

ACTION

COMMITTEE

DATE

M.A.P.C. Agree Indefinitely 1-20-66  
Map Approved 6-16-66  
B.C.C. ~~RE~~ Approved 6-28-66  
file to conditions as  
recommended by PC

Closed 6-28-66

DP-12 - ROCKWOOD SOUTH COMMUNITY  
UNIT PLAN, on the west side of Rock  
Road between Douglas and Kellogg

Map No. F-9  
Sec. 19  
Twp. 27  
Range 2E

DATA SHEET  
COMMUNITY UNIT PLAN

DP- 12  
Z- \_\_\_\_\_  
Filed 12-22-65

APPLICATION REQUEST: Approval of proposed planned commercial development.

1. Applicant Rock Road Improvement Inc.  
Address 309 South Market Phone AM 2-1414
2. Agent Earl Graves  
Address 309 South Market Phone AM 2-1414
3. General Location On the west side of Rock Road between Douglas and Kellogg Address \_\_\_\_\_
4. Proposed Use Shopping Center

AREA DATA

1. Acres 155 150 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning "LC" Proposed Zoning "LC"
3. Area ~~XXX~~ (is not) platted. Addition \_\_\_\_\_
4. Existing R/W 60 ft. 70 ft. 80 ft.  
Rock Road St. Kellogg St. Douglas St.  
Proposed R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
Rock Road St. Kellogg St. Douglas St.

HISTORY

DP-1 - Residential and Shopping Center Community Unit Plan at the north-west corner of Rock Road and Kellogg  
Z-0557 - "AA" & "LC" to "LC" for the northwest corner of Rock Road and Kellogg

PROCEDURE DATA

1. MAPC Meeting:  
Date Action  
1-20-66 Deferred Indefinitely  
6-16-66 Approved
2. Governing Body  
Date Action  
6-28-66 Approved subject to conditions as recommended by Maps

NOTES: See File DP-1  
Z-0557

Notify Mr Paul Bailey, Leasing Agent  
Lastgate Shopping Center  
350 Capitol Life Bldg.  
Denver, Colorado





June 28, 1966

Glen Lytle, Superintendent of Central Inspection  
Jack H. Galbraith, Senior Planner, Regulations Division

DP-12 - Commercial Community Unit Plan on the West Side  
of Rock Road between Douglas and Kellogg

At its regular meeting on June 28, 1966, the Board of City Commissioners considered the above-captioned community unit plan. The action of the City Commission was to approve the development plan as recommended by the Metropolitan Area Planning Commission subject to the following conditions:

1. The applicant indicating a 50-foot planting area adjacent to Douglas and providing the following information under General Notes:  

"The north 50 feet of the shelter belt adjacent to Douglas, except for access points, shall be improved and maintained as a landscape buffer under the supervision of the Park Department".
2. Waiving the 5'-8' wall adjacent to the west property line, subject to a 10-foot planting screen being provided.
3. Granting a reduction of the setback adjacent to Patio Court in Parcel RS-4 from 35 feet to 20 feet.
4. Indicating a maximum two-story height on Parcel RS-12.
5. Indicating a 35-foot building setback line on the west side of Parcel RS-4.
6. Changing the notation regarding access control to Rock Road to read as follows: "Complete access control, except for three openings. The access points shall be in line with medial cuts, and their location shall be determined by the Traffic Engineer.

Glen Lytle, Superintendent 2  
of Central Inspection

June 28, 1966

7. Under Parcel RS-2, the notation after "signs" being changed to read as follows: "Advertising signs permitted in the front setback area along Armour Court - 30 feet maximum height".
8. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and City 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.
9. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

It was pointed out to the applicant that prior to the issuance of a building permit for the automotive centers indicated on Parcels RS-1, RS-6 and RS-7, it will be necessary that the applicant file for an exception before the Board of Zoning Appeals.

A copy of the development plan as approved by the Planning Commission and City Commission is attached for your information and files.

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

JHG:bgs

Attachment

Report from the MAPC to the Board of City Commissioners

Case No. DP-12

Considered by M.A.P.C. 1-20-66  
Reconsidered by MAPC: 6-16-66

Request for: **Approval of Commercial Community Unit Plan**

Reason for request (as provided by petitioner):

**none given**

Location of property: **West side of Rock Road between Douglas and Kellogg**

Legal description of property:

**The SE $\frac{1}{4}$ , Section 19, Township 27, Range 2 East, Wichita,  
Sedgwick County, Kansas; except Rockwood South 2nd Addition.**

Petitioner: **Rock Road Improvement, Inc.**  
Address: **309 South Market**

Counsel for petitioner: **Charles W. Harris, Attorney**

Protesters (list counsel, if any): **Richard Mullins, Attorney for the City of East-  
borough, Gene Gray, 8001 Morningside, and Gene Thomas, 8026 Mockingbird Lane,  
spoke in opposition. A letter from Mrs. Hocutt, 33 Stratford, indicated  
opposition.**

Surrounding zoning: **To the north is "AA" and "RF"; east and west is "AA" and  
"LC"; south is "LC"**

Land use: **Subject property is the location of a motel, service station, vacant  
and restaurant; north are patio apartments, single family and vacant; east is  
single family, swimming pool and club house; south is a drive-in theater,  
motel, new and used car agency; and west is Eastborough, single family and  
vacant.**

**Planning Commission Recommendation:**

**LAW moved and HILL seconded that the Planning Commission recom-  
mend to the City Commission that this application be approved,  
subject to the following: (See attached sheet for conditions.)**

*Respectfully submitted,*

Vote of Planning Commission Unanimous

\_\_\_\_\_  
Secretary

- ACTION:**
- 1. Approve the recommendation of the Metropolitan Area Planning Commission; or**
  - 2. Return the application to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:**

Conditions to Approval:

1. The applicant indicating a 50-foot planting area adjacent to Douglas, and providing the following information under General Notes:  

"the north 50 feet of the shelter belt adjacent to Douglas, except for access points, shall be improved and maintained as a landscape buffer under the supervision of the Park Department".
2. Waiving the 5'-8' wall adjacent to the west property line, subject to a 10-foot planting screen being provided.
3. Granting a reduction of the setback adjacent to Patio Court in Parcel RS-4 from 35 feet to 20 feet.
4. Indicating a maximum two-story height on Parcel RS-12.
5. Indicating a 35-foot building setback line on the west side of Parcel RS-4.
6. Changing the notation regarding access control to Rock Road to read as follows: "Complete access control, except for three openings. The access points shall be in line with medial cuts, and their location shall be determined by the Traffic Engineer.
7. Under Parcel RS-2, the notation after "signs" being changed to read as follows: "Advertising signs permitted in the front setback area along Armour Court - 30 feet maximum height".
8. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and City 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.
9. Any major changes in this development plan being re-submitted to the Planning Commission and City Commission for their consideration.

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EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 20, 1966:

- "2. Case No. DP-12 - Rock Road Improvement, Inc. requests approval of a revision of DP-1, being an area on the west side of Rock Road between Douglas and Kellogg.

The Chairman read the following letter from the City Manager dated January 19, 1966, and addressed to the Wichita-Sedgwick County Metropolitan Area Planning Commission.

"The City Commission has noted the item on your agenda for January 20, 1966, relating to a request for a Community Unit Plan modification for an area generally located at the northwest corner of Rock Road and Kellogg.

"Please be advised that the City Commission has under consideration an ordinance which will require Community Unit Plan modifications or revisions to be approved by the Governing Body. I have been instructed by the City Commission to inform you of its desire that no action on this or any other proposed CUP be taken until this matter receives the further attention of the City Commission."

LAW said he would like to suggest to the City Commission that the Planning Commission direction of this nature should be forwarded through the Mayor, and that staff direction be handled by the City Manager. He felt that since the Planning Commission is a recommending body to the City Commission and not to the City Manager, direction and requests for action should be from the City Commission itself.

FOSTER said that the City Commission directed the City Manager to write the letter.

The Chairman said that he had asked for consideration of the above request from the City Commission at this time (the item is listed as the last item on the Agenda) inasmuch as if the Commission does decide to defer as requested, those people present to be heard on this item could be excused.

In the discussion which followed, it was pointed out that the zoning ordinance at this time does not provide for consideration or approval of a Community Unit Plan by the City Commission. It was noted that the "LC" zoning and the Community Unit Plan have already been approved and this is a request for revision of the plan.

**MOTION:** MOONEY moved that this application be deferred as requested by the City Commission.

LAW said he saw no reason why the Planning Commission could not proceed with the hearing (especially in view of the fact that notices have been sent to the property owners in the area and many are present at this time), and make a recommendation to the City Commission and if that body desires to withhold consideration until the ordinance is amended, they could do so.

HILL noted that apparently the City Commission desires to have the final action on a Community Unit Plan, and he did not think the request was intentional to cause delay in consideration of this application or to cause residents of the area inconvenience. HILL said he was not opposed to hearing the application, but it seemed desirable to defer the matter until such time as the City Commission amends the ordinance if that is their desire.

FOSTER said that the Planning Department sent notices to property owners within 500 feet on the east, west and north, and those within 200 feet on the south. FOSTER indicated that it is difficult to anticipate just how long it might take to amend the ordinance.

LAW pointed out that the City Commission apparently did not ask that the Planning Commission not hear the request, but only that it not be acted upon.

After more discussion pro and con to a deferral, MOONEY said he would withdraw the above motion.

BOB PARTRIDGE, Attorney for the applicant, said he was not aware of the letter from the City Manager until now, but if the Planning Commission wanted to hear the application, he was pre-

pared to present it on behalf of the applicant. He commented that it is possible that some of the residents in the area are not aware of what is planned and if a deferral is granted, an effort would be made to meet and explain the purpose of the revisions to interested property owners. He indicated that it might even be possible to resolve any controversy which now exists.

HILL asked if, after such conferences with interested property owners, it is possible that another revised plan might be submitted. PARTRIDGE said that on matters of real controversy, they would be inclined to be flexible in the design of the plan. GALBRAITH pointed out that the zoning ordinance does not require a filing or publication fee applicable to a revision of a Community Unit Plan.

RICHARD MULLINS, Attorney, said he was representing the City of Eastborough, and said he thought it would be time saved if this application is deferred and conferences held in an effort to resolve differences and controversies.

LAW pointed out that it has been a long standing policy that if the applicant or anyone else concerned desires a deferral, then such request should be made in time that the property owners adjacent to an area can be notified and thus not be inconvenienced by attending a meeting when the matter is not heard.

GENE GRAY, 8001 Morningside, said he has conferred with some of the other protestors, and it was their belief that a deferral which would permit conferences between the parties concerned would be the best action at this time.

Discussion was had with respect to the time required for amending the ordinance in case the City Commission desires it amended to permit that Body to consider and act finally on Community Unit Plans. The various steps necessary to reschedule this matter, if the present revised plan is changed, and if an amendment to the zoning ordinance is required and it was indicated that it would possibly be 4 or 5 months before final action by the City Commission.

The Chairman asked Mr. Partridge if he understood that any deferral would actually be for an indefinite time. PARTRIDGE agreed that his client could not proceed on his plans until the City Commission has made its decision on an amendment to the zoning ordinance. PARTRIDGE agreed that interested parties should be notified and indicated agreement that his client would bear the expense of such notification.

GENE THOMAS, 8026 Mockingbird Lane, said he would like to see the difference between what was proposed originally and what is proposed now. LAW pointed out that the light commercial zoning has already been granted and that the application at this time is for approval of a revised development plan within that light commercial area.

**MOTION:** MOONEY moved, HILL seconded and it carried unanimously that the Planning Commission defer this matter indefinitely at the direction of the Board of City Commissioners, which requested that the Planning Commission take no action on any proposed Community Unit Plans until further direction by the Board of City Commissioners.

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EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 16, 1966:

- "10. Case No. DP-12 - Rock Road Improvement, Inc. requests approval of a Commercial Community Unit Plan for property described as the SE¼ of Section 19, Township 27, Range 2 East, Wichita, Sedgwick County, Kansas; except Rockwood South Second Addition. Generally located on the west side of Rock Road between Douglas and Kellogg.

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

History: Case Z-0350 - "AA" to "LC"  
Deferred indefinitely at applicant's request - October, 1961

Case Z-0408 - "AA" to "LC"  
MAPC: Approved 10-4-62  
BCC: Deferred 10-23-62  
BCC: Denied 10-30-62

Case Z-0427 - "AA" to "LC" - CUP  
MAPC: Approved "BB" for Lot 2, except S 380 feet thereof,  
Rockwood South First Addition  
CUP was deferred 1-17-63  
BCC: Approved north portion for "BB" 2-5-63

Case Z-0557  
MAPC: Approved 7-2-64  
BCC: Approved 7-21-64

DP-1 - MAPC: Approved 7-21-64

DP-12 - MAPC: Deferred indefinitely 1-20-66

Comments:

1. There has been considerable history on this property since 1961. Former requests for zone changes were either denied, deferred, or approved only in part. Upon the approval of the amended CUP regulations, the applicant submitted an application for "LC" zoning for the entire tract and also submitted a "development plan" and alternate proposal under the CUP regulations of the zoning ordinance. Both were approved by the Planning Commission on July 2, 1964. (Case Z-0557 and Case DP-1.)
2. The applicant made several major revisions from the original approved development plan and filed an amended plan which was considered by the Planning Commission on January 20, 1966. Due to a considerable number of protestors in the area, the case was deferred indefinitely in order for the developers and surrounding property owners to meet to try to resolve as many of the problems as possible. The applicants have now revised the amended plan and have resubmitted it for consideration.
3. There is one area of controversy between the staff and the applicant and that is concerned with the planting screen adjacent to Douglas. At present there is an existing 70-foot wide shelter belt on the south side of Douglas which provides an excellent buffer for the residential development to the north. The plan indicates the required 10-foot planting strip; however, this appears to be an inadequate screen separating single family uses from a 150-acre community unit plan which is proposed primarily for commercial development. It is the opinion of the Planning

Department that at least 50 feet of the shelter belt should be retained and improved to serve as a buffer for the single family dwellings to the north.

4. The applicant has submitted a letter requesting that the setback adjacent to Patio Court in Parcel RS-4 be reduced from the required 35 feet to 20 feet. The setback requirement in the "B" multiple family zone is 20 feet and since this parcel is to develop for apartments, it is the opinion of the Planning Department that the 20-foot setback as requested is proper.
5. The applicant has also requested that the wall requirement be waived adjacent to the west property lines of Parcels RS-2 and RS-4. In lieu of a wall, the applicant is proposing a 10-foot planting strip as a buffer for the property to the west. Since offices and multiple family dwellings are being planned adjacent to the west property line, they will for all practical purposes serve as the buffer between the commercial development to the east and the residential development to the west. Therefore, it is the opinion of the staff that the 10-foot planting strip in lieu of the 5'-8' wall is satisfactory and will serve as an adequate buffer.

#### Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190 of the ordinance to promote well-planned and well-organized community unit plan developments. It is further recommended that approval of the plan be given subject to the following conditions:

1. The applicant indicating a 50-foot planting area adjacent to Douglas and providing the following information under General Provisions:

The north 50 feet of the shelter belt adjacent to Douglas, except for access points, shall be improved and maintained as a landscape buffer under the supervision of the Park Department.
2. Waiving the 5' - 8' wall adjacent to the west property line, subject to a 10-foot planting screen being provided.
3. Granting a reduction of the setback adjacent to Patio Court in Parcel RS-4 from 35 feet to 20 feet.
4. Indicating a maximum two-story height on Parcel RS-12.
5. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City 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.
6. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

RICHARD MULLINS, Attorney representing the City of Eastborough, offered objections only with respect to the fact that the usual 35-foot setback line has not been indicated on the west side of Parcel RS-4.

CHARLES HARRIS, Attorney for the applicant, said they were agreeable to this setback and that it actually was an oversight in not showing it on the revised development plan. He continued that a meeting had been held with property owners in the adjacent area and that it was his belief there would be no objection to the plan as now revised. HARRIS said they have requested a waiver of the normal 35-foot setback to a minimum of 20 feet along Patio Court to permit more flexibility in arranging the apartments proposed, and have also requested waiver of the masonry wall along the west side of Parcels RS-4 and RS-2, and agreed to establish a 10-foot planting strip along this side, as it was considered more desirable than a masonry wall in this particular case.

MR. HARRIS said that a number of the residents of Bonnie Brae had offered objections to having access to subject development in line with their residential streets. He said that the developer is agreeable to three access points as determined by the Traffic Engineering Division. In discussing the matter of access on Rock Road, it was the feeling that when this street is improved with a medial, the Traffic Engineer would no doubt locate access to the property to the west in line with medial breaks. HARRIS said they would be agreeable to the three points of access being designated either by the Traffic Engineer or the Planning Commission. It was pointed out that there are 5 intersecting streets from the residential area on the east side of Rock Road and that it certainly would not be desirable to have 8 breaks in the medial in this one-half mile. IAW stressed the need for clarification of this point at this time and it was the consensus of the Commission that there should be complete access control to Rock Road except for three openings, which shall be in line with medial cuts and their locations to be determined by the Traffic Engineer. HARRIS said this was satisfactory to his clients.

MR. MULLINS questioned the signs as related to RS-2 and the possibility of their location in the rear setback area. HARRIS said that no signs would be located along the rear of the area and that it would be satisfactory to limit their location to along Armour Court.

HARRIS referred to the shelter belt along the north property line and said that the developer intends to clean out the dead plant material (they have an agreement with the Park Department in supervising the improving of this area since part of the shelter belt is on public property), and maintain it as a green buffer. He asked that the required buffer be flexible enough that they could have pedestrian and vehicular access, and said also that it would be their intention later to include this area as a recreational facility for children if apartments are constructed. He said they would not want to be prevented from constructing terraces, walks, etc.

In the discussion, it was pointed out that sidewalks will be a requirement of the plat, when later submitted.

GALBRAITH pointed out that a letter had been received from Mrs. Hocutt, 33 Stratford Road, in which she expressed opposition to the commercial development proposed for subject area.

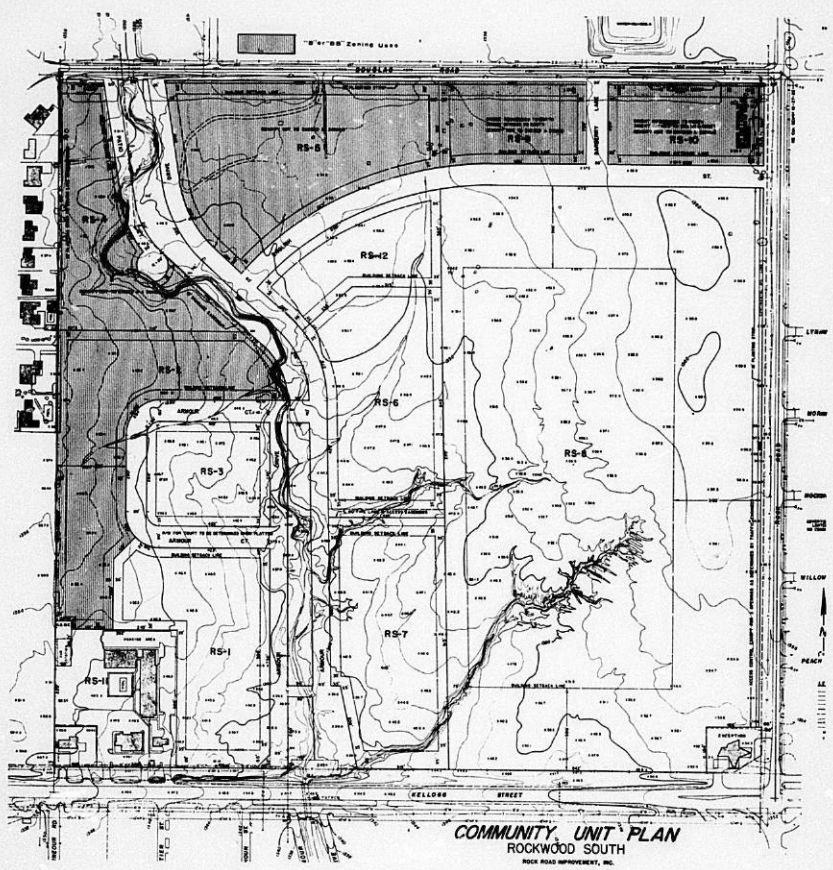
**NOTICE:** IAW moved and HILL seconded that the Planning Commission recommend to the City Commission that this Community Unit Plan be approved, subject to the following:

1. The applicant indicating a 50-foot planting area adjacent to Douglas, and providing the following information under General Notes:

"the north 50 feet of the shelter belt adjacent to Douglas, except for access points, shall be improved and maintained as a landscape buffer under the supervision of the Park Department".

2. Waiving the 5'-8' wall adjacent to the west property line, subject to a 10-foot planting screen being provided.
3. Granting a reduction of the setback adjacent to Patio Court in Parcel RS-4 from 35 feet to 20 feet.
4. Indicating a maximum two-story height on Parcel RS-12.
5. Indicating a 35-foot building setback line on the west side of Parcel RS-4.
6. Changing the notation regarding access control to Rock Road to read as follows: "Complete access control, except for three openings. The access points shall be in line with medial cuts, and their location shall be determined by the Traffic Engineer".
7. Under Parcel RS-2, the notation after "signs" being changed to read as follows: "Advertising signs permitted in the front setback area along Armour Court - 30 feet maximum height".
8. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, <sup>and City Commission</sup> 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.
9. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration."

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COMMUNITY UNIT PLAN  
ROCKWOOD SOUTH  
ROCK ROAD IMPROVEMENT, INC.

**A COMMUNITY DEVELOPMENT PLAN FOR  
ROCKWOOD SOUTH  
Wichita, Kansas**

**PARCEL "R. S." - #1**

Total Net Area - 8.17 AC or	355,800 sq. ft.
Maximum Land Covered by Buildings	30 percent
Maximum Height	2 Story
Parking Ratio as Required Under L. C. Zoning	
Building Set Back Lines	
Armour	35 feet
Kellogg Drive	65 feet
Other Property Lines	35 feet
Commercial Uses Permitted Under L. C. Zoning	
Proposed Uses:	
Automotive Sales, Service, Parts.	
Automotive Center and Other Compatible Uses.	
Subject to Board of Zoning Appeal's Approval.	
Gross Floor Area per Floor	106,740 sq. ft.
SIGNS - Advertising signs permitted in set back area	
30 feet maximum height	

**PARCEL "R. S." - #2**

Total Net Area - 9.34 AC or	407,000 sq. ft.
Maximum Land Covered by Building	30 percent
Maximum Height	2 Story
Parking Ratio as Required Under L. C. Zoning	
Building Set Back Lines	
From Street	35 feet
From Property Line	35 feet
Uses Permitted Under B. B. Zoning	
Proposed Uses:	
Medical Clinics, Laboratories, Professional	
Buildings, General Office Buildings	
Gross Area per Floor	122,100 sq. ft.
SIGNS - Advertising signs permitted in set back area	
30 feet maximum height	

**GENERAL NOTES -**

Width of street right-of-way and width of paving to be determined at time of platting.

Ten foot planter strip along East property line in Eastborough in lieu of solid fence.

PARCEL "R. S." - #3

Total Net Area - 4.07 AC or 177,500 sq. ft.  
Maximum Land Covered by Building 30 percent  
Maximum Height 2 Story  
Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines  
35 feet from all street 35 feet  
Commercial Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Restaurant and Private Club, Medical,  
Professional or Office Building - Theater -  
Bowling Alley.  
Gross Floor Area per Floor 53,250 sq. ft.  
SIGNS - Advertising signs permitted in set back area  
30 feet maximum height

PARCEL "R. S." - #4

Total Net Area - 6.43 AC or 278,000 sq. ft.  
Maximum Land Covered by Building 30 percent  
Maximum Height 2 Story  
Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines  
20 feet from "Patio Drive" 20 feet  
50 feet from Douglas 50 feet  
Density not to exceed A. A. Zoning  
Uses Permitted Under R. B. Zoning  
Proposed Uses:  
Patio Plural Homes - Garden Apartments  
Gross Floor Area per Floor 83,400 sq. ft.  
Additional Requirements:

Ten foot planter strip along West property line in lieu  
of solid fence.

PARCEL "R.S." - #5

Total Net Area - 10.84 AC or 472,300 sq. ft.  
Maximum Land Covered by Building 30 percent  
Maximum Height 10 Story  
Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines  
50 feet set back from Douglas  
35 feet from English & Armour  
35 feet from East property line  
Density not to exceed B Zoning  
Uses Permitted Under B Zoning  
Proposed Uses:  
Garden Apartments - High Rise Apartments  
Gross Floor Area per Floor 141,690 sq. ft.  
Additional Requirements:

Ten foot planter strip to be maintained on Douglas.

PARCEL "R.S." - #6

Total Net Area - 8.17 AC or 355,900 sq. ft.  
Maximum Land Covered by Building 30 percent  
Maximum Height 2 Story  
Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines  
35 feet from all property lines except on South  
Commercial Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Automotive Sales, Service, Parts.  
Automotive Center and Other Compatible Uses.  
Subject to Board of Zoning Appeal's Approval.  
Gross Floor Area per Floor 106,770 sq. ft.  
SIGNS - Advertising signs permitted in set back area  
30 feet maximum height  
Additional Requirements:

South 30 feet reserved for fire lane and access easement.

PARCEL "R.S." - #7

Total Net Area - 8.19 AC or 356,700 sq. ft.  
Maximum Land Covered by Buildings 30 percent  
Maximum Height 2 Story

Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines

35 feet from all property lines except on North  
Commercial Uses Permitted Under L. C. Zoning

Proposed Uses:

Automotive Sales, Service, Parts.  
Automotive Center and Other Compatible Uses.  
Subject to Board of Zoning Appeal's Approval

Gross Floor Area 117,010 sq. ft.

SIGNS - Advertising signs permitted in set back area  
30 feet maximum height

Additional Requirements:

30 feet reserve for fire lane and access easement  
on North 30 feet.

PARCEL "R.S." - #8

Total Net Area - 55.13 AC or 2,401,500 sq. ft.  
Maximum Land Covered by Building 30 percent  
Maximum Height 4 Story

Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines

Uses Permitted Under L. C. Zoning

Proposed Uses:

Shopping Center

Gross Floor Area per Floor 720,450 sq. ft.

SIGNS - Advertising signs permitted in set back area  
and controlled on Rock Road .  
30 feet maximum height

Additional Requirements:

Ten foot planter strip along East property line.  
Three access points on Rock Road to be determined  
by Traffic Engineer.

PARCEL "R. S." - #9

Total Net Area - 3.78 AC or 164,900 sq. ft.  
Maximum Land Covered by Buildings 30 percent  
Maximum Height 2 Story  
Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines  
35 feet from all property lines except Douglas  
which is to be 50 feet.  
Density not to exceed A Zoning  
Uses Permitted Under B. B. Zoning  
Proposed Uses:  
Garden Apartments if oriented to North.  
Medical Clinic, Office Building, Laboratories  
if oriented to South.  
Gross Floor Area per Floor 49,470 sq. ft.  
SIGNS - Advertising signs permitted in set back area  
30 feet maximum height  
Additional Requirements:

Ten foot planter strip to be maintained on Douglas Avenue.

PARCEL "R. S." - #10

Total Net Area - 3.78 AC or 165,000 sq. ft.  
Maximum Land Covered by Building 30 percent  
Maximum Height 2 Story  
Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines  
35 feet from all property lines except Douglas  
which is to be 50 feet.  
Density not to exceed A Zoning  
Uses Permitted Under B. B. Zoning  
Proposed Uses:  
Garden Apartments if oriented to North.  
Medical Clinic, Office Building, Laboratories  
if oriented to South or East.  
Gross Floor Area per Floor 49,500 sq. ft.  
SIGNS - Advertising signs permitted in set back area  
30 feet maximum height  
Additional Requirements:

Ten foot planter strip to be maintained on Douglas Avenue.

Access control on Rock Road - Access limited to one  
opening to be determined by Traffic Engineer.

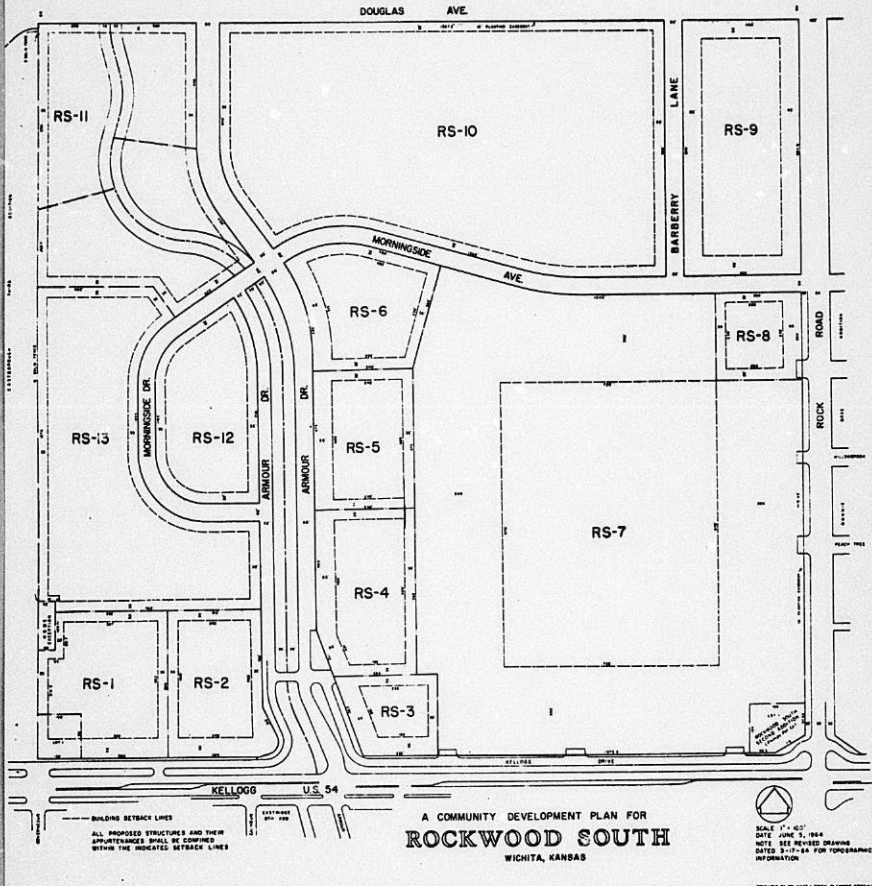
PARCEL "R. S." - #11

Total Net Area - 4.99 AC or 217,400 sq. ft.  
Maximum Land Covered by Buildings 30 percent  
Maximum Height 2 Story  
Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines  
as Platted  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Howard Johnson Motor Hotel, Restaurant  
& Private Club, Service Station - Platted  
as Lot 1 and 2, Rockwood South 1st Addition.  
Gross Floor Area per Floor 62,220 sq. ft.  
SIGNS - Advertising signs permitted in set back area  
30 feet maximum height  
Additional Requirements:

PARCEL "R. S." - #12

Total Net Area - 3.98 AC or 173,350 sq. ft.  
Maximum Land Covered by Building 30 percent  
Maximum Height  
Parking Ratio as Required Under L. C. Zoning  
Building Set Back Lines  
35 feet from all property lines  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Off Street Parking - Offices -  
Bank or Other Financial Institutions  
Gross Floor Area Per Floor 52,005 sq. ft.  
SIGNS - Advertising signs permitted in set back area  
30 feet maximum height  
Additional Requirements:

PRESENT EXISTING COMMUNITY UNIT PLAN  
 APPROVED JULY 2, 1964



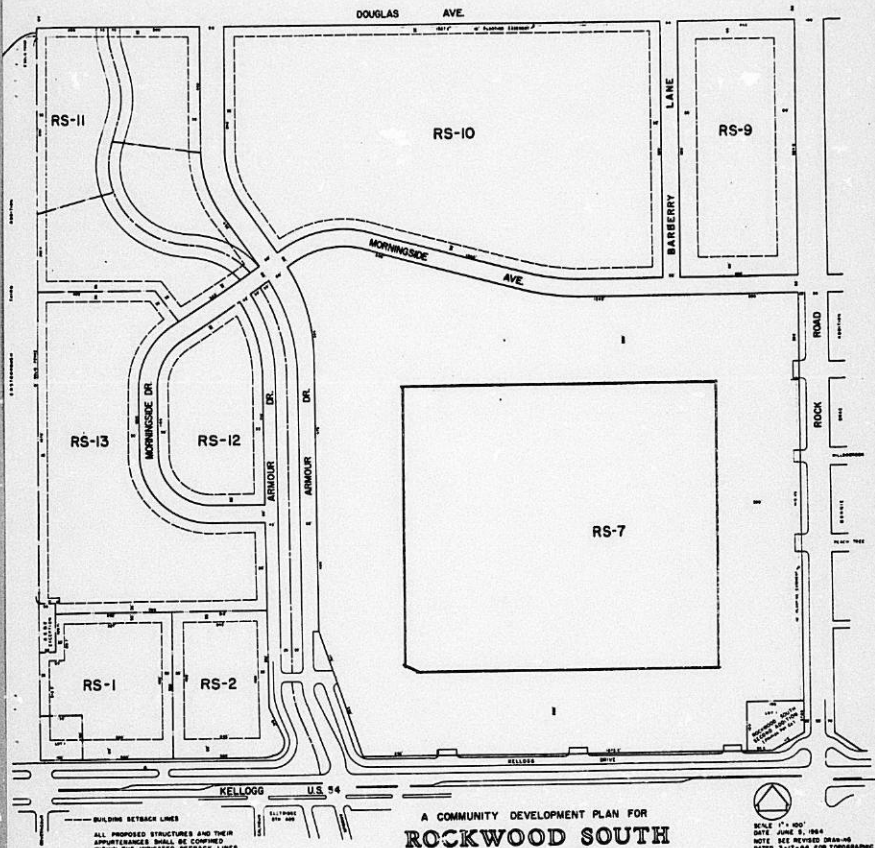
--- BUILDING SETBACK LINES  
 ALL PROPOSED STRUCTURES AND THEIR  
 SPURPLEANCES SHALL BE CONFINED  
 WITHIN THE INDICATED SETBACK LINES

A COMMUNITY DEVELOPMENT PLAN FOR  
**ROCKWOOD SOUTH**  
 WICHITA, KANSAS

SCALE 1" = 60'  
 DATE JUNE 3, 1964  
 NOTE SEE REVISION DRAWING  
 DATED 8-17-64 FOR TOPOGRAPHIC  
 INFORMATION

PREPARED BY [unreadable] & [unreadable] ENGINEERS

PRESENT EXISTING ALTERNATE  
 COMMUNITY UNIT PLAN  
 APPROVED JULY 2, 1964



BUILDING SETBACK LINES  
 ALL PROPOSED STRUCTURES AND THEIR  
 APPEARANCES SHALL BE COMPARED  
 WITHIN THE INDICATED SETBACK LINES

A COMMUNITY DEVELOPMENT PLAN FOR  
**ROCKWOOD SOUTH**  
 WICHITA, KANSAS

SCALE 1/4" = 100'  
 DATE: JUNE 9, 1964  
 NOTE: SEE REVISION DRAWING  
 DATED 3-17-64 FOR TOPOGRAPHIC  
 INFORMATION

June 17, 1966

Mr. Earl Graves  
Rock Road Improvement Inc.  
309 South Market  
Wichita, Kansas

Subject: DP-12 - Revision to Rockwood South  
Community Unit Plan on the north side of Kel-  
logg between Rock Road and Eastborough

Dear Mr. Graves:

At its regular meeting on June 16, 1966, the Metropolitan Area Planning Commission considered the above-captioned revision to Rockwood South Community Unit Plan. The action of the Planning Commission was to recommend that this development plan be approved subject to the following conditions:

1. The applicant indicating a 50-foot planting area adjacent to Douglas, and providing the following information under General Notes:  
  
"the north 50 feet of the shelter belt adjacent to Douglas, except for access points, shall be improved and maintained as a landscape buffer under the supervision of the Park Department".
2. Waiving the 5'-8' wall adjacent to the west property line, subject to a 10-foot planting screen being provided.
3. Granting a reduction of the setback adjacent to Patio Court in Parcel RS-4 from 35 feet to 20 feet.
4. Indicating a maximum two-story height on Parcel RS-12.

June 17, 1966

5. Indicating a 35-foot building setback line on the west side of Parcel RS-4.
6. Changing the notation regarding access control to Rock Road to read as follows: "Complete access control, except for three openings. The access points shall be in line with medial cuts, and their location shall be determined by the Traffic Engineer".
7. Under Parcel RS-2, the notation after "signs" being changed to read as follows: "Advertising signs permitted in the front setback area along Armour Court - 30 feet maximum height".
8. 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.
9. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Prior to forwarding the development plan to the City Commission for its consideration, it is necessary that you revise the development plan as approved by the Planning Commission and submit eight corrected copies to this office.

This development plan will be forwarded to the City Commission for its consideration on June 28, 1966, if all conditions of approval are complied with and the eight copies of the revised development plan are in our office by 5:00 p.m., Wednesday, June 22, 1966.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bga

June 17, 1966

cc: Mr. Charles W. Harris  
830 First National Bank Bldg.

Mr. Richard Mullins  
Beacon Building

Mr. H. M. Van Auken  
9 High Drive  
Eastborough

Mr. K. O. Taylor  
567 West Douglas

Mrs. E. S. Hocutt  
33 Stratford Road  
Eastborough

WICHITA-REDWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

DATE: June 16, 1966

Case No. DP-12	Request: DRevision of Development Plan
Location: North side of Kellogg between Rock Road and Eastborough	
Acres: 150	

	Land Use	Zoning
Existing	Motel, service station, vacant, and restaurant	"LC"
North	Patio apartments, single family and vacant	"AA" & "FB"
East	Single family, swimming pool, club house	"AA" & "LC"
South	Drive-in theater, motel, new and used car agency	"LC"
West	Eastborough, single family, vacant	"AA" & "LC"

Unplatted X

History: Case Z-0380 - "AA" to "LC"  
Deferred indefinitely at applicant's request - October, 1961

Case Z-0408 - "AA" to "LC"  
MAPC: Approved 10-4-62  
BCC: Deferred 10-23-62  
BCC: Denied 10-30-62

Case Z-0427 - "AA" to "LC" - CUP  
MAPC: Approved "BB" for Lot 2, except S 380 feet thereof,  
Rockwood South First Addition  
CUP was deferred 1-17-63  
BCC: Approved north portion for "BB" 2-5-63

Case Z-0557  
MAPC: Approved 7-2-64  
BCC: Approved 7-21-64  
DP-1 - MAPC Approved 7-21-64  
DP-12 - MAPC Deferred indefinitely 1-20-66

Comments

1. There has been considerable history on this property since 1961. Former requests for zone changes were either denied, deferred, or approved only in part. Upon the approval of the amended CUP regulations, the applicant submitted an application for "LC" zoning for the entire tract and also submitted a "development plan" and alternate proposal under the CUP regulations of the zoning ordinance. Both were approved by the Planning Commission on July 2, 1964. (Case Z-0557 and Case DP-1).

2. The applicant made several major revisions from the original approved development plan and filed an amended plan which was considered by the Planning Commission on January 20, 1966. Due to a considerable number of protestors in the area, the case was deferred indefinitely in order for the developers and surrounding property owners to meet to try to resolve as many of the problems as possible. The applicants have now revised the amended plan and have resubmitted it for consideration.
3. There is one area of controversy between the staff and the applicant and that is concerned with the planting screen adjacent to Douglas. At present, there is an existing 70-foot wide shelter belt on the south side of Douglas which provides an excellent buffer for the residential development to the north. The plan indicates the required 10-foot planting strip; however, this appears to be an inadequate screen separating single family uses from a 150-acre community unit plan which is proposed primarily for commercial development. It is the opinion of the Planning Department that at least 50 feet of the shelter belt should be retained and improved to serve as a buffer for the single family dwellings to the north.
4. The applicant has submitted a letter requesting that the setback adjacent to Patio Court in Parcel RS-4 be reduced from the required 35 feet to 20 feet. The setback requirement in the "B" multiple family zone is 20 feet and since this parcel is to develop for apartments, it is the opinion of the Planning Department that the 20-foot setback as requested is proper.
5. The applicant has also requested that the wall requirement be waived adjacent to the west property lines of Parcels RS-2 and RS-4. In lieu of a wall the applicant is proposing a 10-foot planting strip as a buffer for the property to the west. Since offices and multiple family dwellings are being planned adjacent to the west property line, they will for all practical purposes serve as the buffer between the commercial development to the east and the residential development to the west. Therefore, it is the opinion of the staff that the 10-foot planting strip in lieu of the 5' - 8' wall is satisfactory and will serve as an adequate buffer.

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.150 of the ordinance to promote well-planned and well-organized community unit plan deve-

lopments. It is further recommended that approval of the plan be given subject to the following conditions:

1. The applicant indicating a 50-foot planting area adjacent to Douglas and providing the following information under General Provisions:

The north 50 feet of the shelter belt adjacent to Douglas, except for access points, shall be improved and maintained as a landscape buffer under the supervision of the Park Department.

2. Waiving the 5' - 8' wall adjacent to the west property line, subject to a 10-foot planting screen being provided.
3. Granting a reduction of the setback adjacent to Patio Court in Parcel RS-4 from 35 feet to 20 feet.
4. Indicating a maximum two-story height on Parcel RS-12.
5. The development of this property shall proceed 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.
6. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

## LAND USE COMPARISON

### Approved PLAN

TOTAL NET ACRES 135.78

### Revised PLAN

TOTAL NET ACRES 136.87

### RESIDENTIAL

Parcel #

RS-10 27.2 Acres  
RS-11 12.8 "

TOTAL 40.0 Acres

Parcel #

RS-4 6.43 Acres  
RS-5 10.84 Acres

TOTAL 17.27 Acres

### OFFICE

Parcel #

RS-9 8.0 Acres  
RS-12 4.6 Acres  
RS-13 12.4 Acres

TOTAL 25.0 Acres

Parcel #

RS-2 9.34 Acres  
RS-9 3.78 Acres  
RS-10 3.78 Acres

TOTAL 16.90 Acres

### SHOPPING CENTER

Parcel #

RS-7 46.04 Acres  
RS-8 2.06 Acres

TOTAL 48.10 Acres

Parcel #

RS-8 55.13 Acres

TOTAL 55.13 Acres

### RELATED RETAIL AND OFFICE USES

Parcel #

RS-1 5.12 Acres  
RS-2 3.76 "  
RS-3 1.80 "  
RS-4 4.30 "  
RS-5 3.70 "  
RS-6 4.00 "

TOTAL 22.68 Acres

Parcel #

RS-1 8.17 Acres  
RS-3 4.07 Acres  
RS-6 8.17 Acres  
RS-7 8.19 "  
RS-11 4.99 "

RS-12 3.98 "  
TOTAL 37.57 Acres

~~WILCOX-SHERBROOK COUNTY~~  
METROPOLITAN AREA PLANNING COMMISSION

DATE: June 16, 1966

Case No. DP-12      Request: DRevision of Development Plan  
Location: North side of Kellogg between Rock Road and Eastborough  
Access: 150

	Land Use	Zoning
Existing	Motel, service station, vacant, and restaurant	"LC"
North	Patio apartments, single family and vacant	"AA" & "RB"
East	Single family, swimming pool, club house	"AA" & "LC"
South	Drive-in theater, motel, new and used car agency	"LC"
West	Eastborough, single family, vacant	"AA" & "LC"

Unplatted Y

History: Case Z-0350 - "AA" to "LC"  
Deferred indefinitely at applicant's request - October, 1961  
Case Z-0408 - "AA" to "LC"  
MAPC: Approved 10-4-62  
BCC: Deferred 10-23-62  
BCC: Denied 10-30-62  
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MAPC: Approved "BB" for Lot 2, except S 380 feet thereof,  
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BCC: Approved 7-21-64  
DP-1 - MAPC Approved 7-21-64  
DP-12 - MAPC Deferred indefinitely 1-20-66

Comments

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Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190 of the ordinance to promote well-planned and well-organized community unit plan deve-

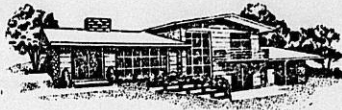
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5. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
6. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

Copy  
**ROCK ROAD  
Improvement, Inc.  
Wichita, Kansas.**



**P. O. Box 2281**

June 13, 1966

Mr. John Firsching  
Landscape and Forestry Department  
Park Board  
5th Floor - City Hall Annex  
Wichita, Kansas



Dear Mr. Firsching:

Re: Shelterbelt located on the South  
side of Douglas Avenue between  
Eastborough and Rock Road

At the request of the staff of the City Planning commission, we have investigated the possibility of trying to save the shelterbelt located on the South side of Douglas Avenue. It is our desire to save as much of this as is practical. It is my understanding that the Planning Staff has recommended that this belt be preserved under the guidance and recommendation of the Park Department.

When we inspected this property on the ground, it was our decision to give some thought to taking an area of approximately 100 feet and at this time go in and thin out this shelterbelt, removing all the dead trees, thinning out any trees that would not grow successfully, cleaning up all of the underbrush and leaving this area in a park like condition. In order to proceed on a program of this nature, it occurred to me that the most logical spot to start this type of program would be at the East edge of the Eastborough city limits on the South side of Douglas Avenue, and taking the area lying West of the bridge to Eastborough and removing those trees that necessarily would be in the street right-of-way and the 20 foot building set back line on the adjacent property to the West of the proposed new street on the West bank of the drainage channel, also taking into consideration the line of site for intersections that would require additional removal of trees. The balance of this area could then be cleaned up along the lines which we have discussed. In doing this we would be able to find out what some of the problems are and what this landscaping would look like upon completion of this particular segment of the shelterbelt.

Mr. John Firsching

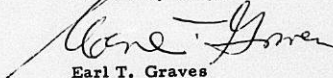
-2-

June 13, 1966

It is our full intention to cooperate with the Park Board in every way possible to preserve as much of this shelterbelt as possible, keeping in mind the fact that probably 20 feet of the shelterbelt will be on public right-of-way. Since part of this is or will be city right-of-way, we are looking forward to working with you on this pilot project and will appreciate all your help and recommendations in order to preserve all of the green area possible without this being a detriment to the property in the future. We certainly agree with you that if it is feasible, economical and practical that it should be retained to its fullest extent.

We will be looking forward to working with you on this pilot project and will appreciate your recommendations and suggestions.

Yours very truly,



Earl T. Graves  
Assistant Secretary

ETG:elh

cc: Wichita-Sedgwick County Metropolitan  
Area Planning Commission

cc: Mr. Charley Harris



33 Stratford Road  
Wichita, Kansas 67206  
April 19, 1966

Mr. Jack H. Galbraith, Senior Planner  
W-SC Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Subject: S/D 66-25 - Final Plat of Clayton Addition AND  
Rockwood South Community Unit Plan

Dear Sir:

From our three-year old son, I extracted the admonition which he learned from his cohorts-- "You know darn well I'm right." As I write this, somehow I "know darn well I'm right." I am not powerful; we are not people of affluence; if I did not feel "right," I would not have the courage to write this letter in refutation of what Rockwood Development Co. (WKH, et al) plans for the area between Eastborough and Rock Road, bounded on the north by Douglas and on the south by Kellogg.

It is inconceivable and incongruous that, in a nice neighborhood, this grotesque development even could be considered. My loyalty extends beyond Wichita to encompass all of Kansas, where I was born and have spent most of my life and where our four children, the oldest of whom is a WSU Junior, are being educated. My roots in Kansas are forty-six years deep. I know that my interest is more than provincial. As I stated at the April 7 meeting, I have pride in all of the Wichita area. I care what happens to "my town," and we are teaching our children to care. At this point, I question whether WKH cares about anything other than "dollar" values. There are "people" values, too. I know that if I had developed the residential section north of Douglas as WKH did, I could not subject these residents, and others in the area, to the ills of an automotive center, bowling alley, night club, theatre, mediocre apartment complexes, etc. Automobile lots always have been the target of vandalism. Can you imagine row after row of cars, a paint and body shop, and all of the other component parts adjacent to any fine residential area?

Rockwood Development Co. is powerful, but that does not make them right. I think it is poor planning and wrong to deface good neighborhoods; to juxtapose crass commercialization and residential areas where people care, not only about economic sense, but about esthetic things and intangible values. If this profane encroachment is allowed in this area, or in any comparable area, the blight will be on all of Wichita. Nowhere could one escape the clutch of avarice. This whole area is yet too new and too nice for artificial defacement--even in the name of progress. If defilement is progress, then I have a gross misconception about it, for I believe that progress denotes improvement--not just money-grabbing.

Therefore, I implore you to reconsider seriously the developmental proposals made by Rockwood Development Co. and by Philip F. Farha and, if necessary, to re-zone at least the north and the west portions of the entire area between Eastborough and Rock Road, bounded on the north by Douglas and on the south by Kellogg, so there can be a buffer, economically sound and esthetically desirable, between Eastborough on the west and Rockwood on the north and the remainder of the area. The new development north of Central, between Broadmoor and Rock Road, appears to be highly desirable. I hope comparable consideration will be given to the residents in our area.

The weight of decision and the responsibility of power hang heavily on the head of a man who strives to act from motives pure. The fact of my faith in your individual and collective judgment is a tribute--I hope that you construe it to be.

Sincerely yours,

*Marcelle Hocutt*  
Marcelle Hocutt  
(Mrs. E. S. Hocutt)

cc: Each member of the Metropolitan  
Area Planning Commission



CASE NO. DP-12 - 125 NOTICES MAILED 6-2-66 FOR 6-16-66 MAPC MEETING

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

NOTICE TO ADJOINING PROPERTY OWNERS

JUN 2 - 1966

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on JUN 16 1966, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

**DP-12** - The SE $\frac{1}{4}$ , Section 19, Township 27, Range 2 East, Wichita, Sedgwick County, Kansas; except Rockwood South 2nd Addition. Generally located on the west side of Rock Road between Douglas and Kellogg.

This Development Plan has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita, Kansas. The Development Plan is on file in the office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas and is available for public information and review.

The Development Plan on file proposes an approximate 150-acre commercial development for the Rockwood South Shopping Center. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, maximum height limitations, location of ingress and egress, and off-street parking. The Plan also distinguishes proposed land use (patio-garden apartments, high rise, general offices, shopping center and related commercial uses) on specific designated parcels.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita, and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

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, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

T9-215

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".
- "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; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District  
Permits all purely retail business conducted within an 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.

**ROCK ROAD  
Improvement, Inc.  
Wichita, Kansas.**



**P.O. Box 2281**

May 20, 1966

Wichita-Sedgwick County Metropolitan  
Planning Commission  
104 South Main  
Wichita, Kansas

Gentlemen:

In connection with the revised Community Unit Plan for Rockwood South, we are requesting a waiver of the solid masonry wall along the West side of RS-4 and RS-2 and the approval of a ten foot planter strip to be installed along the West property line abutting the Eastborough residential property.

We also request a waiver of the building set back line on Parcel RS-4 from 35 feet to a minimum of 20 feet along Patio Court which will permit a little bit more flexibility for the arrangement of the Garden Apartments or Patio Homes that are expected to be built on this tract. This set back requirement would be the same that is required for B or RB zoning with reference to multiple family units.

Yours very truly,

Earl T. Graves  
Assistant Secretary

ETG:elh



Published in The Wichita Beacon on May 23, 1966.

**SPECIAL NOTICE**

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on June 15, 1966, at 2:00 P.M. the Wichita-Sedgwick County Metropolitan Area Planning Commission, Room 401, City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT, for property located as follows:

Being: The S½, Section 19, Township 21, Range 2 East, Wichita, Sedgwick County, Kansas; East West Rockwood South 2nd Addition, Section 31½, Township 21, Range 2 East, Wichita, Kansas, West side of Rock Road and between Douglas and Kellough.

This Development Plan has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes an approximate 150-acre commercial development for the Rockwood South Shopping Center. Included in the Development Plan is information concerning zoning setbacks, maximum ground coverage by structures, maximum gross floor area, maximum height limitations, location of ingress and egress, and off-street parking. The Plan also contains the proposed land use (patio-garden apartments, high rise general offices, shopping center and related commercial uses) on specific designated parcels.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 12th day of May, 1966.

C. Bickley Foster, Secretary  
Wichita-Sedgwick County Metropolitan Area Planning Commission

(SEAL)

May 2, 1966

Mr. Charles W. Harris  
830 First National Bank Bldg.  
Wichita, Kansas

Subject: DP-12 - Rockwood South Community  
Unit Plan

Dear Mr. Harris:

The Planning Department has reviewed the revised Preliminary Development Plan with members of the Flood Control and Traffic Engineering Divisions of the Department of Public Works. Following are some of the comments made by this office and the other departments with which this matter was discussed. Our comments will be limited to only the general design of the Plan as the required information for each parcel was not shown other than to be referred to on the original plan.

It appears that the major change is the reduction of acres proposed for residential and office uses and the increase in the amount of land now designated as related retail or as "automotive complex". The number of acres for residential use has been reduced from 40 acres to 17 acres, and the area for offices from 25 acres to 12 acres. The previously approved plan offered both residential and office uses as a buffer to the residential area north of Douglas and west of the west property line to the City of Eastborough.

6K Unless the area now developed as a Standard Service Station and Howard Johnson Motel has been sold and is no longer under Rockwood control, it should appear on the Development Plan. The actual building location must be shown.

May 2, 1966

Parcels No. 1, 6 and 7

OK As you are probably aware, the automotive sales and service complex proposed for these three parcels is not a permitted use in "LC" Light Commercial zoning. The Board of Zoning Appeals has the authority to review Exception applications as outlined in Section 28.04.183.2 of the City Zoning Ordinance. Please note that even the approval by the Board of Zoning Appeals does not permit body and fender repair. Such use requires "C" Commercial zoning.

Parcel No. 2

OK This parcel has been reduced substantially in size as compared to RS-13 of the approved Development Plan. It appears that the original proposed high-rise apartment is no longer desirable on this shall area and should be deleted as a proposed use. We would recommend that the south four tracts of Parcel No. 4 be included in Parcel No. 2 and the proposes uses be listed as originally proposed in RS-13 except that the high-rise apartment be deleted. The maximum proposed height should not exceed 35 feet.

Parcel No. 3

OK We see no particular problem with this parcel except the "U" street should be 80 feet in width and paved at a 44-foot width.

Parcel No. 4

OK We have certain reservations about the cul-de-sac in Parcel No. 4 being constructed adjacent to the City of Eastborough. The bridge in line with the drainage channel does not offer the sight obstruction as does the sharp curve of Douglas at the city limit line. We would recommend that you give consideration to the alignment of the cul-de-sac adjacent to the drainage channel as indicated on the enclosed plan.

OK In approving Parcel No. 4 as shown, it would be necessary for the applicant to request a waiver of the required 35-foot minimum setback to a 20-foot front setback as permitted in the "B" Multiple Family classification.

OK In both Parcels No. 2 and 4 where offices and garden apartments are proposed, the applicant may desire to request a waiver of the required 5'-8' masonry wall. The applicant may wish to propose

May 2, 1966

an alternate method of screening to provide a buffer adjacent to Eastborough. The proposed residential density should be indicated for Parcel No. 4.

Parcel No. 8

6k It has been brought to our attention that the Traffic Engineering Division has recently designed the improvements of Rock Road and has proposed medials. There is a 60-foot half-street dedication for the east half of Rock Road and it is recommended that the Development Plan show 60 feet for the west half. Access points to Rock Road should not exceed three openings, the exact location to be determined by the Traffic Engineering Division.

We would recommend that the 300-foot setback to the west line of Parcel No. 8 be reduced to offer greater flexibility of design. It is also our recommendation that a dedication of 80 feet be made for an east-west street at the north of the shopping center parcel. This would provide better circulation for the offices, shopping center and high-rise, and provide for street frontage for the offices to the north other than on Douglas.

Parcels No. 5, 9 and 10

We first discussed that Parcels No. 5 and 9 should be combined and proposed for either high-rise or garden apartments. The east-west dimension of Parcels 9 and 10 which does provide office frontage on a street being developed by single-family to the north of Douglas seems unrealistic.

Considerable thought has been given to Douglas and the existing shelter belt which is 70 feet in width. Nothing in the next 10 to 15 years can mature to provide the view buffer that the present shelter belt provides. We recommend that the developer consider improving and maintaining the present shelter belt as the buffer to the entire north side of the Plan. At least 50 feet should be retained and indicated on the revised Development Plan. This would make it more realistic for Parcels No. 9 and 10 to have the proposed offices facing the street to the south of Douglas. Access to Douglas should be controlled as much as possible to encourage the continuous shelter belt and the orientation of offices to the south. The proposed density for the high-rise apartment in Parcel No. 5 should be indicated.

May 2, 1966

Signs

OK As required when the first plan was adopted, advertising signs instead of institutional signs shall be indicated both on the plan and the general information sheet, and a maximum sign height of 30 feet shall also be indicated. Signs should also be controlled as approved on the original plan.

Drainage

In our letter dated December 14, 1965, we pointed out that the Flood Control Division had requested a "finished grade profile" of the drainage ditch. They have reviewed the profile as submitted by your engineer and have recalculated the necessary width for the drainage channel to compensate for the drop in flow line. The necessary width is indicated on the enclosed plan. Please contact M. S. Mitchell of the Flood Control Division concerning this request.

It is necessary that the revised Plan indicate topography as well as all other required information for community unit plan approval. The deadend street should be indicated as a "fire lane and access easement". All commercial streets should be indicated at 80-foot widths and paved to the width of 44 feet. The width of the residential cul-de-sac will depend on the proposed density.

Enclosed for your files is a marked-overlay of the submitted Plan reflecting our comments. After you have had the opportunity to discuss our comments and make revisions in the Plan, it will be necessary for you to submit three copies for our comments and advise us thirty days in advance as to when you desire the Plan to be scheduled for public hearing.

These are most of the problems which we can foresee at this time as related to the various segments of the submitted plan. We will be glad to discuss any questions concerning the revised plan at your convenience.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

Enclosure

cc: Mr. Earl Graves  
309 South Market  
Wichita, Kansas

April 26, 1966

Mrs. E. S. Hocutt  
33 Stratford Road  
Wichita, Kansas 67206

Subject: DP-12 - Rockwood South Community  
Unit Plan; and S/D 66-25 - Final Plat of  
Clayton Addition

Dear Mrs. Hocutt:

This is in answer to your letter of April 19, 1966, pointing out your concern regarding the Final Plat of Clayton Addition and Rockwood South Community Unit Plan. As you are aware, the Final Plat of Clayton Addition was considered and approved by the Planning Commission on April 21, 1966, subject to several conditions as outlined in our letter on April 22. The Planning Commission did not require that access control be required adjacent to Willowbrook Road and Stratford Drive.

In regard to the Rockwood South Community Unit Plan as submitted by Rockwood Development Company, this plan has just recently been revised and submitted to our office for staff comments. We share several of your concerns regarding development adjacent to both Eastborough and Douglas. I am assuming that after the staff makes their comments regarding the development plan as now submitted, the applicant may make revisions prior to the advertisement of the plan for public hearing. As of this date, I cannot inform you as to when the hearing will be set; however, we will keep you advised as to the date of the next public hearing of this development plan.

If you have any questions concerning these matters, please call.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

ROCK ROAD  
Improvement, Inc.  
Wichita, Kansas.



P.O. Box 2281

April 12, 1966

Mr. Jack Galbriath  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas



Re: Rockwood South Revised Plan 4-9-66

Dear Jack:

The uses proposed for this plan are as follows:

- No. 1 - Automotive complex - new and used car sales, service, etc.
- No. 2 - Same as RS #13
- No. 3 - Same as RS #12
- No. 4 - Same as RS #11
- No. 5 - Same as RS #10 except no golf course
- No. 6 - Automotive complex - new and used car sales, service, etc.
- No. 7 - Automotive complex - new and used car sales, service, etc.
- No. 8 - Same as RS #7 alternate
- No. 9 and 10 - Same as RS #9

These are the changes which we feel we need to make in our C.U.P. plan. We have no feeling regarding the streets East of Armour as being private streets. We are agreeable to making Armour 80 feet North of Court providing we can take the additional 20 feet West of Armour for the additional right-of-way suggested.

We would appreciate your reviewing this sketch plan with your staff and giving us your recommendations as soon as possible.

Yours very truly,

Earl T. Graves  
Assistant Secretary

ETG:elh

5.39

12.84  
5.29  

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7.55

2 1  
3.45  
3.97  
3.97  

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12.39

Plan Originally Approved

Revised Plan

Residential

40

17

Office

25

12

Shopping Center

62

60

Related Retail

22.68

35

Comments:

SW corner of the development has been deleted. Developed as motel and service station. Existing structures should be shown.

### Parcel 1

#### Automotive conveyed

As you are aware the automotive sales and services are not permitted in "LC". An exception may be filed before the B.Z.A. for such use subject to conditions as outlined in the Z.O. Body and fender operations are not permitted in "LC".

### Parcel 2

Parcel # 2 has been reduced substantially in size, where in, high rise sites are no longer justified. We suggest that garden apartments be proposed as well as office uses. Maximum height not to exceed 35'.

### Parcel # 3

No particular problem, however, proposed uses to the north on # 4 are garden apartments which will face "LC" uses.

Parcel # 4

Possible realignment of street (address)  
next to drainage dedication.

S. of lots not ideal for  
strictly garden apartments. Suggest  
office uses also (Proposed density)

Require waiver of wall to the west  
and minimum 35' setback to 20'

Question 5'-8' wall on west property line

Since the "finished grade profile" has  
been submitted to the FCD showing  
the flow line, it is necessary that  
a greater width dedication be made for  
drainage purposes.

Parcel # 5

Recommended that parcel # 5 and  
9 be grouped together as one  
parcel. 50' planting screen  
to north. Garden apartments

Proposed density

Parcels 6-7 Automatic Centers.

35' minimum setbacks are reduced  
from 65'

Parcel 8 - Shopping Center.

Reduce west setback.

Suggest a dedicated public street to the north for adequate circulation - for both office, high rise and shopping center uses.

Parcel 9-10 Parcel 9 with Parcel 5  
Reduce the east west dimension.

Access control to Douglas should be encouraged.

Street dedication to Rock Road  
60' half street should match  
60' on east half.

Preservation of shelter belt on Douglas.  
50' or 60'

Topography to appear on Development Plan.

Signs.

All dead end streets should be indicated as Fire lane and access easements.

Attention to Streets that should be paved to various standards.

Frontage Road design.

Not over one bridge constructed by the Public.

Local service Road.

44' Commercial Streets

38' Residential

WICHITA-SEDMICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

DATE: January 20, 1966

Case No. DP-12

Request: Revision of Development Plan

Location: Generally located on the north side of Kellogg between  
Rock Road and Eastborough

Acres: 150

	Land Use	Zoning
Existing	Motel, service station, vacant, restaurant	"LC"
North	Patio apartments, single family and vacant	"AA" & "RB"
East	Single family, swimming pool, club house	"AA" & "LC"
South	Drive-in theater, motel, new and used car agency	"LC"
West	Eastborough, single family, vacant	"AA" & "LC"

Platted  or Unplatted

History: Case Z-0250 - "AA" to "LC" - Deferred indefinitely at  
applicant's request - October, 1961  
Case Z-040R - "AA" to "LC" - MAPC Approved 10-4-62  
BCC Deferred 1 week - 10-23-62  
BCC Denied - 10-30-62  
Case Z-0427 - "AA" to "LC" - CUP - MAPC Approved "BB" for  
Lot 2, except south 380 feet thereof, Rockwood South  
First Addition  
CUP was deferred 1-17-63  
BCC approved North portion for "BB" 2-5-63  
Case Z-0575 - MAPC Approved 7-2-64  
BCC Approved 7-21-64  
DR-1 <sup>557</sup> MAPC Approved 7-21-64

Comments

1. There has been considerable history on this property since 1961. Former requests for zone changes were either denied, deferred, or approved only in part. Upon the approval of the amended CUP regulations, the applicant submitted an application for "LC" zoning for the entire tract and also submitted a "development plan" and alternate proposal under the CUP regulations of the

Zoning Ordinance. Both were approved by the Planning Commission on July 2, 1964. (Case Z-0575 and Case DP-1).

2. The applicant has now made several major revisions from the original development plan and has filed a new CUP application and has resubmitted a revised development plan and alternate proposal as required under the CUP provisions set out in Section 28.04.190 of the Zoning Ordinance. The Planning Department has reviewed the proposed plan with the Traffic Engineering Division and the Flood Control Division of the Department of Public Works. The Flood Control Division had several questions concerning flood control right-of-way and requested that they be furnished a "finished grade profile" of the stream. This request has been complied with. After making certain recommended changes, the applicant submitted a development plan and land use summary which are attached to this report. (Note: The Plan should be brought to the Planning Commission meeting as copies are limited.)
3. Basically, the entire plan has been reoriented. Instead of the commercial development as earlier proposed along Kellogg with residential and office buffers along Douglas and Eastborough, the new plan reorients commercial development adjacent to residential zoning to the north and Eastborough to the west. The area north of Douglas is developing as single family residential and should continue to Rock Road as indicated by the approval of the preliminary plat of Rockwood Addition.

The uses originally proposed for the area along the west and to the north of the Howard-Johnson motel and restaurant complex have significantly been changed. The original plan listed proposed uses such as laboratories, medical clinics, office buildings, professional buildings and high rise apartments. The revised plan now lists as proposed uses automotive center parts, sales and services; entertainment center; private club; clinic offices and other compatible uses.

The revised plan also proposes commercial development along the entire quarter mile from Douglas to Kellogg. The entire east half of the quarter section is now designated for a shopping center. Since Douglas is no longer designated as a major street in the Master Plan for Thorofares and will not be constructed to major street standards, heavy volumes of traffic should not be drawn through Eastborough to enter the shopping center from Douglas, but should be encouraged to use Kellogg and Rock Road. By orienting the shopping center facilities toward Kellogg as originally proposed, traffic would be encouraged to approach the center by major streets.

4. When the plan was originally approved; it was designed as a mixed commercial-office-residential CUP. Now, however, the plan has been revised to essentially a commercial development plan. The degree of change is indicated in the following table which compares the acreage originally designated for certain uses against the acreage now designated for these uses.

<u>Plan Originally</u>		<u>Revised Plan</u>	
<u>Approved</u>			
<u>RESIDENTIAL</u>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-10	27.2 Acres	RS-3	4.61 Acres
RS-11	12.8 Acres	RS-4	4.24 Acres
		RS-6	<u>10.01 Acres</u>
<u>Total</u>	<u>40.0 Acres</u>	<u>Total</u>	<u>18.86 Acres</u>
			<i>17.19 Acres</i>

NOTE: The original plan would allow a maximum of 60.4 acres of residential development.

<u>OFFICE</u>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-9	8.0 Acres	RS-5	1.64 Acres
RS-12	4.6 Acres		
RS-13	<u>12.4 Acres</u>		
<u>Total</u>	<u>25.0 Acres</u>	<u>Total</u>	<u>1.64 Acres</u>
		<i>2,3,9,10</i>	<i>12.84</i>

<u>SHOPPING CENTER</u>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-7	46.04 Acres	RS-11	68.92 Acres
RS-8	<u>2.06 Acres</u>		
<u>Total</u>	<u>48.10 Acres</u>	<u>Total</u>	<u>68.92 Acres</u>
<i>Alternate 62</i>		<i>RS 8</i>	<i>60</i>

Proposed Gross Floor Area	2,406,000 sq. ft.	3,602,000 sq. ft.
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Plan Originally  
Approved

Revised Plan

RELATED RETAIL AND OFFICE USES

<u>Parcel #</u>		<u>Parcel #</u>	
RS-1	5.12 Acres	RS-1	4.99 Acres
RS-2	3.76 Acres	RS-2	25.83 Acres
RS-3	1.80 Acres	RS-7	4.41 Acres
RS-4	4.30 Acres	RS-8	3.98 Acres
RS-5	3.70 Acres	RS-9	4.60 Acres
RS-6	<u>4.00 Acres</u>	RS-10	<u>1.77 Acres</u>
Total	22.68 Acres	Total	45.58 Acres
	<i>22.68 Acres</i>		<i>30 Acres</i>

- There are now two alternate plans for street alignment for Parcels RS-3 and RS-4. Alternate #1 indicates a street along the west side of the drainage channel from Douglas to Kellogg, whereas Alternate #2 takes the street west and along the rear of the residences of Eastborough at the northwest corner of the development plan. It would appear that Alternate #2 would be objectionable as it would encourage traffic adjacent to the rear of the existing residences, creating double frontage lots, and generally have an adverse affect on these properties by increased traffic noise. Although Alternate #1 is the preferred of the two solutions, as it allows development to back up to the Eastborough residences, it is the opinion of the staff that an access point next adjacent to the bridge is not desirable because of the usual associated sight conflict. The plan as originally approved still offers the superior solution both functionally and aesthetically.
- The proposed uses listed under Parcel RS-3 are garden apartments - patio, plural residences, duplexes, any other residential use, luxury retirement units and care home. The uses permitted in this parcel should have a semblance of compatibility with the development in Eastborough and, therefore, the proposed use "any other residential use" is quite vague and should be either further defined or removed. Also, the proposed use of a care home in Parcel RS-3 does not seem to be as compatible as garden apartments or duplexes adjacent to the high quality residences of Eastborough and the recently constructed patio apartments north of Douglas. The care home proposed would seem to be more appropriate in either Parcels RS-4 or RS-6.
- It should now be re-emphasized that the granting of a full quarter section of "LC" zoning second only to the Central Business District of Wichita, was not based on developing the entire tract for commercial uses but was looked upon with favor

because the Development Plan offered proper buffering techniques to protect both existing and proposed residential areas while still offering to the developer the highest degree of flexibility. The office and residential buffer has now been reduced by some 45 acres on the revised plan. The area proposed for commercial development on the plan approved in 1964 was approximately 70 acres whereas there is approximately 115 acres proposed for commercial development on the revised plan.

The Planning Commission and Board of City Commissioners could have approved "B" and "BB" zoning along Douglas and adjacent to Eastborough and the "AA" zoning on the west but, instead, zoned the entire quarter section "LC" because the Community Unit Plan approved, along with the "LC" zoning, offered what was thought to be permanent, adequate and proper buffering controls of residential areas both existing and future.

#### Recommendation

After comparing the revised plan with the two plans approved in 1964, the Planning Department feels that the existing adopted plans are better than the revised proposal as they seem to offer the best protection of the residential areas both north and west while still providing the applicant flexibility of development. The considerable increase in the amount and concentration of commercial uses is a major change in the concepts for the development of this area as particularly related to the north-south orientation of commercial uses rather than originally focused on Kellogg.

By eliminating the use buffer of medium and high density and office uses adjacent to existing and proposed low density residential areas to the north and west, it is felt that the revised plan will diminish the value of surrounding residential properties. It is, therefore, recommended that the revised plan not be approved.

**ROCK ROAD**  
**Improvement, Inc.**  
**Wichita, Kansas.**



**P.O. Box 2281**

April 12, 1966



Mr. Jack Galbriath  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas

Re: Rockwood South Revised Plan 4-9-66

Dear Jack:

The uses proposed for this plan are as follows:

- No. 1 - Automotive complex - new and used car sales, service, etc.
- No. 2 - Same as RS #13
- No. 3 - Same as RS #12
- No. 4 - Same as RS #11
- No. 5 - Same as RS #10 except no golf course
- No. 6 - Automotive complex - new and used car sales, service, etc.
- No. 7 - Automotive complex - new and used car sales, service, etc.
- No. 8 - Same as RS #7 alternate
- No. 9 and 10 - Same as RS #9

These are the changes which we feel we need to make in our C. U. P. plan. We have no feeling regarding the streets East of Armour as being private streets. We are agreeable to making Armour 80 feet North of Court providing we can take the additional 20 feet West of Armour for the additional right-of-way suggested.

We would appreciate your reviewing this sketch plan with your staff and giving us your recommendations as soon as possible.

Yours very truly,

Earl T. Graves  
Assistant Secretary

ETG:elh

January 21, 1966

Mr. Robert N. Partridge  
Fourth National Bank Building  
Wichita, Kansas

Subject: DP-12 - Community Unit Plan on the  
west side of Rock Road between Douglas and  
Kellogg

Dear Mr. Partridge:

At its regular meeting on January 20, 1966, the Metropolitan Area Planning Commission considered the above-captioned request for community unit plan approval. The action of the Planning Commission was to defer this matter indefinitely at the direction of the Board of City Commissioners, which requested that the Planning Commission take no action on any proposed community unit plans until further directed by the Board of City Commissioners.

You will be notified at a later date as to when this matter will again be scheduled for hearing before the Metropolitan Area Planning Commission. It is my understanding that you have agreed to cover the cost of a re-notification to the affected property owners.

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

Sincerely yours,

C. Bickley Foster  
Director of Planning

CBF:JHS:bjgs

cc: Rock Road Improvement Inc., 309 South Market  
Mr. Richard F. Mullins, Beacon Building  
Mr. Gene L. Gray, 8001 Morningside  
Mr. Gene Thomas, 8026 Mockingbird Lane  
Mr. Russell E. McClure, City Manager

THE CITY OF WICHITA

DP-12



OFFICE OF THE CITY MANAGER  
AMHERST 2-8211 — AREA CODE 316  
CITY BUILDING — 204 S. MAIN ST.  
WICHITA, KA. JAG 67202

January 19, 1966

Wichita-Sedgwick County Metropolitan Area  
Planning Commission  
Wichita, Kansas

Gentlemen:

The City Commission has noted the item on your agenda for January 20, 1966, relating to a request for a Community Unit Plan modification for an area generally located at the northwest corner of Rock Road and Kellogg.

Please be advised that the City Commission has under consideration an ordinance which will require Community Unit Plan modifications or revisions to be approved by the governing body. I have been instructed by the City Commission to inform you of its desire that no action on this or any other proposed CUP be taken until this matter receives the further attention of the City Commission.

Sincerely yours,

A handwritten signature in cursive script that reads "Russell E. McClure".

Russell E. McClure  
City Manager

REM:ld

cc: C. Bickley Foster, Director of Planning  
Robert Lakin, Assistant Director of Planning  
Jack H. Galbraith, Senior Planner  
John Dekker, Director of Law  
James F. Clancy, Executive Assistant



ALL-AMERICA CITY

WICHITA-SEDCWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

DATE: January 20, 1966

Case No. DP-12

Request: Revision of Development Plan

Location: Generally located on the north side of Kellogg between  
Rock Road and Eastborough

Acres: 150

	Land Use	Zoning
Existing	Motel, service station, vacant, restaurant	"LC"
North	Patio apartments, single family and vacant	"AA" & "RB"
East	Single family, swimming pool, club house	"AA" & "LC"
South	Drive-in theater, motel, new and used car agency	"LC"
West	Eastborough, single family, vacant	"AA" & "LC"

Platted  or Unplatted

History: Case Z-0350 - "AA" to "LC" - Deferred indefinitely at  
applicant's request - October, 1961  
Case Z-0408 - "AA" to "LC" - MAPC Approved 10-4-62  
BCC Deferred 1 week - 10-23-62  
BCC Denied - 10-30-62  
Case Z-0427 - "AA" to "LC" - CUP - MAPC Approved "BB" for  
Lot 2, except south 380 feet thereof, Rockwood South  
First Addition  
CUP was deferred 1-17-63  
BCC approved North portion for "BB" 2-5-63  
Case Z-0475 - MAPC Approved 7-2-64  
557 BCC Approved 7-21-64  
DP-1 MAPC Approved 7-21-64

Comments

1. There has been considerable history on this property since 1961. Former requests for zone changes were either denied, deferred, or approved only in part. Upon the approval of the amended CUP regulations, the applicant submitted an application for "LC" zoning for the entire tract and also submitted a "development plan" and alternate proposal under the CUP regulations of the

Zoning Ordinance. Both were approved by the Planning Commission on July 2, 1964. (Case Z-0575 and Case DP-1).

2. The applicant has now made several major revisions from the original development plan and has filed a new CUP application and has resubmitted a revised development plan and alternate proposal as required under the CUP provisions set out in Section 28.04.190 of the Zoning Ordinance. The Planning Department has reviewed the proposed plan with the Traffic Engineering Division and the Flood Control Division of the Department of Public Works. The Flood Control Division had several questions concerning flood control right-of-way and requested that they be furnished a "finished grade profile" of the stream. This request has been complied with. After making certain recommended changes, the applicant submitted a development plan and land use summary which are attached to this report. (Note: The Plan should be brought to the Planning Commission meeting as copies are limited.)
3. Basically, the entire plan has been reoriented. Instead of the commercial development as earlier proposed along Kellogg with residential and office buffers along Douglas and Eastborough, the new plan reorients commercial development adjacent to residential zoning to the north and Eastborough to the west. The area north of Douglas is developing as single family residential and should continue to Rock Road as indicated by the approval of the preliminary plat of Rockwood Addition.

The uses originally proposed for the area along the west and to the north of the Howard-Johnson motel and restaurant complex have significantly been changed. The original plan listed proposed uses such as laboratories, medical clinics, office buildings, professional buildings and high rise apartments. The revised plan now lists as proposed uses automotive center parts, sales and services; entertainment center; private club; clinic offices and other compatible uses.

The revised plan also proposes commercial development along the entire quarter mile from Douglas to Kellogg. The entire east half of the quarter section is now designated for a shopping center. Since Douglas is no longer designated as a major street in the Master Plan for Thorofares and will not be constructed to major street standards, heavy volumes of traffic should not be drawn through Eastborough to enter the shopping center from Douglas, but should be encouraged to use Kellogg and Rock Road. By orienting the shopping center facilities toward Kellogg as originally proposed, traffic would be encouraged to approach the center by major streets.

4. When the plan was originally approved, it was designed as a mixed commercial-office-residential CUP. Now, however, the plan has been revised to essentially a commercial development plan. The degree of change is indicated in the following table which compares the acreage originally designated for certain uses against the acreage now designated for these uses.

<u>Plan Originally</u> <u>Approved</u>		<u>Revised Plan</u>	
<u>RESIDENTIAL</u>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-10	27.2 Acres	RS-3	4.61 Acres
RS 11	12.8 Acres	RS-4	4.24 Acres
		RS-6	<u>10.01 Acres</u>
<u>Total</u>	<u>40.0 Acres</u>	<u>Total</u>	<u>18.86 Acres</u>

NOTE: The original plan would allow a maximum of 60.4 acres of residential development.

<u>OFFICE</u>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-9	8.0 Acres	RS-5	1.64 Acres
RS-12	4.6 Acres		
RS-13	<u>12.4 ACRES</u>		
<u>Total</u>	<u>25.0 Acres</u>	<u>Total</u>	<u>1.64 Acres</u>

<u>SHOPPING CENTER</u>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-7	46.04 Acres	RS-11	68.92 Acres
RS-8	<u>3.06 ACRES</u>		
<u>Total</u>	<u>48.10 Acres</u>	<u>Total</u>	<u>68.92 Acres</u>

Proposed Gross Floor Area	2,406,000 sq. ft.	3,602,600 sq. ft.
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Plan Originally  
Approved

Revised Plan

RELATED RETAIL AND OFFICE USES

<u>Parcel #</u>		<u>Parcel #</u>	
RS-1	5.12 Acres	RS-1	4.99 Acres
RS-2	3.76 Acres	RS-2	25.83 Acres
RS-3	1.80 Acres	RS-7	4.41 Acres
RS-4	4.30 Acres	RS-8	3.98 Acres
RS-5	3.70 Acres	RS-9	4.60 Acres
RS-6	<u>4.00 Acres</u>	RS-10	<u>1.77 Acres</u>
Total	22.68 Acres	Total	45.58 Acres

5. There are now two alternate plans for street alignment for Parcels RS-3 and RS-4. Alternate #1 indicates a street along the west side of the drainage channel from Douglas to Kellogg, whereas Alternate #2 takes the street west and along the rear of the residences of Eastborough at the northwest corner of the development plan. It would appear that Alternate #2 would be objectionable as it would encourage traffic adjacent to the rear of the existing residences, creating double frontage lots, and generally have an adverse affect on these properties by increased traffic noise. Although Alternate #1 is the preferred of the two solutions, as it allows development to back up to the Eastborough residences, it is the opinion of the staff that an access point next adjacent to the bridge is not desirable because of the usual associated sight conflict. The plan as originally approved still offers the superior solution both functionally and aesthetically.
6. The proposed uses listed under Parcel RS-3 are garden apartments - patio, plural residences, duplexes, any other residential use, luxury retirement units and care home. The uses permitted in this parcel should have a semblance of compatibility with the development in Eastborough and, therefore, the proposed use "any other residential use" is quite vague and should be either further defined or removed. Also, the proposed use of a care home in Parcel RS-3 does not seem to be as compatible as garden apartments or duplexes adjacent to the high quality residences of Eastborough and the recently constructed patio apartments north of Douglas. The care home proposed would seem to be more appropriate in either Parcels RS-4 or RS-6.
7. It should now be re-emphasized that the granting of a full quarter section of "LC" zoning second only to the Central Business District of Wichita, was not based on developing the entire tract for commercial uses but was looked upon with favor

because the Development Plan offered proper buffering techniques to protect both existing and proposed residential areas while still offering to the developer the highest degree of flexibility. The office and residential buffer has now been reduced by some 45 acres on the revised plan. The area proposed for commercial development on the plan approved in 1964 was approximately 70 acres whereas there is approximately 115 acres proposed for commercial development on the revised plan.

The Planning Commission and Board of City Commissioners could have approved "B" and "BB" zoning along Douglas and adjacent to Eastborough and the "AA" zoning on the west but, instead, zoned the entire quarter section "LC" because the Community Unit Plan approved, along with the "LC" zoning, offered what was thought to be permanent, adequate and proper buffering controls of residential areas both existing and future.

Recommendation

After comparing the revised plan with the two plans approved in 1964, the Planning Department feels that the existing adopted plans are better than the revised proposal as they seem to offer the best protection of the residential areas both north and west while still providing the applicant flexibility of development. The considerable increase in the amount and concentration of commercial uses is a major change in the concepts for the development of this area as particularly related to the north-south orientation of commercial uses rather than originally focused on Kellogg.

By eliminating the use buffer of medium and high density and office uses adjacent to existing and proposed low density residential areas to the north and west, it is felt that the revised plan will diminish the value of surrounding residential properties. It is, therefore, recommended that the revised plan not be approved.

WICHITA-SEDWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

DATE: January 20, 1966

Case No. DP-12                      Request: Revision of Development Plan

Location: Generally located on the north side of Kellogg between  
Rock Road and Eastborough

Acres: 150

	Land Use	Zoning
Existing	Motel, service station, vacant, restaurant	"LC"
North	Patio apartments, single family and vacant	"AA" & "RB"
East	Single family, swimming pool, club house	"AA" & "LC"
South	Drive-in theater, motel, new and used car agency	"LC"
West	Eastborough, single family, vacant	"AA" & "LC"

Platted  or Unplatted 

History: Case Z-0350 - "AA" to "LC" - Deferred indefinitely at  
applicant's request - October, 1961 *10-19-61*

Case Z-0408 - "AA" to "LC" - MAPC Approved 10-4-62  
BCC Deferred 1 week - 10-23-62  
BCC Denied - 10-30-62

Case Z-0427 - "AA" to "LC" - CUP - MAPC Approved "BB" for  
Lot 2, except south 380 feet thereof, Rockwood South.  
First Addition  
CUP was deferred 1-17-63 *12-20-63*  
BCC approved Northhportion for "BB" 2-5-63

Case Z-0425 - MAPC Approved 7-2-64  
*557* BCC Approved 7-21-64

DP-1 MAPC Approved 7-21-64

Comments

1. There has been considerable history on this property since 1961. Former requests for zone changes were either denied, deferred, or approved only in part. Upon the approval of the amended CUP regulations, the applicant submitted an application for "LC" zoning for the entire tract and also submitted a "development plan" and alternate proposal under the CUP regulations of the

Page 2 - Case No. DP-12  
January 20, 1966

Zoning Ordinance. Both were approved by the Planning Commission on July 2, 1964. (Case Z-0575 and Case DP-11).

2. The applicant has now made several major revisions from the original development plan and has filed a new CUP application and has resubmitted a revised development plan and alternate proposal as required under the CUP provisions set out in Section 28.04.190 of the Zoning Ordinance. The Planning Department has reviewed the proposed plan with the Traffic Engineering Division and the Flood Control Division of the Department of Public Works. The Flood Control Division had several questions concerning flood control right-of-way and requested that they be furnished a "finished grade profile" of the stream. This request has been complied with. After making certain recommended changes, the applicant submitted a development plan and land use summary which are attached to this report. (Note: The plan should be brought to the Planning Commission meeting as copies are limited.)
3. Basically, the entire plan has been reoriented. Instead of the commercial development as earlier proposed along Kellogg with residential and office buffers along Douglas and Eastborough, the new plan reorients commercial development adjacent to residential zoning to the north and Eastborough to the west. The area north of Douglas is developing as single family residential and should continue to Rock Road as indicated by the approval of the preliminary plat of Rockwood Addition.

The uses originally proposed for the area along the west end to the north of the Howard-Johnson motel and restaurant complex have significantly been changed. The original plan listed proposed uses such as laboratories, medical clinics, office buildings, professional buildings and high rise apartments. The revised plan now lists as proposed uses automotive center part parts, sales and services; entertainment center; private club; clinic offices and other compatible uses.

The revised plan also proposes commercial development along the entire quarter mile from Douglas to Kellogg. The entire east half of the quarter section is now designated for a shopping center. Since Douglas is no longer designated as a major street in the Master Plan for Thorofares and will not be constructed to major street standards, heavy volumes of traffic should not be drawn through Eastborough to enter the shopping center from Douglas, but should be encouraged to use Kellogg and Rock Road. By orienting the shopping center facilities toward Kellogg as originally proposed, traffic would be encouraged to approach the center by major streets.

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January 20, 1966

4. When the plan was originally approved, it was designed as a mixed commercial-office-residential CUP. Now, however, the plan has been revised to essentially a commercial development plan. The degree of change is indicated in the following table which compares the acreage originally designated for certain uses against the acreage now designated for these uses.

<u>Plan Originally Approved</u>		<u>Revised Plan</u>	
<b>RESIDENTIAL</b>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-10	27.2 Acres	RS-3	4.61 Acres
RS-11	12.8 Acres	RS-4	4.24 Acres
		RS-6	<u>10.01 Acres</u>
<b>Total</b>	<b>40.0 Acres</b>	<b>Total</b>	<b>18.86 Acres</b>

NOTE: The original plan would allow a maximum of 60.4 acres of residential development.

<b>OFFICE</b>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-9	8.0 Acres	RS-5	1.64 Acres
RS-12	4.6 Acres		
RS-13	<u>12.4 Acres</u>		
<b>Total</b>	<b>25.0 Acres</b>	<b>Total</b>	<b>1.64 Acres</b>

<b>SHOPPING CENTER</b>			
<u>Parcel #</u>		<u>Parcel #</u>	
RS-7	46.04 Acres	RS-11	68.92 Acres
RS-8	<u>22.06 Acres</u>		
<b>Total</b>	<b>48.10 Acres</b>	<b>Total</b>	<b>68.92 Acres</b>

<b>Proposed Gross Floor Area</b>	<b>2,406,000 sq. ft.</b>	<b>3,602,000 sq. ft.</b>
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January 20, 1966

Plan Originally  
Approved

Revised Plan

RELATED RETAIL AND OFFICE USES

<u>Parcel #</u>		<u>Parcel #</u>	
RS-1	29.12 Acres	RS-1	4.99 Acres
RS-2	3.76 Acres	RS-2	25.83 Acres
RS-3	1.80 Acres	RS-7	4.41 Acres
RS-4	4.30 Acres	RS-8	3.98 Acres
RS-5	3.70 Acres	RS-9	4.60 Acres
RS-6	<u>4.00 Acres</u>	RS-10	<u>1.77 Acres</u>
Total	22.68 Acres	Total	45.58 Acres

5. There are now two alternate plans for street alignment for Parcels RS-3 and RS-4. Alternate #1 indicates a street along the west side of the drainage channel from Douglas to Kellogg, whereas Alternate #2 takes the street west and along the rear of the residences of Eastborough at the northwest corner of the development plan. It would appear that Alternate #2 would be objectionable as it would encourage traffic adjacent to the rear of the existing residences, creating double frontage lots, and generally have an adverse affect on these properties by increased traffic noise. Although Alternate #1 is the preferred of the two solutions, as it allows development to back up to the Eastborough residences, it is the opinion of the staff that an access point next adjacent to the bridge is not desirable because of the usual associated sight conflict. The plan as originally approved still offers the superior solution both functionally and aesthetically.
6. The proposed uses listed under Parcel RS-3 are garden apartments - patio, plural residences, duplexes, any other residential use, luxury retirement units and care home. The uses permitted in this parcel should have a semblance of compatibility with the development in Eastborough and, therefore, the proposed use "any other residential use" is quite vague and should be either further defined or removed. Also, the proposed use of a care home in Parcel RS-3 does not seem to be as compatible as garden apartments or duplexes adjacent to the high quality residences of Eastborough and the recently constructed patio apartments north of Douglas. The care home proposed would seem to be more appropriate in either Parcels RS-4 or RS-6.
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January 20, 1966

because the Development Plan offered proper buffering techniques to protect both existing and proposed residential areas while still offering to the developer the highest degree of flexibility. The office and residential buffer has now been reduced by some 45 acres on the revised plan. The area proposed for commercial development on the plan approved in 1964 was approximately 70 acres whereas there is approximately 115 acres proposed for commercial development on the revised plan.

The Planning Commission and Board of City Commissioners could have approved "B" and "BB" zoning along Douglas and adjacent to Eastborough and the "AA" zoning on the west but, instead, zoned the entire quarter section "LC" because the Community Unit Plan approved, along with the "LC" zoning, offered what was thought to be permanent, adequate and proper buffering controls of residential areas both existing and future.

Recommendation

After comparing the revised plan with the two plans approved in 1964, the Planning Department feels that the existing adopted plans are better than the revised proposal as they seem to offer the best protection of the residential areas both north and west while still providing the applicant flexibility of development. The considerable increase in the amount and concentration of commercial uses is a major change in the concepts for the development of this area as particularly related to the north-south orientation of commercial uses rather than originally focused on Kellogg.

By eliminating the use buffer of medium and high density and office uses adjacent to existing and proposed low density residential areas to the north and west, it is felt that the revised plan will diminish the value of surrounding residential properties. It is, therefore, recommended that the revised plan not be approved.

CASE NO. DP-12 - 118 NOTICES MAILED JAN. 10, 1966, FOR JAN. 20, 1966 MAPC

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

NOTICE TO ADJOINING PROPERTY OWNERS

JAN 10 1966

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on JAN 20 1966, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

CASE NO. DP-12  
"IC" Community Unit Plan  
(Alternate)

SE $\frac{1}{4}$ , Section 19, Township 27, Range 2 East, Sedgwick County, Kansas; except Rockwood South 1st Addition and Rockwood South 2nd Addition. Generally located on the west side of Rock Road between Douglas and Kellogg.

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, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

T9-215

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".
- "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; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District  
Permits all purely retail business conducted within an 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.

**ROCK ROAD  
Improvement, Inc.  
Wichita, Kansas.**



**P.O. Box 2281**

December 27, 1965

Mr. C. Bickley Foster  
Director of Planning  
Wichita Metropolitan Planning Commission  
Wichita, Kansas



Dear Mr. Foster:

We are forwarding herewith 12 copies of Community Unit Development Plan (Second Alternate) revised of the original Rockwood South Community Unit Plan as revised July 8, 1964 and approved by the Planning Commission.

Your attention is invited to the fact that this application is not a Community Unit Plan zoning change request involving a reclassification of use categories from residential to light commercial. Instead it is a rearrangement of property uses within an approved community unit plan.

We, of course, are familiar with the provisions of the ordinance requiring notification of property owners within 1000 feet on a request for community unit plan approval in conjunction with an application for change in zoning from residential to light commercial. However, we did not feel that such a notification requirement would apply to a request for approval of an alternate use plan. Approval of such a change would appear to be well within the scope of the staff and the Metropolitan Area Planning Commission within only the minimum standard of notification.

This change does involve a rearrangement of uses, such as, enlargement of shopping center from 61.9 acres as approved on alternate plan to 68.92 acres under revised plan. Enlarging a tract on Kellogg from 3.76 acres to 25.83 acres to accommodate an automotive complex that can not be accommodated under the present C.U.P. arrangement. The change also permits us to make better use of our garden apartment location by locating a street on the west side of R.S. #3 (Alt.) and using the drainage way as a part of the garden apartment complex. As such the change would actually only affect and involve the YMCA property on the east and a few property owners in Eastborough.

We have furnished a certified copy of the property owners within 1000 feet and you will note that it is quite voluminous and seems to go far beyond the limits of persons who would be affected by the proposed alternate plan of uses.

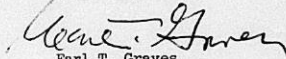
Mr. C. Bickley Foster

-2-

December 27, 1965

Accordingly, we urge your consideration of our request to process this application as request for alternate property uses under an already approved zoning classification and community unit plan which can be processed under the 200 foot property owner requirement.

Yours very truly,

  
Earl T. Graves  
Assistant Secretary

ETG:bc

**SUMMARY - LAND USE**  
**ROCKWOOD SOUTH COMMUNITY UNIT PLAN (2nd ALTERNATE)**

<u>TRACT No.</u>	<u>HEIGHT</u>	<u>AREA IN SQ. FT.</u>	<u>TOTAL ACRES</u>	<u>GROSS FLOOR AREA SQ.FT.</u>	<u>MAXIMUM AREA BLDG. COVERAGE</u>	<u>SET BACKS</u>
RS-1	2 stories	217,460	4.99	130,476	30%	63'-35'
RS-2	2 stories	1,125,320	25.83	675,192	30%	35'
RS-3 (Alt.)	2 stories	200,000	4.61	120,000	30%	35'
RS-4	2 stories	184,627	4.24	90,774	30%	35'
RS-5	2 stories	71,300	1.64	42,780	30%	35'
RS-6	10 stories	436,200	10.01	1,308,000	30%	65'-35'
RS-7	2 stories	192,280	4.41	115,368	30%	65'-35'
RS-8	2 stories	173,375	3.98	104,025	30%	65'-35'
RS-9	2 stories	200,575	4.60	120,345	30%	65'-35'
RS-10	2 stories	77,100	1.77	46,260	30%	65'-35'
RS-11	4 stories	3,002,300	68.92	1,000,000	30%	300'
<b>TOTAL</b>		<b>5,880,537</b>	<b>135.00</b>	<b>3,753,220</b>		

Total Gross Floor Area 3,753,220

SIGNS - To be permitted in set back areas controlled by developer

Applicant:

ROCK ROAD IMPROVEMENT, INC.  
 Developers - 309 South Market  
 Wichita, Kansas

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.

- a. Applicant Rock Road Improvement Inc.  
Address 309 South Market Phone AM 2-1414  
Agent Charles W. Harris  
Address 850 1st National Bank Bldg Phone \_\_\_\_\_
- b. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_
- 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 and legally described as Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_, Addition.

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

S E ¼ Sec. 19, T.W.P 27. R.2. E. Sedgwick County  
Except Rockwood South 1st Add. and Rockwood South  
2nd Add.

- II.B There are 150 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) \_\_\_\_\_.

The general location is (use appropriate section)

a. at the \_\_\_\_\_ corner of \_\_\_\_\_  
and \_\_\_\_\_; or

b. on the North side of Kellogg (Ave.,  
Street) between Rock Road (Ave., Street) and  
Eastborough (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.

By \_\_\_\_\_ Rock Road Improvement Inc  
Authorized Agent (if any) By Gene Jones  
Authorized Agent (if any)

By \_\_\_\_\_  
Authorized Agent (if any) By \_\_\_\_\_  
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at  
4:15 (AM, PM) on December 22, 1965 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$No fee required

Robert A. Lakin Name  
Asst Planning Director Title

December 14, 1965

Mr. Earl Graves  
Wheeler, Kelly, Hagny  
309 South Market  
Wichita, Kansas

Subject: DP-12/- Revised Planning Commercial  
Development Under the Community Unit Plan  
Provisions of the Zoning Ordinance

Dear Mr. Graves:

We have reviewed the revised preliminary development plan and the alternate street alignment in Parcel RS-3, which you submitted to this office relative to community unit plan development for Rockwood South Addition, with members of the Flood Control Division and the Traffic Engineering Division of the Department of Public Works. Following are some of the comments made by this office and some of the other departments with which this matter was discussed.

We also have analyzed this revised development plan with two previously approved plans and find several things that should be clarified, both on the plan itself and the attached supplemental sheets.

It appears, after reviewing the plans, that the major change is in the proposed shopping center parcel itself. This designated area has increased from 46 acres to 68 acres, with an increased anticipated gross floor area from 2,406,000 square feet to 3,602,000 square feet. If this area is now permitted to extend to Douglas, it may be necessary to provide greater screening provisions than the minimum 10-foot planting area as required in the Community Unit Plan Regulations. Also, since Douglas is not a major street, certain access controls may be desirable.

December 14, 1965

Screening OK

On the west property line the plan fails to indicate the 5 to 8-foot wall as required and approved on the original plans. Parcels 4, 6 and 11 indicate that a 10-foot planting strip will be provided along Douglas and Rock Road; however, Parcel 3 does not indicate such provision. The development plan should indicate the 10-foot planting strip adjacent to Douglas and Rock Road, as well as the information being provided on the attached supplemental sheets. ?

Signs

OK As required when the first plan was adopted, advertising signs instead of institutional signs shall be indicated both on the plan and the general information sheet, and a maximum sign height of 30 feet shall also be indicated.

Proposed Uses

OK On each of the parcels you have indicated the required proposed use list. The areas now indicated for residential use have substantially been reduced. In our opinion, the uses listed in addition to the garden apartments or patio parlor residences for Parcel 4 are neither compatible nor desirable with the uses proposed in Parcels 3 or 6 or along Douglas Avenue. We feel the uses along Douglas should be in character with those uses to the north and would recommend that you give further consideration for the uses proposed in this area. The private club proposed in Parcel RS-6 should be discouraged unless developed within the high rise apartment.

Drainage and Street Right-Of-Way

OK The Flood Control Division points out that the 42-foot right-of-way on the west side of the drainage channel is insufficient. They also expressed surprise that the original plans had been approved with only the 42-foot right-of-way; however, since the area has not been platted, adequate width for street right-of-way will have to be indicated on the plat. We suggest that the revised plan indicate at least 50 feet of street right-of-way on the west side of the drainage channel.

The Flood Control Division also requests that they be furnished a "finished grade profile" of the stream. Please contact the Flood Control Division relative to this request.

WICHITA-SEDGWICK COUNTY 3

December 14, 1965

Traffic on Rock Road

As pointed out in earlier correspondence, and as a condition of approval, at the time of platting their shall be indicated an additional 20 feet of half-street right-of-way for Rock Road.

Enclosed for your files is a marked copy of the submitted plan reflecting our comments. It is necessary that you submit 12 copies of the revised plan to this office so that the plan may be forwarded to the Planning Commission prior to the public hearing. Also enclosed are two copies of the application for community unit plan approval. The listed closing date for the Planning Commission meeting of January 20, 1966, is December 22, 1965.

These are most of the problems which we can foresee at this time as related to the various segments of the submitted plan. I hope this information will be of benefit to you in making changes on the development plan.

If, after you have reviewed the comments which we have made, you have any questions, we would be glad to discuss these matters at your convenience.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

Enclosure

cc: Rock Road Improvement Inc.  
309 South Market  
Wichita, Kansas

OFFICE COPY

COMMUNITY UNIT PLAN FOR ROCKWOOD SOUTH

PARCEL "R.S." - 1

Total Net Area - 4.99 AC or	217,460 sq. ft.
Maximum Coverage by Buildings	30 percent
Building Set Back from Kellogg	63 feet
Building Set Back from West $\frac{1}{2}$ Section Line	35 feet
Maximum Height	2 stories
Maximum Curb Cuts to Kellogg Drive	4
Parking Ratio as Required Under L. C. Zoning	
Gross Floor Area Permitted	130,476 sq. ft.
Uses Permitted Under L. C. Zoning	

Proposed Uses:

Howard Johnson Motor Hotel,  
Private Club, Restaurant,  
Service Station

Developed as Shown

Platted as Lot 1 and Lot 2  
Rockwood South First Addition

OK SIGNS - ~~Advertising~~ Signs permitted in set back area (Maximum Height 30')

PARCEL "R.S." - 2

Total Net Area - 25.83 AC or	1,125,320 sq. ft.
Maximum Land Coverage by Buildings	30 percent
Building Set Back from Kellogg Drive	65 feet
Building Set Back from Armour Drive	35 feet
Building Set Back from Property Lines	35 feet
Maximum Height	2 stories
Parking Ratio as Required Under L. C. Zoning	
Uses Permitted Under L. C. Zoning	

Proposed Uses:

Automotive Center - Parts, Sales, Service -  
Entertainment Center - Bowling Alley - Theater -  
Restaurant - Private Club - Clinic Offices -  
Other Compatible Uses

Maximum Curb Cuts to Kellogg Drive

OK SIGNS - ~~Advertising~~ Signs permitted in set back area (Maximum Height 30')

Gross Floor Area

OK Wall - 5'-8" Solid Wall along West Property line

PARCEL "R.S." - 3 (Alternate)

Total Net Area - 4.61 AC or	200,000 sq. ft.
Maximum Land Coverage by Buildings	30 percent
Building Set Back Lines From All Streets	35 feet
Maximum Height of Buildings	2 stories
Parking Ratio as Required Under L. C. Zoning	
Uses Permitted Under L. C. Zoning	

Proposed Uses:

Garden Apartments - Patio Plural Residences - Duplexes -  
Any Other Residential Use - Luxury Retirement Units -  
Care Home

OK SIGNS - ~~Advertising~~ Signs permitted in set back area (Maximum Height 30')

Gross Floor Area

OK 10' Planting Strip on Douglas Avenue of  
Deciduous Shrubs and/or Evergreens.

OK Wall - 5'-8" Solid Wall along West Property line

PARCEL "R.S." - 4

Total Net Area - 4.24 AC or 184,627 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back From All Property Lines 35 feet  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning

Proposed Uses:

Garden Apartments, Patio Plural Residences -  
~~Entertainment Center - Bowling Alley - Theater -~~  
~~Restaurant - Clinic - Offices - Laboratories -~~  
~~Other Compatible Uses Under L. C. Zoning~~

10 foot Planter Strip on Douglas Avenue of Deciduous  
Shrubs and/or Evergreens

10 foot Planter Strip on South Property Line of  
Deciduous Shrubs and/or Evergreens

OK SIGNS - ~~Advertising~~ Signs permitted in set back area (Maximum Height 50')  
Gross Floor Area 90,774 sq. ft.

PARCEL "R.S." - 5

Total Net Area - 1.64 AC or 71,300 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back From All Property Lines 35 feet  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning

Proposed Uses:

Medical Clinic - Professional Buildings -  
Private Club - General Office Building -  
Restaurant - Clinic - Other Compatible  
Uses Under L. C. Zoning

OK SIGNS - ~~Advertising~~ Signs permitted in set back area (Maximum Height 50')  
Gross Floor Area 42,780 sq. ft.

PARCEL "R.S." - 6

Total Net Area - 10.01 AC or 436,200 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 10 stories  
or 125 feet  
35 feet

Building Set Back From All Property Lines  
Except Armour Drive which shall be 65 feet  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning

Proposed Uses:

Hi-Rise Apartments - Garden Apartments

OK Private Club only :< Developed in a High Rise Apartment.

OK SIGNS - ~~Advertising~~ Signs permitted in set back area (Maximum Height 50')

10 Foot Planter Strip along North Property Line of Deciduous  
Shrubs and/or Evergreens

Paved 15 foot curb and Guttered Fire Lane Easement on South  
Property Line to City Standards

Gross Floor Area 1,308,000 sq. ft.

PARCEL "R.S." - 7

Total Net Area - 4.41 AC or 192,280 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Building Set Back Lines From Property Line 35 feet  
Building Set Back Lines - Armour Drive 65 feet  
Maximum Height 2 stories  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Art Museum - Entertainment Center -  
Professional Buildings - Private Club - Restaurant  
Medical Clinic - Super Market - Theater - Skating Rink  
Automotive Center  
Other Compatible Uses Under L. C. Zoning

OK SIGNS - ~~Advertising~~ Signs permitted in set back area (Maximum Height 30')  
Paved 15 foot curb and guttered fire lane easement on North and South Property Line

PARCEL "R.S." - 8

Total Net Area - 3.98 AC or 173,375 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back Lines - 35 feet from all Property Lines - 65 feet from Armour Drive  
Parking Ratio as Required by L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Super Market - Furniture - Floor Covering -  
Professional Building - Restaurant - Appliance -  
Accessory Stores - Private Club - Medical Clinic -  
Service Stores - Theater - Skating Rink - Automotive Center -  
Other Compatible Uses Under L. C. Zoning

Paved 15 Foot Curb and Guttered Fire Lane Easement on North Property Line to City Standards  
Gross Floor Area

104,025 sq. ft.

OK Signs - Advertising Signs permitted in set back Area (Maximum Height 30')

PARCEL "R.S." - 9

Total Net Area - 4.6 AC or 200,575 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back Lines - 35 feet from All Property Lines - 65 feet from Armour Drive  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
House and Garden Appliance Center  
Garden Supplies - Retail Hardware  
Lumber and Paint Store - Automotive Supplies -  
Service Stores - Restaurant - Private Club - Skating Rink -  
Theater - Medical Clinic - Professional Building

OK SIGNS - ~~Advertising~~ Signs Permitted in set back areas (Maximum Height 30')  
Paved 15 Foot Curb and Guttered Fire Lane Easement on South Property Line to City Standards  
Gross Floor Area

120,345 sq. ft.

PARCEL "R.S." - 10

Total Net Area - 1.77 AC or 77,100 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back Lines - 65 feet from Armour  
Building Set Back Lines - 65 feet from Kellogg Drive  
Building Set Back Lines - 35 feet from East & North  
Property Lines  
Paved 15 foot Curb and Guttered Fire Lane Easement along North Property  
Line to City Standard  
Curb Cut to Kellogg Drive 1  
Parking Ratio as Required under L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Drive-in Bank - Restaurant - Private Club -  
Automotive Center - Service Station -  
Other Compatible Uses Under L. C. Zoning

OK *Advertising*  
SIGNS - ~~Residential~~ Signs permitted in set back areas  
Gross Floor Area (Maximum Height 30') 46,260 sq. ft.

PARCEL "R.S." - 11

Total Net Area - 68.92 AC or 3,002,300 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 4 stories  
Building Set Back Lines - 300 feet from all Streets and  
Property Lines  
10 foot Planter Strip for Screen along East and North  
Property Line (Deciduous Shrubs and/or Evergreens)  
excepting Drive Entrances  
Maximum Curb Cuts to Kellogg Drive 3  
Maximum Curb Cuts to Rock Road 4  
Maximum Curb Cuts to Douglas 3  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Shopping Center

OK *Advertising*  
SIGNS - ~~Residential~~ Signs permitted in Set Back Areas  
Gross Floor Area (Maximum Height 30') 3,602,760 sq. ft.  
Net Gross Leaseable Area 1,000,000 sq. ft.

C. MMUNITY UNIT PLAN FOR ROCKWOOD SOUTH

PARCEL "R.S." - 1

Total Net Area - 4.99 AC or	217,460 sq. ft.
Maximum Coverage by Buildings	30 percent
Building Set Back from Kellogg	63 feet
Building Set Back from West $\frac{1}{2}$ Section Line	35 feet
Maximum Height	2 stories
Maximum Curb Cuts to Kellogg Drive	4
Parking Ratio as Required Under L. C. Zoning	
Gross Floor Area Permitted	130,476 sq. ft.
Uses Permitted Under L. C. Zoning	
Proposed Uses:	
Howard Johnson Motor Hotel,	
Private Club, Restaurant,	
Service Station	
Developed as Shown	

Platted as Lot 1 and Lot 2  
Rockwood South First Addition  
SIGNS - Institutional Signs permitted in set back area

PARCEL "R.S." - 2

Total Net Area - 25.83 AC or	1,125,320 sq. ft.
Maximum Land Coverage by Buildings	30 percent
Building Set Back from Kellogg Drive	65 feet
Building Set Back from Armour Drive	35 feet
Building Set Back from Property Lines	35 feet
Maximum Height	2 stories
Parking Ratio as Required Under L. C. Zoning	
Uses Permitted Under L. C. Zoning	
Proposed Uses:	
Automotive Center - Parts, Sales, Service -	
Entertainment Center - Bowling Alley - Theater -	
Restaurant - Private Club - Clinic Offices -	
Other Compatible Uses	
Maximum Curb Cuts to Kellogg Drive	2
SIGNS - Institutional Signs permitted in set back area	
Gross Floor Area	675,192 sq. ft.

PARCEL "R.S." - 3 (Alternate)

Total Net Area - 4.61 AC or	200,000 sq. ft.
Maximum Land Coverage by Buildings	30 percent
Building Set Back Lines From All Streets	35 feet
Maximum Height of Buildings	2 stories
Parking Ratio as Required Under L. C. Zoning	
Uses Permitted Under L. C. Zoning	
Proposed Uses:	
Garden Apartments - Patio Plural Residences - Duplexes -	
Any Other Residential Use - Luxury Retirement Units -	
Care Home	
SIGNS - Institutional Signs permitted in set back area	
Gross Floor Area	120,000 sq. ft.

PARCEL "R.S." - 4

Total Net Area - 4.24 AC or 184,627 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back From All Property Lines 35 feet  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning

Proposed Uses:

Garden Apartments, Patio Flural Residences -  
Entertainment Center - Bowling Alley - Theater -  
Private Club - Clinic - Offices - Laboratories -  
Other Compatible Uses Under L. C. Zoning

10 foot Planter Strip on Douglas Avenue of Deciduous  
Shrubs and/or Evergreens

10 Foot Planter Strip on South Property Line of  
Deciduous Shrubs and/or Evergreens

SIGNS - Institutional Signs permitted in set back area  
Gross Floor Area 90,774 sq. ft.

PARCEL "R.S." - 5

Total Net Area - 1.64 AC or 71,300 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back From All Property Lines 35 feet  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning

Proposed Uses:

Medical Clinic - Professional Buildings -  
Private Club - General Office Building -  
Restaurant - Clinic - Other Compatible  
Uses Under L. C. Zoning

SIGNS - Institutional Signs permitted in set back area  
Gross Floor Area 42,780 sq. ft.

PARCEL "R.S." - 6

Total Net Area - 10.01 AC or 436,200 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 10 stories  
or 125 feet  
35 feet

Building Set Back From All Property Lines  
Except Armour Drive which shall be 65 feet  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning

Proposed Uses:

Hi-Rise Apartments - Garden Apartments  
Private Club

SIGNS - Institutional Signs permitted in set back area  
10 Foot Planter Strip along North Property Line of Deciduous  
Shrubs and/or Evergreens  
Paved 15 foot curb and Guttered Fire Lane Easement on South  
Property Line to City Standards  
Gross Floor Area 1,308,000 sq. ft.

PARCEL "R.S." - 7

Total Net Area - 4.41 AC or 192,280 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Building Set Back Lines From Property Line 35 feet  
Building Set Back Lines - Armour Drive 65 feet  
Maximum Height 2 stories  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Art Museum - Entertainment Center -  
Professional Buildings - Private Club - Restaurant  
Medical Clinic - Super Market - Theater - Skating Rink  
Automotive Center  
Other Compatible Uses Under L. C. Zoning

SIGNS - Institutional Signs permitted in set back area  
Paved 15 foot curb and guttered fire lane easement on North  
and South Property Line

PARCEL "R.S." - 8

Total Net Area - 3.98 AC or 173,375 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back Lines - 35 feet from all Property  
Lines - 65 feet from Armour Drive  
Parking Ratio as Required by L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Super Market - Furniture - Floor Covering -  
Professional Building - Restaurant - Appliance -  
Accessory Stores - Private Club - Medical Clinic -  
Service Stores - Theater - Skating Rink - Automotive Center -  
Other Compatible Uses Under L. C. Zoning

Paved 15 Foot Curb and Guttered Fire Lane Easement on North  
Property Line to City Standards  
Gross Floor Area

104,025 sq. ft.

PARCEL "R.S." - 9

Total Net Area - 4.6 AC or 200,575 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back Lines - 35 feet from All Property Lines -  
65 feet from Armour Drive  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
House and Garden Appliance Center  
Garden Supplies - Retail Hardware  
Lumber and Paint Store - Automotive Supplies -  
Service Stores - Restaurant - Private Club - Skating Rink -  
Theater - Medical Clinic - Professional Building

SIGNS - Institutional Signs Permitted in set back areas  
Paved 15 foot Curb and Guttered Fire Lane Easement on South  
Property Line to City Standards  
Gross Floor Area

120,345 sq. ft.

PARCEL "R.S." - 10

Total Net Area - 1.77 AC or 77,100 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 2 stories  
Building Set Back Lines - 65 feet from Armour  
Building Set Back Lines - 65 feet from Kellogg Drive  
Building Set Back Lines - 35 feet from East & North  
Property Lines  
Paved 15 foot Curb and Guttered Fire Lane Easement along North Property  
Line to City Standard  
Curb Cut to Kellogg Drive 1  
Parking Ratio as Required under L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Drive-in Bank - Restaurant - Private Club -  
Automotive Center - Service Station -  
Other Compatible Uses Under L. C. Zoning

SIGNS - Institutional Signs permitted in set back areas  
Gross Floor Area 46,260 sq. ft.

PARCEL "R.S." - 11

Total Net Area - 68.92 AC or 3,002,300 sq. ft.  
Maximum Land Coverage by Buildings 30 percent  
Maximum Height 4 stories  
Building Set Back Lines - 300 feet from all Streets and  
Property Lines  
10 foot Planter Strip for Screen along East and North  
Property Line (Deciduous Shrubs and/or Evergreens)  
excepting Drive Entrances  
Maximum Curb Cuts to Kellogg Drive 3  
Maximum Curb Cuts to Rock Road 4  
Maximum Curb Cuts to Douglas 3  
Parking Ratio as Required Under L. C. Zoning  
Uses Permitted Under L. C. Zoning  
Proposed Uses:  
Shopping Center

SIGNS - Institutional Signs permitted in Set Back Areas  
Gross Floor Area 3,602,760 sq. ft.  
Net Gross Leaseable Area 1,000,000 sq. ft.

✓ Parcel R.S.-1	222,530 sq ft	5.1 acres
Parcel R.S.-2	1,127,120 sq ft	25.87 acres
Parcel R.S.-3 (A4.)	193,924 sq ft	4.45 acres
Parcel R.S.-4	183,900 sq ft	4.22 acres
Parcel R.S.-5	70,700 sq ft	1.62 acres
Parcel R.S.-6	432,200 sq ft	9.92 acres
Parcel R.S.-7	192,100 sq ft	4.41 acres
Parcel R.S.-8	173,800 sq ft	3.98 acres
Parcel R.S.-9	201,300 sq ft	4.62 acres
Parcel R.S.-10	77,500 sq ft	1.77 acres
Parcel R.S. 11	2,996,080 sq ft	68.55 acres
Excl - excp.		
Encl. - excp.	3,015,950 sq ft	69.23 acres

3/1/6  
mm  
2/6

OWNERSHIP LIST

SE $\frac{1}{4}$  Sec. 19-27-2 E  
 exc Beg 465' N of  
 SW/c SE $\frac{1}{4}$  19, E 58'  
 N 165', W 58', S  
 165' to beg. & Exc.  
 Rockwood South  
 First Add. & Exc.  
 Rockwood South  
 Second Add.

XX Rock Road Improvement, Inc.  
 309 South Market

Beg 8' E & 465' N of  
 SW/c SE $\frac{1}{4}$  19-27-2 E, E  
 50', N 100', W 50',  
 S 100' to beg.

XX Kansas Gas & Electric Company  
 120 East First St.

Beg 465' N of SW/c SE $\frac{1}{4}$   
 Sec. 19-27-2 E, E 8',  
 N 100', E 50', N 65',  
 W 58', to W line SE $\frac{1}{4}$ ,  
 S 165' to beg.

" "

Lot Block

Rockwood South First Addition

1

XX Rock Road Improvement Inc.  
 309 S. Market

2

" "

Rockwood South Second Add.

1

XX Phillips Petroleum Co.  
 225 N. Waco

Bonnie Brae Addition

1 1

XX Nathan Schofer  
 Bess Schofer  
 Address Unknown  
*no address found*

2

XX Evangelical Covenant Church  
 1700 S. Oliver

3

XX William R. Wolfberg  
 Joan B. Wolfberg  
 8014 Lynwood Blvd.

4

XX Rex F. Guidas  
 Patricia Ann Guidas  
 3431 Kinkaid Ct.

5

XX Joseph T. O'Neal  
 Sandra Lee O'Neal  
 8026 Lynwood Blvd.

6

George Peters  
 Amelia Peters  
 6601 E 14th St.

*8002 Lynwood Blvd*

Bonnie Brae Addition

Lot	Block	Property Owner
7	1	✓ Herbert D. Bruce Carol A. Bruce 8108 Lynwood
8	"	✓ Marcus Brutus Baker Marie D. Baker 145 Lochinvar
9	"	✓ Otis Hadley Rowena Hadley 139 Lochinvar
10	"	✓ Marion M. Corson Stella J. Corson 133 Lochinvar
11	"	✓ George P. Hammond Lois L. Hammond 127 Lochinvar
12	"	✓ Lester F. Penzler Jo Anne Penzler 121 Lochinvar
13	"	✓ Alfred F. Angulo Mary Agnes Angulo 115 Lochinvar
14	"	✓ Clarence M. Carrall Dolores B. Carrall 107 Lochinvar
15	"	✓ Philip Matkoff Sylvia Matkoff 101 Lochinvar
Beg 356' S of NE/c Lot 16, Block 1, Bonnie Brae Add., W 100', W with angle to Left 45° 126.2' to point 300' E of W line Lot 16, th S 320' to S line of Lot, th E 359' to SE/c Lot 16, th NW along E line 349' to pob.		✓ X Young Men's Christian Association 402 N. Market
Lot 16, Except above Desc.		✓ X Builders, Inc. 1000 Park Lane, Suite 301
1	2	✓ X John D. Dye Dorothy V. Dye 8002 Morningside
2	"	✓ X Donald W. Anderson Patricia B. Anderson 8008 Morningside

Bonnie Brae Addition

Lot	Block	Property Owner
3	2	✓ John H. Johntz Veenetia B. Johntz 8014 Morningside
4	"	✓ A. Max Hatfield Helen A. Hatfield 8020 Morningside
5	"	✓ Olive Ann Beech 48 Mission Road
6	"	✓ J. W. Metz Lumber Company 401 N. Main
7	"	✓ Grover M. Fisher Nondis Fisher 8108 Morningside
8	"	✓ Robert J. Roush Lenelle Roush 8114 Morningside
9	"	✓ Maynard C. Kitchen Lauretta Kitchen 8120 Morningside
10	"	✓ H. Allen Graham Eloise T. Graham 8126 Morningside
11	"	✓ James H. Morrison Norma Jean Morrison 8132 Morningside
13	"	✓ Keith Russell Jr. Frieda Russell 157 Lochinvar
14	"	✓ James D. Corrigan Hilaria Corrigan 151 Lochinvar
15	"	✓ William A. Turpen 8121 Lynwood
16	"	✓ Clarence O. Carlgren Wanda L. Carlgren 8115 Lynwood
17	"	✓ James D. Pagel Georgia M. Pagel 8107 Lynwood
18	"	✓ Elvador E. Ritter Jacqueline M. Ritter 8101 Lynwood

Bonnie Brae Addition

Lot	Block	Property Owner
19	2	✓X ✓ Elbert H. Land Peggy F. Land 3027 Lynwood
20	"	✓X ✓ James Rudolph Otwell Elaine E. Otwell 8021 Lynwood
21	"	✓X ✓ Roy M. Myer Elizabeth Jane Myer 8015 Lynwood
22	"	✓X ✓ Charles C. Forsyth G. Lillian Forsyth 8007 Lynwood
23	"	✓X ✓ Sterl A. Smith Genevieve L. Smith 8001 Lynwood
1	3	✓X ✓ Bobby John Nelson James L. Nelson 8002 Mockingbird
2	"	✓X ✓ William A. Skinner Elizabeth M. Skinner 3209 E. Murdock
3	"	✓X ✓ Allen W. Buzzi Margaret Francis Buzzi 8014 Mockingbird
W 90' 4	"	✓X ✓ George Peters 6601 E. 14th St.
E 8' 4 & All of 5	"	✓X ✓ Eugene Keith Thomas Lorene A. Thomas 8026 Mockingbird
6	"	✓A. V. Harter ✓ Gwen B. Harter 8102 Mockingbird
7	"	✓ Edward Wayne Weeks ✓ Mary Margaret Weeks 8108 Mockingbird
8	"	✓ Dale H. Kendall ✓ Doris H. Kendall 2109 E. Kellogg
9	"	✓ H. B. Moricone ✓ Ardevina Moricone 8120 Mockingbird
10	"	✓ Clifford L. Malone ✓ Eleanor A. Malone 8126 Mockingbird

Bonnie Bree Addition

Lot	Block	Property Owner
11	3	X Allan H. Poe ✓ Pauline K. Poe Address Unknown <i>no address found</i>
12	"	✓ James H. Childers ✓ Gertrude M. Childers 8121 Morningside
13	"	✓ Cliff K. Titus ✓ Lela Titus 8115 Morningside
14	"	✓ Orland J. Peterka ✓ Jean E. Peterka 8107 Morningside
15	"	X Warren S. Armond ✓ Rita G. Armond Address Unknown <i>no address found</i>
16	"	X X Kenneth Lee Mason ✓ Lois D. Mason Address Unknown <i>no address found</i>
17	"	✓ X James B. Richards, Jr. ✓ June E. Dixon Richards 8021 Morningside
18	"	✓ X Edward G. Leonard ✓ Lavone A. Leonard 8015 Morningside
19	"	✓ X Marlyn L. Matz ✓ Vera L. Matz <del>Address Unknown</del> <i>8009 Morningside Drive</i>
20	"	✓ X Gene Leonard Gray ✓ Phyllis Grace Gray 8001 Morningside
1	4	X X Builders, Inc. ✓ 1000 Park Lane
2	"	✓ X John Harper ✓ D. Jean Harper <del>Address Unknown</del> <i>8008 Willowbrook</i>
3	"	✓ X James H. Fraser ✓ Bonnie Lou Fraser 8014 Willowbrook
4	"	✓ X Robert O. Wall ✓ Dorothy D. Wall 2849 Fairmount
5	"	✓ Vernon G. Bonar ✓ Ann H. Bonar 8102 Willowbrook

Bonnie Brae Addition

Lot	Block	Property Owner
6	4	✓ Jerome D. Holt ✓ Yvonne I. Holt 8108 Willowbrook
7	"	Paul E. Baker X Dorothy I. Baker ✓ Address Unknown <i>no address found</i>
8	"	✓ Daniel L. Goldschmidt ✓ Lois F. Goldschmidt ✓ 8120 Willowbrook
9	"	✓ Virgil L. Shaw ✓ Norma J. Shaw 8126 Willowbrook
10	"	✓ Maynard Klein ✓ Jacqueline Klein 8127 Mockingbird
11	"	✓ H. M. Pack ✓ Miriam C. Pack ✓ 8121 Mockingbird
12	"	✓ Kenneth L. Epley ✓ Bonnie M. Epley 8115 Mockingbird
13	"	✓ Ronald E. Stevens ✓ Mildred L. Stevens ✓ 8107 Mockingbird
14	"	✓ C. W. Womack, Jr. ✓ Coral Ann Womack ✓ 8101 Mockingbird
15	"	✓ X Jorgen J. Jorgensen ✓ Margaret E. Jorgensen ✓ 8021 Mockingbird
16	"	✓ X David D. Unruh ✓ Millicent B. Unruh ✓ 8015 Mockingbird
17	"	✓ X Charles R. Killion ✓ Jean R. Killion ✓ 8007 Mockingbird
18	"	✓ X Bernard B. Fairchild ✓ Okla M. Fairchild ✓ 8001 Mockingbird
1	5	✓ X Thomas J. Curry ✓ Elsie Jean Curry ✓ 8002 Peach Tree
2	"	✓ X W. P. McMillan ✓ Martha E. McMillan ✓ 8008 Peach Tree

Bonnie Brae Addition

Lot	Block	Property Owner
3	5	✓X ✓ Gene G. Arnold Dorothy S. Arnold ✓ 8014 Peach Tree
4	"	✓X ✓ Claude M. Crabtree ✓ Audrey M. Crabtree ✓ 8020 Peach Tree
5	"	✓ Corwin E. Bare Leone S. Bare ✓ 8102 Peach Tree
6	"	✓ William Levitt ✓ 8108 Peach Tree
7	"	✓ R. William Rapp ✓ Betty Ann Rapp ✓ 8114 Peach Tree
8	"	✓ Dorothy B. Keeler ✓ Robert W. Keeler ✓ Address Unknown <i>8120 Peach Tree</i>
9	"	✓ E. D. Patterson ✓ Eva Goss Patterson ✓ 8126 Peach Tree
10	"	✓ Richard L. Hilton ✓ Jacqueline C. Hilton ✓ 8127 Willowbrook
11	"	✓ William Walter Garner ✓ Catherine Marie Garner ✓ 8121 Willowbrook
12	"	✓ Bill E. Cohlmsia ✓ Nancy Lee Cohlmsia ✓ 8115 Willowbrook
13	"	✓ J. F. Kemper ✓ Olive E. Kemper ✓ Address Unknown <i>no address found</i>
14	"	✓ Joseph F. Moos ✓ Doris R. Moos ✓ 8101 Willowbrook
15	"	✓X ✓ Alvie M. McClasky ✓ Lois F. McClasky ✓ 8021 Willowbrook
16	"	✓X ✓ Donald C. Davidson ✓ Marilyn L. Davidson ✓ 8015 Willowbrook
17	"	✓X ✓ Gary K. Edminster ✓ Barbara J. Edminster ✓ 8007 Willowbrook

Bonnie Brae Addition

Lot	Block	Property Owner
18	5	X X Robert A. McMillan ✓ Carol L. McMillan ✓ Address Unknown <i>no address found</i>
1	6	X Lambert Lawrence Honton ✓ Marie J. Honton ✓ 8021 Peach Tree
2	"	✓ Ralph L. Bowman ✓ Margaret J. Bowman ✓ 8101 Peach Tree
3	"	Walter O. Ward, Sr. ✓ Catherine Nadine Ward ✓ Address Unknown <i>no address found</i>
4	"	✓ Wilbur L. Larson ✓ 8115 Peach Tree
5	"	James R. Johnson ✓ Doris Johnson ✓ Address Unknown <i>no address found</i>
6	"	✓ Forrest G. Reynolds ✓ 8127 Peach Tree
1	14	✓ Luther L. Gartin ✓ Lily T. Gartin ✓ 102 Lochinvar
2 & N 3' Lot 3	"	✓ Alfred J. Misak ✓ Ruth M. Misak ✓ 108 Lochinvar
3, exc. N 3'	"	✓ John E. Siefkes ✓ Jan G. Siefkes ✓ Address Unknown <i>21 Buck Rd.</i>
4	"	✓ Louis J. Fugit ✓ LaVon K. Fugit ✓ 120 Lochinvar
5	"	✓ Bill J. Hawks ✓ Mary Alice Hawks ✓ 2216 S. Ridgewood
6	"	✓ Harold W. Volkman ✓ Velma K. Volkman ✓ 132 Lochinvar
7	"	✓ Cecil J. Lagerquist ✓ Lavone M. Lagerquist ✓ 138 Lochinvar
8	"	✓ Opal Nixon ✓ Address Unknown ✓ <i>1608 South Waco</i>
9	"	✓ Richard H. Ward ✓ Agnes B. Ward ✓ Address Unknown ✓ <i>535 Eastern Ave.</i>

Bonnie Brae Addition

Lot	Block	Property Owner
15	14	✓ Robert M. Barry Eva V. Barry ✓ 139 Bonnie Brae
16	"	✓ Joe J. Colliatie, Jr. ✓ Billie Rae Colliatie ✓ 1034 Kevin
17	"	✓ Thomas E. Macomber ✓ Marcia C. Macomber ✓ Address Unknown ✓ <i>127 Bonnie Brae</i>
18	"	X Noble L. Morton, Jr. Harriette J. Morton ✓ Address Unknown ✓ <i>no address found</i>
19	"	✓ James L. Solomon ✓ Ahlene G. Solomon ✓ 115 Bonnie Brae
20	"	✓ James M. Adams ✓ Mary Ann Adams ✓ 107 Bonnie Brae
21	"	✓ R. W. Womer ✓ 120 Lynwood Blvd. ✓
1	15	✓ Howard N. Tucker ✓ Winifred A. Tucker ✓ 102 Bonnie Brae
2	"	✓ Allen Terrell ✓ Grave V. Terrell ✓ 108 Bonnie Brae
3	"	X Wallace M. Helfinger ✓ Address Unknown ✓ <i>no address found</i>
4	"	✓ J. E. Gillett ✓ Fern E. Gillett ✓ 120 Bonnie Brae

Clemons

1		X Irwin Kallman ✓ Address Unknown ✓ <i>no address found</i>
2, 3, 4, 5, 6 and 7		X Fred D. Clemons ✓ Nona C. Clemons ✓ 60 Stratford Road

Ruth

7 & all of 8, exc W 100'		✓ Hanna B. Ruth ✓ 8210 E. Kellogg
W 100' Lot 8		X Morco, Inc. ✓ Address Unknown ✓ <i>no address found</i>

All of Replat of Leoffer Addition

✓ Chrysler Motors Corporation ✓  
2000 Power & Light Bldg.  
K. C. Mo.

Keys Addition

1 - ✓/X Eugene M. Toler - 1810 N. Edgemoor ✓  
Homer P. Toler - 1815 Jackson ✓

2 ✓/X Homer P. Toler ✓  
Freda A. Toler ✓  
1815 Jackson

3 ✓/ Donald P. Lyon ✓  
Elizabeth Ann Lyon ✓  
520 Whittier

4 ✓/ Frank W. Buchholz Jr. ✓  
Meriam Jane Buchholz ✓  
No Address Available ✓  
*No address found*  
Francis Eugene Monroe ✓  
Bonnie J. Monroe ✓  
537 Calhoun

5 S 50' &  
6 S 36.1' ✓/ William Stockdale ✓  
Bertha Stockdale ✓  
531 Calhoun

6 ex S 36.1' &  
7 ex N 41.1' ✓/ Paul A. Slicker ✓  
Roxy Ellen Slicker ✓  
519 Calhoun

7 N 41.1' &  
8 ex N 55' ✓/ Gene Calvin Hancock Sr. ✓  
Gladys Hancock ✓  
~~No Address Available~~  
*3037 So. Broadway*

8 N 55' ✓/X Paul A. Slicker ✓  
R. Ellen Slicker ✓  
519 Calhoun

9 ✓/X Paul A. Slicker ✓  
R. Ellen Slicker ✓  
519 Calhoun

Key's Second Addition

1 - ✓/ Elizabeth Horning ✓  
Opal Ramsdall ✓  
3 W 37' ~~Address Unknown~~  
*542 Whittier*

2 ex W 37' ✓/ Raymond Leon Szymanski ✓  
Dolores Leona Szymanski ✓  
549 Calhoun

3 ex W 37' ✓/ Alan Eshbaugh ✓  
Shirley Eshbaugh ✓  
555 Calhoun

Replat of Block 1, Kellogg Crest

1, 2 & 3 - ✓/ K. T. Wiedeman, Trust ✓  
1515 W 6th ✓  
✓/X Eldorado, Kansas

Kellogg Crest Addition

All of Block 2

X K. T. Wiedemann ✓  
c/o Gladys Wiedemann ✓  
1515 W 6th  
Eldorado, Kansas

Eastridge 11th Addition

1, 2 & 3	1	X Edith Rimel Smolt ✓ Address Unknown ✓ <i>no address found</i>
4	"	✓ Alfred A. Farha ✓ Nancy Farha ✓ 554 Longfellow
1, 2 & 3	2	X Edith Rimel Smolt ✓ Address Unknown ✓
4	"	✓ Larry G. Elliott ✓ Jean B. Elliott ✓ 553 Longfellow
5	"	✓ Koakish W. Cleaton ✓ Glenysse M. Cleaton ✓ 7604 E. Orme
1, 2	3	✓ Robert S. Lightner ✓ 26 Cypress
1	4	✓ Ernest H. Jackson ✓ Helen J. Jackson ✓ 631 S. Mission
2 W 2'	"	"
2 ex W 2'	"	X Carter Hart Jr. ✓ Mozelle W. Hart ✓ No Address Available ✓ <i>no address found</i>
3	"	✓ Robert E. Pittman ✓ Bettye A. Pittman ✓ 7515 E. Orme
4	"	X Jerry Weldon Steward ✓ Joyce M. Steward ✓ No Address Available ✓ <i>no address found</i>
5 Ex S 4'	"	✓ Sammy Harry Kouri ✓ Jacqueline M. Kouri ✓ 603 Longfellow
5 S 4' & all 6	"	✓ Owin E. Artas ✓ Edith M. Artas ✓ 609 Longfellow
7 & 8 N 2.5'	"	✓ Robert Albers ✓ Mildred G. Albers ✓ 615 Longfellow

Eastridge 11th Addition

8 ex N 2.5'	4	✓ Gerald Clayton Sheets ✓ Betty J. Sheets 7610 E. Indianapolis
9 ex W 0.75'	"	✓ Hugh H. Amick ✓ LaRita K. Amick 7604 E. Indianapolis
9 W 0.75' & all 10	"	✓ Doyle E. Meade ✓ Jeanne S. Meade 7516 E. Indianapolis
11	"	✓ Sam Heinze ✓ Laura A. Heinze 7510 E. Indianapolis
12	"	✓ Sam A. Lessley ✓ Mildred J. Lessley 7504 E. Indianapolis
1	5	✓ William H. Bryant ✓ Betty Jean Bryant 2921 Clover
2	"	Meyer Evan Nelson Vanita I. Nelson ✓ No Address Available <i>no address found</i>
3	"	✓ Lawrence G. Day ✓ F. Arlene Day 614 Longfellow
4	"	✓ Robert E. Haynes ✓ Margaret M. Haynes 622 Longfellow
5	"	✓ Lawrence S. Paul ✓ Patsy K. Paul 7714 E. Indianapolis
6	"	✓ Joseph Mizenko ✓ Mozelle Mizenko 7720 E. Indianapolis
7	"	✓ Maxine Lybrand Realty Inc. ✓ 414 Pattie
8	"	✓ Gerald Thomas Bowen ✓ Carol Jane Bowen 7808 E. Indianapolis
9	"	✓ Cleve C. Holland Jr. ✓ Marion Holland 7814 E. Indianapolis
10	"	✓ Robert A. Barnes ✓ Phyllis Ann Barnes 228 S. Kansas apt 6

Eastridge 11th Addition

11	5	✓ Ambrose D. Allison ✓ Jacqueline Allison No Address Available <i>Rt 5, Newton, Kansas</i>
12	"	✓ Kenneth M. Hunstad ✓ Janet J. Hunstad 7908 E. Indianapolis
13	"	✓ Steve Robert Shedd ✓ Polly Ann Shedd 948 S. Edgemoor Dr.
14	"	✓ James Russell Harris ✓ Ruth R. Harris ✓ 7920 E. Indianapolis

Eastridge Sixth Addition

Lot	Block	
4	B	✓ Cecil I. Peterson ✓ Betty R. Peterson 620 Whittier
5	"	✓ Charles T. Eads ✓ Gertrude J. Eads 6407 Rockwood Road
6	"	✓ Robert S. Montgomery III ✓ Marion L. Montgomery 632 Whittier
7	"	✓ George William Rhodes ✓ Pauline F. Rhodes 638 Whittier
16	"	✓ Dean L. Gash ✓ Nadine Gash 639 Calhoun Drive
17	"	✓ Oscar L. Elkins ✓ Marie M. Elkins 1011 S. Topeka
18	"	✓ Virgil Kelly ✓ Sylvia L. Kelly 627 Calhoun Drive
19	"	✓ John P. Redman ✓ Leora K. Redman 621 Calhoun Drive
20	"	✓ Kinley Leon Landers ✓ Lela Mae Landers 615 Calhoun Drive
21	"	✓ Marjory L. Downey ✓ 607 Calhoun Drive
22	"	✓ Burt J. Truster, Jr. ✓ 608 Drury Lane ✓ Lyle D. Botkin d/b/a B & T Company ✓ 1702 Greenfield

Eastridge 8th Addition

1	1	✓ Eugene W. Lightner ✓ 6441 Castle
2	"	✓ Manford Allen Garner ✓ Velma Maxine Garner 241 S. Battin
3	"	✓ Richard Lee Wheeler ✓ Carolyn Lee Wheeler Address unknown <i>16105 East Central</i>
4	"	✓ Thomas Forster ✓ Marcella M. Forster 1833 S. Ridgewood
5	"	✓ Elmer Hickel ✓ 554 Calhoun Drive

Eastridge Sixth Addition

Lot	Block	
1 exc. W 16'	A	✓ Kenneth D. Burke ✓ Patricia A. Burke 602 Gouverneur Road
2	A	✓ Carmen G. Wolf ✓ Ruth M. Wolf 608 Gouverneur Road
3	"	✓ Charles W. Mullen ✓ Norma Lee Mullen 614 Gouverneur Road
4	"	✓ James O. Pelzel ✓ Valeria Pelzel 620 Gouverneur Road
5	"	✓ Charles W. London ✓ Vera A. London 626 Gouverneur Road
6	"	✓ Wichita Heights Lumber Company ✓ 5435 North Broadway
7	"	✓ Administrator of Veterans Affairs ✓ 5500 East Kellogg
22	"	✓ Bill H. Otten ✓ Betty L. Otten 7322 Clay
23	"	✓ Olen Allison ✓ Thomas C. Allison 633 Whittier
24	"	✓ Frank J. Schneller ✓ Margaret Schneller 627 Whittier
25	"	✓ Bobby D. Price ✓ Evelyn M. Price 621 Whittier
26	"	✓ Jack S. Sample ✓ Wilma A. Sample 615 Whittier
27	"	✓ Frank L. Seten ✓ Vivian Seten 602 Whittier
28	"	✓ Walter L. Johnson, Jr. ✓ Lorene B. Johnson 601 Whittier
1	B	✓ Frank L. Seten ✓ Vivian Seten 602 Whittier
2	"	✓ Jean E. Klinger ✓ 608 Whittier
3	"	✓ Lee G. Graddy ✓ Johnie M. Graddy 614 Whittier

Eastridge 8th Addition

Lot Block

Beg. SE cor Lot 6, 1  
NW along front line of  
6 & 7, 75.5 ft to point  
15.5 ft NW of SE cor Lot  
7; SW to point on rear  
line Lot 6, 29 ft N of  
SW cor Lot 6, S along  
rear line Lot 6, 29 ft;  
Ely along S line Lot 6 to  
beg.

X Sylvester J. Belisle ✓  
Helen L. Belisle  
Address unknown  
*no address found*

Beg. 15.5 ft NW of SE " "  
cor Lot 7, NWly along front  
line Lots 7 & 8, 65.5 ft  
to point 14 ft NW of SE  
cor Lot 8, SW to point  
on rear line Lot 7, 41  
ft N of SW cor Lot 7,  
SE 41 ft to SW cor Lot  
7, S along rear line Lot  
6, 31 ft; N to beg.

X J. Stuart Reid ✓  
Ruth E. Reid  
Address unknown  
*No address found*

Beg. on front line Lot " "  
8, being 14 ft NW of  
SE cor Lot 8, th NW  
along front line Lots  
8 & 9, 61.5 ft to point  
11.5 ft. NW of SE cor  
Lot 9, thence SW to  
point on rear line lot  
8, being 11.37 ft S of  
NW cor Lot 8, th S 71.37  
ft to point on rear line  
Lot 7, 20.87 ft S of NW  
cor Lot 7, th NE to beg.

✓ George H. Wheeler ✓  
Erline Wheeler  
~~Address unknown~~  
*541 So. Armour*

Beg 11.5 ft NW of SE " "  
cor Lot 9, NW along  
front line to NE cor Lot  
9, Wly 89.09 ft to NW  
cor Lot 9, S along rear  
line Lot 8 & 9, 85.82 ft  
to point 11.37 ft S of  
NW cor Lot 9, NE to  
beg.

✓ Leon Calton ✓  
Anna Maye Calton  
535 Armour Drive

1 2

✓ William J. David ✓  
1531 N. Battin

2 "

✓ H. James Heidebrecht ✓  
Bonnie Lou Heidebrecht  
7309 E. Orme

3 "

✓ Chester C. Ramsey ✓  
Betty J. Ramsey  
604 E. 67th North

4 "

✓ Robert D. Mickelson ✓  
Betty L. Mickelson  
7321 E. Orme

5 "

✓ Dean A. Case ✓  
Ramona L. Case  
7327 E. Orme

Eastridge 8th Addition

Lot	Block	
6	2	✓ Helen Y. White ✓ Otis White 609 S. Armour Drive
7	"	✓ Lawrence E. Lybarger ✓ Helen L. Lybarger 2214 S. Rutan
8	"	✓ Sidney L. Foulston, Jr. ✓ Ruth Helen Foulston 625 Armour Drive
1	3	✓ Robert Lee Vernon ✓ Roberta Vernon 636 Calhoun Drive
2	"	✓ Floyd W. West ✓ Maxine L. West 7309 E. Indianapolis
3	"	✓ Archie L. Mears <i>Mears,</i> Cecilia R. <del>Mears</del> <del>Address unknown</del> <i>7315 East Indianapolis</i>
4	"	✓ William G. Underwood ✓ 7321 Indianapolis
5	"	✓ Glenn A. Brown ✓ Inez A. Brown 7327 Indianapolis
6	"	✓ Clifton C. Eldridge ✓ Barbara A. Eldridge 7335 E. Indianapolis
8 exc. S 6.5'	"	✓ Ferdinand Sauer ✓ Virginia L. Sauer 7341 E. Indianapolis
All	4	<del>XXX</del> Eugene W. Lightner ✓ 6441 Castle
Beg NE cor NE 4 30-27-2E W 705 ft; S 827 ft; E 705 ft; N to beg		<del>XXX</del> K. T. Wiedemann Estate ✓ Box 285 Eldorado, Kansas
Beg 827 ft S of NE cor NE 4 30-27-2E W 165 ft; S 50 ft; E 165 ft; N to beg		X K. T. Wiedemann Estate ✓

Eastborough 2nd Addition

10exc. Beg. NW cor, SE 5' SW 60' NW 5' NE 60' to beg,	F	✓ Edward X. Crawley ✓ Margaret H. Crawley #5 Park Ave
11	F	✓ James C. Allen ✓ Carol A. Allen 3418 Crystal
12	"	✓ Dwight S. Wallace ✓ Josephine A. Wallace ✓ #9 Park Ave.
3	H	✓ Lyndon Gamelson ✓ Georgia Gamelson ✓ #1 Stratford
4	"	✓ Ealon S. Hocutt ✓ Marcella R. Hocutt ✓ #33 Stratford
5	"	✓ William D. Jochems Jr. ✓ Marian Pauline Jochems ✓ # 12 Brookfield
6 & SEly 35 ft. of 7	"	✓ George H. Vandenberg ✓ Maxine A. Vandenberg ✓ #27 Huntington
7 exc. SEly 7' & S 75ft of 8	"	✓ M. W. Hellar ✓ #6 Brookfield
1	I	✓/ ✓ Velma H. Hass ✓ #42 Stratford
2	"	✓ Velma Varner Dockum ✓ #40 Stratford
3	"	✓ Bill B. Spencer ✓ Wanda M. Spencer ✓ #38 Stratford
4	"	✓ Hervey R. Hodson ✓ Mozella Hodson ✓ #36 Stratford
5	"	✓ David H. Brasted ✓ Sarah T. Brasted ✓ #34 Stratford
6	"	✓ Robert A. Boucher ✓ Catherine L. Boucher ✓ #32 Stratford
7 exc. S 20'	"	✓ Ivan M. West ✓ Helen L. West ✓ #44 Stratford
7 S 20'	"	✓ Eastborough Estates Co. ✓ 1443 So. Colutsia

Eastborough 2nd Addition

1	J	✓ F. Wesley Park ✓ Ruth Marie Park # 6 Park Ave
2	"	✓ Frank L. Dunn ✓ X Kate Dunn no address available <i>no address found</i>
3	"	✓ Elizabeth Orr ✓ Roy Thomas Orr ✓ #32 Park Ave.
4	"	✓ George B. Powers ✓ #30 Park Ave.
5 & 6	"	✓ H. M. Van Auken ✓ Norma A. Van Auken #9 High Drive.
7	"	✓ Brace A. Helfrich ✓ Stella C. Helfrich ✓ #15 High Drive
8	"	X ✓ Margaret K. Jackman ✓ #20 Huntington
9	"	✓ George D. France ✓ Billie M. France #18 Huntington
10	"	✓ Herbert A. Jones ✓ Virginia Maxine Jones #16 Huntington
2	K	✓ J. Earl Schaefer ✓ Catherine R. Schaefer #13 Huntington
3	"	✓ L.L. Haltom ✓ Patricia Haltom #15 Huntington
4	"	✓ Perry A. Thayer ✓ Ruth Anne Thayer #17 Huntington
5	"	✓ Raymond R. Swanston ✓ Etta J. Swanston #19 Huntington
6	"	X ✓ George C. Croston Jr. ✓ Dorothy B. Croston #21 Huntington
7 & W 10' of 8	"	X ✓ Kate S. McKay ✓ #23 Huntington

Eastborough 2nd Addition

8 exc. W 10' K  
& W 15' of 9

X Marshall W. Crofts ✓  
Mary L. Crofts  
#25 Huntington

9 exc. W 15' "

X George H. Vandenberg ✓  
Maxine A. Vandenberg  
#27 Huntington

all Block L

X John J. Helfrich ✓  
Patricia C. Helfrich  
#46 Stratford

Tract in NW $\frac{1}{4}$  Sec. 20-27-2E beg. 550ft. ✓  
E of SW corner NW $\frac{1}{4}$ , thence N parl. with  
W line sd. $\frac{1}{4}$  sec. 275 ft th. E parl. with  
S line Sd. $\frac{1}{4}$  Sec. 270 ft. S 275 ft. W  
270 ft. to beg. X Home Mission Board of  
Southern Baptist Convention  
*3000 West Kellogg*

SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 20-27-2E except the above  
property in the name of the Home  
Mission Board of the Southern Baptist  
Convention.

✓ John S. Wertz, Helen Vickers ✓  
Springer, George Stallwitz,  
J. A. Vickers, Robert F. Vickers,  
Co-Trustees of Vickers Testamentary  
Trust  
*Wichita Plaza Bldg.*

Beg on S line of US 54 Case A17549  
150 ft. E of extended E line of Mission  
Rd. Eastborough 3rd, S 280ft E parl to  
Kellogg St. 150ft N 280 ft W 150 ft  
to beg all in NW $\frac{1}{4}$  Sec. 30-27-2E

✓ John H. Powers ✓  
Ellen M. Powers  
3027 E. Kinkaid

Beg. at a point on S line of Kellogg  
914.5' W & approx. 64.10ft S of NE cor.  
NW $\frac{1}{4}$  Sec. 30-27-2E, W along S line of  
Kellogg St. 250 ft. S parl. to E  
line of sd. NW $\frac{1}{4}$  280 ft. E parl. to  
Kellogg St. 250 ft. N 280 ft. to beg.

✓ W. C. King ✓  
4001 Hammond

East Mission Add.

1, 2, & 3

✓ Evangelical Luthern Church ✓  
of the Reformation Inc.  
6909 E. Kellogg

Ripstra Add.

1

✓ J. G. Ripstra Trustee ✓  
Ripstra Trust Fund #3  
61 Stratford

Bridwell Add.

1, 2, & 3

✓ Chester F. Farrow ✓  
Fred M. Bauslaugh ✓  
Union Center Bldg.

Eastridge Addition

E 60 ft. 8 1

✓ King Music Co. Inc. ✓  
6811 E. Kellogg

Eastridge Addition

W 65ft of 1	10	✓	Bartina Warner Beschka ✓ Joe E. Beschka 6902 E. Orme
E 19ft of 1 & W 41 ft of 2	"	X	George E. Meade ✓ Cora G. Meade address unknown <i>no address found</i>
E 39ft of 2 & W 21 ft of 3	"	X	Evangelical Lutheran Church of ✓ Reformation Inc. 6909 E. Kellogg
E 59ft. of 3 & E W 1 ft of 4	"	✓	B. J. Schroeder ✓ Alice C. Schroeder 6306 E. 11th
E 56ft of W 57 ft of 4	"	✓	James L. Harvey ✓ Patricia J. Harvey 7316 E. Gilbert
E 23ft of 4 & W 33 ft of 5	"	✓	E. J. Squire ✓ Corinne B. Squire 6932 Orme
E 47 ft of 5 & W 9 ft of 6	"	✓	Amber Dial ✓ Louise Dial 1127 Waverly
E 56ft of W 65 ft of 6	"	✓	John A. Menoher ✓ Faye S. Menoher 400 Slade Haysville, Ks
E 15 ft. of 6 & W 41 ft of 7	"	X	Lloyd W. Shenk ✓ address unknown <i>no address found</i>
E 39 ft of 7 & W 17 ft of 8	"	✓	V. L. Durrington ✓ Wanda L. Durrington 2261 McAdam
E 56 ft of W 73 ft of 8	"	✓	Mildred Jane Mills ✓ <del>address unknown</del> <i>1545 N. Market</i>
E 7ft of 8 & W 49 ft of 9	"	X	Charles Irvin Wills ✓ Joann Wills 5605 Armstrong
E 31 ft of 9 & W 25 ft of 10	"	X	Woodrow E. James ✓ Jeanette M. James 8112 E. Zimmerly
10 exc. W 25 ft.	"	X	Joyce E. Martin ✓ 1510-A N. Waco
Eastridge 5th Addition			
1	1	✓	Robert H. Hill ✓ Lynda S. Hill 6933 E. Orme

Eastridge 5th Addition

2	1	✓ Marvin T. Mapes ✓ Vivian V. Mapes 6939 E. Orme
3	"	✓ Carla M. Murphy ✓ address unknown <i>no address found</i>
4	"	✓ E. L. Clithero ✓ Lillian C. Clithero 4072 Harding
5	"	✓ J. A. Hendrickson ✓ Jay S. Hendrickson 4 Sequoia
6	"	✓ Warren W. Cochran ✓ Freda J. Cochran 7025 E. Orme
7	"	✓ Keith L. De Camp ✓ Murnita A. De Camp 7031 E. Orme
8	"	✓ William Robert O'Donnell ✓ Dorothy J. O'Donnell 7037 E. Orme
9	"	✓ Walton L. Gordon ✓ Lucille Ellis Gordon 311 S. Rita
10	"	✓ Fern G. Graham ✓ Lucille Graham 7038 E. Gilbert
11	"	✓ Clarence E. Peterson ✓ Patrcia A. Peterson 7020 E. Orme
12	"	✓ Forrest J. Reynolds ✓ Ann Reynolds 1345 Fairmount
13	"	✓ Everett H. Ackerman ✓ M. Ladene Ackerman 7020 E. Gilbert
14	"	✓ Milton C. Maxey ✓ Esther J. Maxey 1032 N. Edgemoor
15	"	✓ John H Warren ✓ Eileen Elizabeth Warren 7008 E. Gilbert
16	"	✓ Donald Lee Mendenhall ✓ Jacqueline Mendenhall 7002 E. Gilbert

Eastridge 5th Addition

1	2	✓ Myrtle Browning ✓ 502 S. Mission
2	"	✓ Oscar Hollingsworth ✓ Flossie Hollingsworth 611 Mission
3	"	✓ Marjorie G. Randall ✓ 514 S. Mission
11	"	✓ James Henry Diggs ✓ Densel F. Diggs 1214 S. Christine
12	"	✓ Ridgewood Development Inc. ✓ 1905 Southwest Blvd.
13 and S 1.5 ft. of 14	"	✓ Marion A. Fresen ✓ Linda L. Fresen 511 Drury
14 exc. S 1.5ft.	"	✓ Archie R. Hanneman ✓ Mary Margaret Hanneman 2005 Columbine
15	"	✓ George I. Rorabough ✓ Martha Rorabough 503 Drury
1	3	✓ J. S. Gleeson Jr. Adm. of ✓ Veterans Affairs 5500 E. Kellogg
2	"	✓ David W. Walker ✓ Ann L. Walker 615 Drury
3	"	✓ Jerald D. Godsey ✓ Ileene A. Godsey 7013 E. Gilbert
4	"	✓ Louise E. Snow ✓ 7019 E. Gilbert
5	"	✓ Ronald D. Chippeaux ✓ Wilma J. Chippeaux 7025 E. Gilbert
6	"	✓ Donald D. Ziegler ✓ Karyn C. Ziegler 7031 E. Gilbert
7	"	✓ Ernest F. Matlock ✓ June Matlock 7037 E. Gilbert
8	"	✓ Callahan Guarantee Title Co. Inc. ✓ 1118 Wichita Plaza Bldg.
9	"	✓ George W. Wallace ✓ Joan J. Wallace ✓ <i>501 Barlow</i> no address

OWNERSHIP LIST

Eastborough 2nd Addition

Lot	Block	Property Owner
11	"K"	✓ Myrtle A. Sarten ✓ 14 Douglas Avenue
12	"	✓ Wilbur E. Walker ✓ Bernice H. Walker 16 Douglas Avenue
13	"	" " "
14	"	✓ Hugh S. Edgerton ✓ 22 Laurel Drive
15	"	✓ Virgil L. Moody ✓ Nola Moody 22 Douglas Avenue
16	"	✓ X Joseph F. Mergen ✓ Nora M. Mergen 24 Douglas
17	"	✓ X H. N. Haselwood ✓ Dollie D. Haselwood 26 Douglas
18	"	✓ X Maryrose N. Bauslaugh ✓ 28 Douglas

Eastborough 3rd Addition

1	"WMC"	✓ X Olive Ann Beech ✓ 48 Mission Road
W 155' of Lot 2	"	✓ Margaret Ross ✓ Carl Ross 13 Douglas
E 81.74' of Lot 2 & W 78.74' of Lot 3	"	✓ Cora Armstrong ✓ 15 Douglas Avenue
E 158' of Lot 3	"	✓ X Frank R. Solomon ✓ 17 Douglas Avenue
4	"	✓ X Walter Schimmel ✓ Kathryn E. Schimmel 19 Douglas Avenue
5	"	✓ X Olive Ann Beech ✓ 48 Mission Road
W 115' of Lot 6	"	✓ Robert K. Howse ✓ Virginia D. Howse 4 English Avenue

Eastborough 3rd Addition

Lot	Block	Property Owner
6 except W 115'	"WNG"	✓ Robert L. Burns ✓ ✓ Frances E. Burns ✓ 6 English Avenue
W 158' of Lot 7	"	✓ Norman P. Bate Company, Inc. ✓ #10 English Avenue
E 78.74' of Lot 7 & W 79.26' of Lot 8	"	✓ X ✓ Theo A. Hiebert ✓ Kathryn S. Hiebert ✓ 12 English Avenue
E 157.43' of Lot 8	"	✓ X ✓ Luis A. Casado ✓ Vera J. Casado ✓ 14 English Avenue
1	"p"	✓ X ✓ Austin B. Craig ✓ Mildred E. Craig ✓ 56 Stratford Road South
2	"	✓ X ✓ William S. Lowry ✓ Helen E. Lowry ✓ 58 Stratford Road South
3	"	✓ X X ✓ Nona Clemens ✓ 60 Stratford Road South
4	"	✓ X ✓ Edward G. Fahnestock ✓ <del>Frances Fahnestock</del> <i>deceased</i> 62 Stratford Road South
5	"	✓ X ✓ George R. Temple ✓ Elizabeth Temple ✓ 64 Stratford Road South
6	"	✓ X ✓ Ralph S. Lightner ✓ 66 Stratford Road South
7	"	✓ X ✓ Robert M. Smith, Sr. ✓ Florence L. Smith ✓ 68 Stratford Road South
8	"	✓ X ✓ George A. Angle ✓ Reba L. Angle ✓ 70 Stratford Road South
1	"o"	✓ Alfred James III ✓ Elizabeth F. James ✓ 50 Mission Road
2	"	✓ Philip A. Lyon ✓ Elizabeth Deal Lyon ✓ 3 English Avenue

Eastborough 3rd Addition

Lot	Block	Property Owner
3	"O"	✓ C. H. Steve Jordan ✓ Evelyn E. Jordan 5 English Avenue
4	"	✓ R. Byrne Vickers ✓ Rebecca A. Vickers 7 English Avenue
5	"	✓ Laura Jane Shawver ✓ Shawver Land Co. Inc. 9 English Avenue
6	"	✓ X O. A. Powell ✓ Cora M. Powell 11 English Avenue
7	"	✓ X Mabel E. Boettger ✓ Frank A. Boettger 13 English Avenue
8	"	✓ X Tom Palmer ✓ 15 English Avenue
9	"	✓ Dwight J. Wilson ✓ Lola Ann Wilson 52 Mission Road
10	"	✓ George W. Huston ✓ Elizabeth N. Huston 18 Lynwood Blvd.
11	"	✓ Elizabeth E. Carey ✓ 20 Lynwood Blvd.
12	"	✓ Rive Lind McCaul ✓ 22 Lynwood Blvd.
13	"	✓ Donald J. Robinson ✓ Agnes M. Robinson 24 Lynwood Blvd.
14	"	✓ X Edward F. Arn ✓ Marcella Arn 26 Lynwood Blvd.
15	"	✓ X J. G. Ripston ✓ 61 Stratford Road South
1	"T"	✓ Zoe J. Hollabaugh ✓ Mary L. Hollabaugh 11 Lynwood Blvd.
2	"	✓ Nadyne M. Hershberger ✓ 13 Lynwood Blvd.

Eastborough 3rd Addition

Lot	Block	Property Owner
3	"T"	✓ Jay K. Wisdom ✓ Isabel F. Wisdom 15 Lynwood Blvd.
4	"	✓ Lester Peterson ✓ Joan I. Peterson 17 Lynwood Blvd.
5	"	✓ X Amos C. Small ✓ 19 Lynwood Blvd.
6	"	✓ X Paul W. Fleeeger ✓ Nedra Evans Fleeeger 21 Lynwood Blvd.
7	"q"	✓ X Harold D. Mercer ✓ Ruth E. Mercer 23 Lynwood Blvd.
8	"	✓ Herman A. Osment ✓ Louise L. Osment 56 Mission Road
9 and 10	"	✓ Jeff H. King ✓ Mildred C. King 9 Willowbrook Road
11 and 12	"	✓ Dwane L. Wallace ✓ Velma L. Wallace 5 Willowbrook Road
13	"	✓ X Dean Allison ✓ Jacqueline K. Allison 1 Willowbrook Road
1	"U"	✓ X Jack W. Graves ✓ Mary Jane Graves 72 Stratford Road South
2	"	✓ X Olyve M. Knorr ✓ 74 Stratford Road South
1	"Z"	✓ Jeff H. King, Jr. ✓ Marian Nadine King 58 Mission Road
W $\frac{1}{2}$ of Lot 2	"	✓ X J. H. King, Jr. ✓ 58 Mission Road
E $\frac{1}{2}$ of Lot 2 & All of Lot 3	"	✓ Robert S. Wise ✓ Mary F. Wise 4 Willowbrook Road
4	"	✓ June H. Mayer ✓ 60 Mission Road

Eastborough 3rd Addition

Lot	Block	Addition
5	"2"	✓ William T. West ✓ Regina M. West 3 Drury Lane
6	"	✓ Jean V. Christie ✓ (address unknown) <i>No address found</i>
7	"	✓ Orville A. Sheffer ✓ 62 Mission Road
8	"	✓ Persian N. Nacheff ✓ 7 Drury Lane
9	"	✓ Merle Knott ✓ Eleanor Knott 64 Mission Road
10	"	✓ Earl E. Leshar ✓ Barbara E. Leshar 9 Drury Lane
1 exc S 15'	"DZ"	✓ Robert F. White ✓ Mary H. White 2 Drury Lane
S 15' of Lot 1 & All of Lot 4	"	✓ Mid Kansas Fed'l Savings & Loan 230 South Market
6	"	✓ Carl F. Cannon ✓ Mary L. Cannon 6 Drury Lane
8	"	✓ S. A. Yarnell ✓ Irene Yarnell 8 Drury Lane
10 and N½ of vacated Morgan Lane	"	✓ Oliver E. Witterman ✓ Constance Witterman 10 Drury Lane
1	"	✓ David V. Walter, Jr. ✓ Irene Walter 66 Mission Road
2	"	✓ F. E. Kappelman ✓ Dorothy L. Kappelman 11 Drury Lane
3	"	✓ Harold Mellor ✓ Martha A. Mellor 68 Mission Road

Eastborough 3rd Addition

4 & 5	AZ		✓ Harry M. Klenda ✓ Frances M. Klenda #13 Drury Lane
6	"		✓ James F. Ralstin ✓ Betty Perdeu Ralstin #70 Mission Rd.
7	"		✓ Robert H. Lawrence ✓ Eunice Ruth Lawrence 354 N. Westfield
8 exc. S 25 ft.	"		✓ Vincent L. Scott ✓ Rea M. Scott # 72 Mission Rd.
S 25 ft of 8 & S 25 ft of 9	"		X City of Eastborough ✓
9 exc S. 25 ft	"		X Clifford H. Pugh ✓ Mary W. Pugh # 19 Drury Lane
1 & S½ Vac. Morgan Lane	EZ		✓ John H. Alldritt ✓ Evelyn L. Alldritt #12 Drury Lane
3	"		✓ R. Reed Hatfield ✓ Dollie D. Hatfield #14 Drury Lane
5	"	<i>ret. 1-13-66</i>	X Frank L. Dunn ✓ <del>16 Drury Lane</del> <i>no address found</i>
7	"		✓ Arthur J. Struble ✓ Mary P. Struble 6522 Beachy
9 exc S 25 ft	"		✓ Rexwood R. Robertson ✓ Ruth Mary Robertson # 20 Drury Lane
S 25ft of 9	"		X City of Eastborough ✓
5	Y		✓ Thomas H. Allan ✓ Alice D. Allan #12 Mission Rd.
6 exc. S 10ft	"		✓ Oliver H. Spencer ✓ Fanny B. Spencer # 71 Mission Rd.
S 10ft of 6 & all 7	"		✓ Luella L. Malone ✓ # 73 Mission Rd.
8	"		✓ Gail Fields ✓ Elizabeth Fields 402 N. Clifton
9	"		✓ L. J. Pracht Jr. ✓ Mary B. Pracht # 77 Mission Rd.

Eastborough 3rd Addition

10	Y	✓ Forrest S. Woodside Jr. ✓ Shirley A. Woodside 6503 Claytonia
E 135 ft. 11	"	✓ Kirk M. Ward ✓ Jean S. Ward 222 N. Fountain
12	"	✓ Lance I. Coffey ✓ # 83 Mission Rd.
13 exc S 25 ft	"	✓ Clarence H. Dirks ✓ Ruth O. Dirks 8207 Willowbrook Rd.
S 25 ft of 13	"	X City of Eastborough ✓
Beg at SE corner SW $\frac{1}{4}$ of Sec. 19-27-2E N 80 rds. W 20 rds. S 80 rds. E 20 rds. to beg exc. Part of Hwy.		✓ Philip F. Farha ✓ X Gloria E. Farha 557 N. Armour

N 360' of W $\frac{1}{2}$  NW $\frac{1}{4}$  of  
Sec. 29-27-2E

✓ F. M. Brady  
Nellie Brady  
26 Lakeside Blvd.

Eastmoor Addition

Lot                      Block

1 to 11 incl.  
ex N 360' of  
W $\frac{1}{2}$  NW $\frac{1}{4}$  29-27-2E

1

✓X ✓ Levitt Jewelry Co., Inc. ✓  
222 E. Douglas

1

2

X M. I. Neher Jr. ✓  
Patricia Joy Neher ✓  
No Address Available  
*No address found*

2

"

✓ Larry Lee M. Yee ✓  
Nina J. McKee ✓  
8007 E. Orme

3

"

✓ James H. Baugh ✓  
Lottie Ellen Baugh  
8013 E. Orme

4

"

✓ Herbert Berger ✓  
Lila Lee Berger  
8019 E. Orme

5

"

✓ William S. Worford ✓  
Floy L. Worford  
*8025 East Orme*

6

"

✓ William H. Smith ✓  
Kathleen L. Smith  
8031 E. Orme

7

"

✓ Donald F. Peterson Sr. ✓  
Mary K. Peterson  
8037 E. Orme

8

"

✓ Robert H. Collins ✓  
Ella Rue Collins  
8043 E. Orme

9

"

✓ Bill Ray Evans ✓  
Dorothy Evans  
8049 E. Orme

10

"

✓ Orville David Oldham Jr. ✓  
Willene Oldham  
8055 E. Orme

13

"

✓ Joseph P. Conley ✓  
Peggy J. Conley  
8044 E. Indianapolis

14

"

✓ Board of Trustees, Presbytery  
of Wichita,  
No Address Available  
*8035 East Gilbert*

Eastmoor Addition

15	2	✓ Joseph A. Severt ✓ Mary L. Severt 8032 E. Indianapolis
16	"	✓ Bobby J. Thomas ✓ Delores J. Thomas 8026 E. Indianapolis
17	"	✓ William R. Calhoun ✓ Joean Calhoun 8020 E. Indianapolis
18	"	✓ John E. Huston ✓ Marilyn J. Huston 8014 E. Indianapolis
19	"	✓ Robert D. Greene ✓ Evelyn Greene 8008 E. Indianapolis
20	"	✓ Roy D. Flock ✓ Nancy J. Flock 8002 E. Indianapolis

1 ex N 360' W½  
NW¼ 29-27-2E

X Levitt Jewelry Co. Inc. ✓  
222 E. Douglas

2 & 3

"

The E 1100' of NE¼ 19-27-2E  
except Rockwood 2nd Add &  
Rockwood 5th Addition

XXX Rock Road Improvement Inc. ✓  
309 S. Market

Rockwood 3rd Addition

6	1	✓ Henry H. Farrar ✓ Barbara L. Farrar 221 Armour
7	"	✓ Jesse A. LaDow ✓ Bonnie Jean LaDow 211 N. Armour
8	"	✓ Fred E. Fruhauf ✓ Neoma Sue Fruhauf 201 N. Armour
9 ex W 20'	"	✓ Paul E. Oppenheimer ✓ Catherine Oppenheimer 155 Armour
9 W 20' & 10 W 20' N 9.8'	"	✓ Bill B. Spencer ✓ Wanda M. Spencer 38 Stratford
10 ex W 20'	"	✓ Clyde Niernberger ✓ Ruth E. Niernberger 145 Armour

ROCKWOOD 3rd Addition

10 W 20' S 80.2' & 11 W 20' N 19.8'	1	✓ Robert B. Dockum 40 Stratford
11 ex W 20' N 19.8' & all 12, 13, 14	"	<del>XXX</del> RockRoad Improvement Inc. 309 S. Market
6	2	"
7	"	✓ Robert D. Gensch Lois Gensch 2551 N. Belmont
8	"	✓ William P. Veatch Virginia M. Veatch 1046 Stratford
9 & 10	"	✓ Harold V. Bauer Betty Jo Bauer 1112 N. Armour
11	"	✓ James D. Cavanaugh Dorothy A. Cavanaugh <i>6057 East Lincoln</i>
12	"	✓ Scott Const. Co. Inc. Insurance Bldg.
13	"	<del>XXX</del> Rock Road Improvement Inc. 309 S. Market
14 E 10' mol & all 15	"	<del>XXX</del> Claude M. Crabtree Audrey Crabtree 8020 Peach Tree <hr/> ✓ Robert C. White Angelene B. White 8001 Willowbrook
16	"	<del>XXX</del> Rock Road Improvement Inc. 309 S. Market
17	"	✓ Scott Const. Co. Inc. Insurance Bldg.
18	"	✓ Harold W. Widley Elsie M. Wigley 135 Rutland
19	"	✓ Colliatie Const. Co. Inc. 1034 Kevin
20	"	✓ W. Nolan Artz H. Irene Scimeca Artz 2269 N. Bluff
21	"	✓ Lawrence F. Grey Virginia Gray 1727 N. Old Manor
22	:	✓ Hauserman Homes Inc. 1321 S. Hydraulic

Rockwood 3rd Addition

23	2	X L. J. Lawson ✓ Fernande Y. Lawson No Address Available <i>no address found</i>
24	"	✓ C. L. Sandberg ✓ 229 Rutland

Rockwood 4th Addition

1	1	X Van Buskirk Inc. ✓ 4700 E. English
2	"	✓ Norris H. Madden ✓ Doris W. Madden 7316 Pagent
3 W 0.25'	"	
4 & 5	"	X Van Buskirk Inc. ✓ 4700 E. English
6	"	X Wm. P. Veatch Co. Inc. ✓ 1046 Stratford
1	2	✓ Dale F. Steen ✓ Barbara A. Steen 2701 Gentry Drive
2	"	X John D. Gebert ✓ Stephanie D. Gebert 122 Rutland
3	"	X B. A. Staats ✓ Evelyn Staats No Address Available <i>no address found</i>
4	"	✓ Bill G. Dean ✓ Beverly A. Dean 329 Rutland
5	"	✓ Frank A. Addis ✓ Lorena M. Addis 6213 E. 10th
6	"	✓ Thomas William Henley ✓ Helen Jayne Henley 7310 Pagent Lane
7	"	X Van Buskirk Inc. ✓ 4700 E. English
8, 9, 10	"	"
11	"	X H. A. VanBuskirk ✓ 4700 E. English
12	"	✓ Fred F. Roberts ✓ Shirley L. Roberts 8231 W. Murdock

Rockwood 4th Addition

13, 14, 15, 16, 17, 18	2	<del>X</del> Rock Road Improvement Inc. ✓ 309 S. Market
19	"	<del>X</del> ✓ Hubert B. Hughey ✓ Barbara E. Hughey 534 N. Roosevelt
20, 21, 22	"	<del>X</del> ✓ Rock Road Improvement Inc. ✓ 309 S. Market
23 & 24	"	<del>X</del> ✓ D. L. Van Buskirk ✓ 6405 E. Kellogg
25	"	✓ Olander Const. Co. ✓ 314 Rutland
26	"	<del>X</del> Rock Road Improvement Inc. ✓ 309 S. Market
27	"	<del>X</del> ✓ Van Buskirk & Huff Const. Co. ✓ 4700 E. English
28	"	<del>X</del> Hauserman Homes Inc. ✓ 1321 S. Hydraulic
29	"	<del>X</del> Rock Road Improvement Inc. ✓ 309 S. Market
30	"	<del>X</del> Hauserman Homes Inc. ✓ 1321 S. Hydraulic
31	"	<del>X</del> Rock Road Improvement Inc. ✓ 309 S. Market
32	"	✓ <del>X</del> Wm. P. Veatch Co. Inc. ✓ 1046 Stratford
1	3	✓ <del>X</del> Raymond S. Baldwin ✓ Constance J. Baldwin No Address Available <i>6000 Jackson Blvd, Derby, La</i>
2	"	<del>X</del> ✓ H. A. Van Buskirk ✓ 4700 E. English
3	"	✓ Warren E. Meyer ✓ Dorothy P. Meyer 409 S. Fountain
4	"	<del>X</del> Colliatie Const. Co. Inc. ✓ 1034 Kevin
5 & 6	"	<del>X</del> ✓ Rock Road Improvement Inc. ✓ 309 S. Market
1	4	"
2	"	<del>X</del> ✓ Hauserman Homes Inc. ✓ 1321 S. Hydraulic

Rockwood 4th Addition

3	4	<del>XXX</del> Hauserman Homes Inc. - 1321 S. Hydraulic
4	"	<del>XX</del> Colliatie Const. Co. Inc. ✓ 1034 Kevin
5	"	<del>XXX</del> Rock Road Improvement Inc. ✓ 309 S. Market
6	"	<del>XX</del> ✓ Steven T. Loranth ✓ Irene Loranth 119 N. Terrace
7	"	<del>XX</del> Rock Road Improvement Inc.
8	"	<del>XX</del> Colliatie Const. Co. Inc. ✓ 1034 Kevin
9	"	<del>XX</del> Rock Road Improvement Inc. ✓ 309 S. Market

Rockwood 5th Addition

1, 2, 3, 4 5, 6, 7	1	Rock Road Improvement Inc. ✓ 309 S. Market
8	"	<del>XX</del> ✓ Russell W. Campbell ✓ Elizabeth Ann Campbell 6319 E. Orme
9 to 20 inclusive	"	<del>XX</del> Rock Road Improvement Inc. ✓ 309 S. Market
3 to 12 inclusive	2	"
1 to 5 inclusive	3	"

Also notify

Vern Lambertz  
323 W. Murdock

Lastgate of Wichita  
% Hugo Restroot  
1010 Euclid, Room 712  
Cleveland 15, Ohio

William Levitt  
P.O. Box 18185  
Southeast Station  
Wichita, Kansas

We hereby certify the foregoing to be a true and correct List of Property Owners within a one thousand foot radius of the Southeast Quarter of Section 19, Township 27 South, Range 2 East of the 6th P. M., Sedgwick County, Kansas, as shown by the records in the Office of the Register of Deeds of Sedgwick County, Kansas, on this the 17th day of December, 1965 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Raymond Bell*

Vice President

Order No. 131530