204
24	3	Same	D Robert G. Martin & Gloria 2457 Riverlawn 67204

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

A 750 foot radius of: [Lots 1 and 2,
Block A, Sweetbriar Addition] and Replat
of Part of Benjamin Hills

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on the 11th day of June, 1976
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 238354

wh

Form 22-1

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Amendment to CVP</i>	<i>400⁰⁰</i>

Name: *David Wood*

Address: *433 N. Broadway*

Type: *AA* Due Date: _____

Comments: _____

Date: _____ By: _____

*

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

Roll # 1

*