

15-21 - Amendment to Maria  
James CTR - SW corner of Ardson  
and 21st St. North. File #5

86700  
1-24-75  
*[Signature]*

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved* 2-13-75

*subject to condition*

~~B.C.C.~~ *Return to* 3-11-75

*M.A.P.C.*

*✓* M.A.P.C. *Approved subject* 4-10-75

*to condition*

B.C.C. *Return to M.A.P.C.* 4-29-75

*✓* M.A.P.C. *App subject to* 6-22-75

*condition*

B.C.C. *Denial* 7-1-75

Map No. 5349  
Sec. 7  
Twp. 27  
Range 1E

DATA SHEET  
COMMUNITY UNIT PLAN

DP 23  
Z-  
Filed 1-16-75

APPLICATION REQUEST: Approval of proposed planned commercial development.

1. Applicant Marina Lake Drive, Inc.  
Address 6572 E. Central Phone 685-3813
2. Agent Everett C. Fettis  
Address 120 S. Market Phone 267-7251
3. General Location Southwest corner of 21st St. No. & Amidon  
Address \_\_\_\_\_
4. Proposed Use Commercial

AREA DATA

1. Acres 13.1 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning B Proposed Zoning LC
3. Area (is) not ~~planned~~ planned Addition
4. Existing R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
St. \_\_\_\_\_ St. \_\_\_\_\_ St. \_\_\_\_\_  
Proposed R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
St. \_\_\_\_\_ St. \_\_\_\_\_ St. \_\_\_\_\_

HISTORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>2-13-75</u>	<u>Agreement subject to conditions</u>
<u>4-10-75</u>	<u>Agreement subject to conditions</u>
<u>6-12-75</u>	<u>App subject to conditions</u>

2. Governing Body BCC

Date	Action
<u>3-11-75</u>	<u>Return to MAPC</u>
<u>4-29-75</u>	<u>Return to MAPC</u>
<u>7-1-75</u>	<u>Demol</u>

HASTING & HUNTER  
LOAN & INVESTMENT, INC. U. S. A.

No. 2153C  
Sheets



11-26-72



PROPOSED SITE AND SURROUNDING PROPERTY

PINK



Number on Map \_\_\_\_\_  
Camera Facing NEAST  
Corner of Intersection NW

Adjacent \_\_\_\_\_  
(Direction)  
If Business, What Kind \_\_\_\_\_  
SS# 20841

(If competitive station, show again on Green)

Number on Map \_\_\_\_\_  
Camera Facing \_\_\_\_\_  
Corner of Intersection \_\_\_\_\_  
Adjacent \_\_\_\_\_  
(Direction)  
If Business, What Kind \_\_\_\_\_

(If competitive station, show again on Green)

Number on Map \_\_\_\_\_  
Camera Facing \_\_\_\_\_  
Corner of Intersection \_\_\_\_\_  
Adjacent \_\_\_\_\_  
(Direction)  
If Business, What Kind \_\_\_\_\_

(If competitive station, show again on Green)

Attachment  
# 18  
2170

COMMISSIONERS PROCEEDINGS

July 1, 1975

<p>ZONE CHANGE west side Amidon Z-1683 &amp; DP-23</p>	<p>Z-1683 and DP-23 - zone change from multiple family dwelling district to office and light commercial on the west side of Amidon in an area north of the Arkansas River presented.</p> <p>Planning Commission recommends that the zone change request be approved and the amendment to the CUP be approved subject to platting of parcels 6 and 8 within one year, a decrease in the floor area ratio for office development in parcel 8 and other standard platting conditions, and more specifically set out in the Planning Commissions minutes of June 12, 1975.</p>
<p>Jack Galbraith</p>	<p>It is noted that this is the third consideration of this request by the City Commission.</p> <p>Jack Galbraith, Chief Planner, reviewed the zone change request and outlined the proposed CUP amendment in detail which would allow for additional "LC" adjacent to Amidon between the present commercial area and the river and "BB" office district to the west. He pointed out that in March this application was considered and a 24% protest petition was filed by the property owners directly to the east. When it was returned to the Planning Commission the plan was amended and "BB" zoning was requested for the one tract. Protest petitions were again filed and were calculated to be 13.16% which does not require a 4/5 vote to approve this change.</p>
<p>Discussion</p>	<p>Discussion was had regarding the necessity for additional parking.</p>
<p>Everett Fettis</p>	<p>Everett Fettis, attorney for the applicant, stated in answer to the Commission that agreement had been reached between the applicant and Hanson Development Company regarding the free flow of traffic between the area to the north and the south and throughout the Marina Lakes Center, and further, that mutual parking will be allowed on the "LC" area being requested and the area to the north. He also stated that Hanson Development Company representative had previously indicated that if the area to the south was developed for apartments as presently zoned there would be no chance in the future to solving the traffic flow problem nor their additional parking needs.</p>
<p>Jack Galbraith</p>	<p>Mr. Galbraith pointed out that the request, if approved, will allow for 111,000 square feet of additional retail floor area which will also require parking space. He pointed out that an access and utility easement along the west side of Amidon north from the southern access point will provide for traffic flow into the area. He also stated that control can be made for parking there at the time of platting and location of the building.</p>
<p>Everett Fettis</p>	<p>Mr. Fettis stated that they would be agreeable to a 100 foot setback from the north line of the requested "LC" area.</p>
<p>Shanahan's motion</p>	<p>Shanahan move that the application be denied.</p>
<p>Stevens' motion</p>	<p>Stevens moved a substitute motion that the zone change and CUP be approved as recommended by the MAPC subject to the recommended conditions and the Planning Department be instructed to forward the ordinance for first reading when the plat is forwarded to the City Commission showing a 100 foot setback south from the north line of the requested "LC" area.</p>
<p>Comm. Casado</p>	<p>Commissioner Casado stated that he could only support 50,000 square feet of retail floor area in order to provide more parking area.</p>

COMMISSIONERS PROCEEDINGS

2171

July 1, 1975

Mr. Fettis in ans. to Comm. Stevens	In answer to inquiry by Comm. Stevens, Mr. Fettis stated that 50,000 square feet for retail area would be acceptable if the balance would be allowed for office construction. Mr. Fettis also stated that the triangle on the south of the access road could be zoned "BB" rather than "LC".
Casado's motion	Casado moved an amendment to the substitute motion that the light commercial be limited to 50,000 square feet in Parcel 6 and "BB" office space be granted for the balance.
H. D. Bledsoe	H. D. Bledsoe stated that they would landscape the area as required by the Planning Commission or they would use their own landscape design. He stated that 50,000 square feet of retail area would be satisfactory as well as deleting the "LC" on the triangle portion.
Joan Shearer	Joan Shearer, 2433 Benjamin Drive, recommended that the Commission deny the request at this time and the Commission establish a policy for development along the river before further zoning is granted.
Comm. Donnell	Commissioner Donnell stated that he could not vote to approve the "BB" zoning along the river as he would like to see a total area development plan without much increase in light commercial zone.
Paul Graves	In discussing the traffic generation, Paul Graves, Traffic Manager, stated in answer to inquiry by the Commission that "BB" office district would generate about 20 trips a day while apartment development would generate 8.
Casado's motion-- --failed	Commissioner Casado's amendment failed 2 to 3. Donnell, Shanahan, Peters, "NO".
Discussion	Discussion was had regarding maintenance of the river bank area.
Motion-- --carried	Shanahan moved a substitute motion that the question be called on the substitute motion. Motion carried 5 to 0.
Stevens' motion-- --failed	Commissioner Stevens' substitute motion failed 1 to 4. Casado, Donnell, Shanahan, Peters, "NO".
Motion-- --carried	Commissioner Shanahan's original motion to deny the application carried 4 to 1. Stevens "NO".

Attachment  
#17

EXCERPT FROM PLANNING COMMISSION MINUTES OF June 12, 1975:

- 10a. Case No. Z-1683 - Marina Lake Drive, Inc. requests change from "B" to "BB" for: (See excerpt of minutes of April 10, 1974 for legal description.) And change from "B" to "LC" for: (See excerpt of minutes of April 10, 1974 for legal description). Generally located on the west side of Amidon in an area north of the Arkansas River.
- 10b. Case No. DP-23 (Amendment) - Marina Lake Drive, Inc. requests approval of an amendment to the Community Unit Plan as it relates to the following described property: (See excerpt of minutes of April 10, 1974 for legal description). Generally located in an area on the west side of Amidon in an area north of the Arkansas River.

GALBRAITH pointed out that the Commission has considered these two applications twice before (in February and April of this year). (See minutes of those two meetings for original discussion and action. He pointed out the area being considered, noting specifically that the request for "LC" would be an additional 111,000 square feet of gross leaseable area, and that the request for "BB" is to accommodate development of townhouses, garden apartments and offices to a maximum height of 35 feet.

GALBRAITH recalled that on the two previous hearings, the Planning Commission had recommended approval, subject to several conditions, but that the City Commission has again referred the cases back for reconsideration as they felt that "LC" might not be appropriate adjacent to the River.

The question was raised as to ownership of the riverbank and how far back from the River it extends. GALBRAITH reported that the River is in public ownership (Federal Government) and that the riverbank location varies, depending on the low bank line, high bank line, and that such is indicated as platting along the river occurs and at that time a dedication is granted for purposes of river beautification, flood control, maintenance, etc.

In further discussion of the reason for return of this matter by the City Commission, it was brought out that one of the City Commissioners was interested in the Planning Commission submitting a policy determination as to the amount of frontage represented on this petition and how much is appropriate for setbacks along the river in its entirety, so that the river would be protected from development and thus could be used by the public at large. GALBRAITH said the staff is presently reviewing this matter and would have a policy statement later, but at this time would have no recommendation aside from the present policy of acquiring necessary dedications and establishing a minimum setback at the time of platting. The Chairman agreed that there is not sufficient information available at this time for the Planning Commission to make such a recommendation.

In the discussion, it was brought out that at the time of platting, a determination is made by the Flood Control Office as to how much easement is needed for maintenance and that it could vary from 30 to 50 feet, and in some instances in the city along a drainage channel as much as 100 feet and more has been required (Central and Rock Road).

EVERETT FETTIS, attorney for the applicant, said that every time a zone change in the Marina Lake Center has been considered, new questions have been raised as to the appropriateness of the request. In view of the policy statement just read by the Chairman, FETTIS said he would go into details with his presentation since this would be the only way it would be available to the City Commission, since the applicant cannot make presentations there unless denied the opportunity at the Planning Commission hearing.

FETTIS said it appears four points have been brought up at this time - traffic, feasibility as to the need for more "LC"; whether or not there should be commercial adjacent to the River; and concerns relative to the amount of "LC" in this center as compared to Twin Lakes across the street.

FETTIS questioned the previous statement on the part of the staff that with approval of the light commercial requested by the above application there would be something like 500,000 square feet of gross leaseable area. He related that since the last meeting, he had investigated and determined that there is a total of approximately 379,290 square feet. He pointed out that while the CUP indicates 195,000 square feet for the Woolco Store, the lease permitted only 175,000 square feet; the service station at the corner under the CUP was allowed 6,750 square feet, while only 2,500 is so utilized; another business in the center utilizes only 5,500 square feet although 7,200 was allowed. The property along 21st is permitted 59,340 square feet, yet only 20,000 is so utilized, but there is more area behind the 21st Street frontage which is available for commercial development.

As for traffic, FETTIS brought up that the neighbors in this area have appeared and presented protests both to this Commission and the City Commission; likewise, on behalf of the applicant, petitions containing 400 or 500 names of people in the area have been presented in favor of the request. Some of the residents of the general area, however, do feel that any more light commercial zoning will add considerably to traffic in the area. He said the neighbors have every right to protect their neighborhood and speak in that behalf, but one must consider beyond what someone feels and judge which is the overriding consideration in making a determination of this nature. FETTIS felt that it is recognized by all that people should be permitted to make the best economic use of their property so long as it does not infringe upon the rights of the public.

FETTIS explained that initially, the owners of the Twin Lakes Center did not file a protest to the above applications, and they were the only ones eligible to file a legal protest; however, they did appear in opposition at the first hearing before the City Commission, indicating that their appearance was at the request of the neighborhood residents. At that time, one of the City Commissioners pointed out that they had appeared in opposition to earlier requests for rezoning in Marina Lakes because of the traffic congestion matter. FETTIS continued that it was his understanding that Ritchies (owner of Twin Lakes) also have an interest in Towne East at Rock Road and Kellogg, at which intersection the traffic is considerably more than at Amidon and 21st, and yet apparently there was no concern for traffic related to Towne East Center.

FETTIS said that the City Traffic Engineer has taken a position in opposition to the above applications, and figures obtained from his office indicate that the average daily traffic in 1970 on Amidon was 14,600; in 1972, 14,900 and in 1975, 15,127. These figures, he felt, did not indicate a significant increase from 1970 to 1975. During the period of time the bridge was opened on 21st Street west of Amidon, there has been considerable development, which has increased traffic on that street considerably. In addition, the Woolco Store was developed in Marina Lakes during this period of time, and all of these developments contribute substantially to additional traffic problems.

FETTIS said he had obtained traffic count figures from the City Traffic Engineer's office, which figures are relied on by the public in making their own projects. He reported that the latest counts provided by the office with respect to 21st and Amidon are as follows: Amidon, south of 21st, 15,271; north of 21st, 15,794; 21st, east of Amidon, 17,207; and west of Amidon, 13,052. For sake of comparison, he reported that the count on U. S. 54 west of West Street was 18,463, and east of West Street was 30,451; west of I-235 it was 37,577. He pointed out that there are other intersections in the City which, according to the traffic count figures, show more capacity than at 21st and Amidon. He said that in 1972 the volume at 21st and Amidon was only 85% of the design capacity of the intersection; while at West Street and Central it was 131% of design capacity; at Seneca and Pawnee considerably more than design capacity, and at Douglas and Broadway it indicated 152% of the design capacity, and yet the Fourth Financial Center was allowed to be built without apparently any question or consideration of the traffic volume.

FETTIS asked the Commission to keep in mind also that subject request is not at the principal intersection. He pointed out also that since the compilation of the figures within the last year, right turns are permitted on red signals which he estimated increased traffic flow by 15 to 255 and has considerable impact on the movement of traffic.

FETTIS introduced Maurice Martin from Topeka, who was Director of the Kansas State Highway Department for four years and head of the Federal Housing Administration in Kansas for five years, and asked him to speak concerning traffic generated by apartments as compared to that generated by light commercial development.

MAURICE MARTIN said that his past experience has given him an insight into some of the traffic problems that are created by new developments, such as being proposed at subject location. He related an incident in Topeka when he was associated with the Highway Commission, on 25th Street, where the average daily trips amount to about 15,000 to 16,000 and although the staff of the Commission recommended that access be limited so that there could be no further development along the street, the Highway Commission overruled the recommendation and allowed access, and since that time there have been two major shopping centers developed along the route and lots of other business.

As an illustration of the vast difference of ideas in various parts of the country, MARTIN said that in San Francisco, a six lane highway has just been completed with limited access that carries 128,000 vehicles per day.

MARTIN stated also that he has been involved in building large apartment complexes over the State of Kansas, and they have found that during peak traffic periods, apartment complexes generate more congestion than many commercial areas in that commercial area traffic is usually spread over the entire day. He agreed with the previous statement that the right to make right turns on a red light has alleviated traffic movement somewhat. He suggested that accel/decel lanes in areas such as being considered are very helpful in handling traffic also.

FETTIS commented that it has been suggested several times that there is no need for additional "LC" because of the vacancies in the present light commercial development. He reminded the Commission that they have been furnished about six letters from various realtors in the City attesting to the fact that there is need for additional commercial development in this particular area. While it is true there are vacancies, FETTIS said he had asked John Frieden, representing Hanson Development Company which has a 99 year lease on a major part of the Marina Lake Center, to offer his comments.

JOHN FRIEDEN of Topeka, representing Hanson Development Company, displayed a survey showing their portion of the Center and existing buildings. He pointed out that Building A is the location of the Woolco Store; Building B is the location of the former supermarket (vacant at this time), and that they are negotiating with a furniture store for this space; Building C has five spaces with two occupied; Building D has 10 spaces with two occupied. FRIEDEN related that the problem in leasing is not because of lack of demand, but because of the traffic and parking congestion at this particular point in the Center, and the demise of the food market was contributed specifically to the very serious problem of parking and traffic congestion. He pointed out that the affect on the Center is very serious and it is regrettable because this is an outstanding location and millions of dollars have been invested.

In their efforts to reach a solution, FRIEDEN said they have hired experts within the last six months to analyze the situation and make recommendations so far as parking and traffic, or whatever can be done to improve the Center and lead to the leasing of their spaces. The experts have made three recommendations.

FRIEDEN said it has been suggested that parking in front of Building D be adjusted and possibly to lease Building C space to low traffic generation tenants, and create additional parking behind Building D, which would be on a part of the application area.

FRIEDEN said that with the approval of this application, parking could be provided behind Building D; that they have contemplated trying it, but without some commercial development to the back, it would be extremely difficult to attract parkers there. He said for this reason they are in favor of the application and have entered into an agreement with the applicant whereby they are permitted a free flow of traffic between the properties as well as reciprocal parking privileges. He felt that what has happened in the Center is a tragedy, but that he believed it could be remedied as outlined above. He stated that he represents Hanson Development Company in about 35 centers west of the Mississippi River and that while there are difficulties, none are as serious as this one. He felt that if this application is approved, they could have all their space leased within 60 days, as it is an excellent location, and the approval of this request would greatly benefit the Hanson Company as well as the area.

RISING asked Frieden how he knew that the applicant would not develop his property in such a way that the anticipated parking arrangement would not be beneficial to the Hanson Development Company. FRIEDEN said their agreement is in writing, and he would assume the owner of the application area would develop his property in a reasonable and feasible manner, otherwise he would have the same problem as being experienced by Hanson Development Company now. He said he does have some idea of what is planned by the developer and it is satisfactory with his company. In further discussion, and in looking back, FRIEDEN felt that the entire area could have been better, if planned and developed as a unit which was prior to his representation of the Hanson Development Company. He related that the first application for zoning he understood, was with access to Amidon in line with the Twin Lakes opening, which was felt to be the most appropriate location; however, the owners of Twin Lakes offered objection and the entrance was moved farther south toward the present D Building, which eliminated a great deal of parking right in front of the building. He felt, however, that with the adjustment of the parking and additional parking provided on subject area, most of the problems so far as leasing space would be eliminated.

When asked if access to the Center at the central point (across from Twin Lakes), would really make a great deal of difference. FRIEDEN said that according to the traffic experts his company has employed, it would.

JACK MCGUIRE, 8930 Suncrest, related his experience in operating a liquor store in this center. He said he opened the middle of December in 1973, which was three months before the opening of the supermarket and 5 months prior to Furrs Cafeteria. His business was growing and he had high hopes; however, with the coming of the cafeteria and in view of the business and related parking generated by the cafeteria, the supermarket failed and his business was reduced to the point that it became uneconomical to operate and he closed it in February of this year. During his time of operation of his store, MCGUIRE noted that the entrance to the center should have been in the center opposite the entrance to Twin Lakes. He considered this a must for any center, and in subject center, he pointed out that it was impossible for customers of the supermarket to park anywhere close to the store because of the parking generated by the cafeteria.

FETTIS spoke again, pointing out the discussion by the City Commission and its concern for commercial development along the River. He pointed out the numbers of commercial activities along the River particularly in the downtown area (i.e., Southwest Grease, etc.). Also, the fact that in subject request, it is planned to provide a private street along the south side of this property (along the north side of the River). In addition, landscaping of the area will be provided, and it was his opinion that there is no legitimate reason for

complaint so far as beautification of the River. He continued that the first mistake was made when zoning was not granted as first requested, when the requested CUP and zoning embraced the total Marina Lake area. At that time, there was opposition from others in the area, and the result was a strip of "IC" along 21st Street and since, additional zoning has been granted as a result of several applications. He maintained that if the development and zoning had been approved as originally requested, then the subsequent problems so far as zoning, development and the predicament of Hansons and McGuire would not have occurred. He considered it only reasonable to finish up the zoning by approval of this request.

TAYLOR was skeptical about this applicant being willing to solve the problem for Hanson so far as parking, when it conceivably could make their own parking facilities questionable.

FETTIS answered that Mr. Frieden has reviewed the number of vacancies which his company has and the applicant and Hanson favor additional light commercial and have agreed on a method of alleviating the parking and traffic situation which they feel will in the end result in leasing of the vacant spaces. He said his client has agreed that there will be free flow of traffic through the area and such agreement will be in writing, and will provide for mutual parking on the others property. When questioned further, FETTIS pointed out that his client is limited to 30% coverage of land and that there will be 70% of the area left for parking; further, it is possible that the total allowable floor area, if this is approved, of 111,000 square feet, may not actually be built, and any structures erected will be based on a use for that structure. FETTIS said his client will be responsible for the entire development of subject property, and so far as an agreement for parking, FETTIS pointed out that it was done in the development of Cobblestone Alley at Rock Road and Central.

HENNESSY pointed out some difficulty experienced by the supermarket at The Mall on East Harry so far as adequate or convenient parking, and that a change in access to Harry had improved the condition, and the supermarket at that location now is apparently successful.

LAKIN said that the Assistant Traffic Engineer for the city is present to discuss how traffic and the intersection were handled. He continued that in the past there have been numerous hearings before this Commission and other Commissions or Committees concerning the traffic in this area and the original granting and subsequent expansion of light commercial zoning. An engineering report was submitted on behalf of the applicant, and also one submitted by the City Traffic Engineer. Essentially, an entrance was not placed in line with the Twin Lakes entrance on Amidon, based on the Traffic Engineer's recommendation that the two access points to Amidon be offset to avoid as much as possible, the backing up of traffic to interfere with the movements taking place at 21st and Amidon, which was based on extensive engineering and written reports. LAKIN said he did not mean to infer that such could not be changed, and there are pros and cons, but since the original action so far as planning for this area, additional zoning has been granted which naturally has resulted in more traffic. As for the claim that if the entire area could have been approved for zoning originally, it could have been developed as a unit, he pointed out that at the time policy decisions were made based on information available at that time - right or wrong, and with every piece of development that has occurred since, the problem has been aggravated.

LAKIN said if the Commission is to become involved in a complete re-examination of this area, then perhaps the Traffic Commission should have an opportunity to consider the situation.

OLIVER ANDERSON, 2219 Bullinger, representing the Twin Rivers Neighborhood Association (between the Little and Big Arkansas Rivers, 15th and 25th Streets), spoke in opposition. He related that pre-

viously a protest petition containing 426 names of property owners in the area (not within 200 feet, however), which would be affected, had been filed, and he again presented reasons for opposition. First, light commercial has not been granted along the Riverbank in recent years in accordance with efforts to preserve and protect the natural beauty of the River; traffic is a big concern and he related the difficulties encountered in moving in or out of the general area and the fact that most of the residential area is hemmed in by the two Rivers, the Flood Control Project and I-235, and the street pattern being such as it is, necessitates that in most cases a motorist must pass through the 21st Street/Amidon intersection. A third concern is related to the land use, and he pointed out that this Center already has more square feet of leaseable floor area than Twin Lakes and if this request is approved, they would have about 495,000 square feet as compared to 330,000 square feet in Twin Lakes. He maintained that on the basis of need, it is impossible to justify more commercial zoning, especially when one considers the fact that there is still empty light commercial area in Sweetbriar Center and the fact that the Atlantic Thrift Store has recently closed at the northeast corner of 21st and Amidon.

ANDERSON said it was the feeling of his group that townhouses and garden apartments would be more compatible with this area than additional light commercial and he asked that the request not be approved. It was his opinion that the developer should be controlled so far as the providing of adequate landscaping and screening to protect other areas and the development in this center has not taken advantage of the River itself.

ANDERSON said residents of the area have appeared at various meetings since 1967 to oppose light commercial zoning in Marina Lake and it was their report that the application be denied and thus end the necessity for frequent appearances.

GOEBEL did not like the statement that they opposed any light commercial zoning in the Marina Lake Center, and questioned why they would pick on just this one spot and this one developer, and not any other area within the jurisdiction of the neighborhood group.

GALBRAITH reported that in checking again the square footage, the staff report for the April 10, 1975 meeting is in error, that this request for amendment of the square feet of retail space would increase the potential total to 452,563 rather than 496,438 square feet. He further commented that the original figure included the area for Parcel 5 which proposed medical offices rather than retail sales.

McKINLEY said that the traffic flow indicated above is correct as shown on their maps. He said they were collected over a 3 year period, however, they were compiled after the gathering of counts for the latter part of 1973, all of 1974 and the first part of 1975. Some counts are for one or two days at a time, and the accuracy is about 20%.

BILL McKINLEY, Assistant Traffic Engineer, said they had submitted a report to the developer with regard to the continuous counter station located on Amidon just south of the bridge, and the count runs as high as 27,563 (Monday before Christmas), and in April 1975 on a Friday and Saturday, there were several counts of 20,100, 20,500 and the average was 22,000, so it is substantially more than the 15,000 figure quoted earlier in this meeting. He reported that traffic on 21st Street since the opening of the bridge, has also increased considerably.

**MOTION:** That the Planning Commission again recommend the approval of the zone change request, and the approval of the amendment to the CUP, subject to the following conditions:

- a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners; or the zone case be considered denied and closed.
- b. Decrease the floor area ratio of Parcel 8 to 35% for office development.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended.

Hennessey moved and Savina seconded.

TAYLOR did not feel the Commission had considered all the questions raised by the City Commission and felt the motion might be premature if this Commission does not consider the possibility of lessening the initial request in order that something might be accomplished.

CHAIRMAN KAMEN said it was pretty evident as many times as the application has been before the Commission that they do not desire to ask for any less than the original request. FETTIS said they do not propose to make any amendments to the request.

TAYLOR said that while she has in the past voted for this application, she now has mixed emotions, particularly with respect to the relationship of the parking between subject area and the Hanson Development Company property adjoining and the hope that parking and congestion of traffic will be solved by approval of this amendment to the CUP and zoning. She thought it just might make matters more complicated by approval of the requests.

GOEBEL said he did think additional parking on subject property would make a difference so far as leasing other space in the present structures, but even if the zoning is approved now, the Commission would have a chance to consider the actual design of the development when it is platted.

LAKIN pointed out that the CUP being considered at this time is as far as this Commission will be able to see the actual development, and that location of buildings is not purported to be exact at this time. He said the plan does provide for a private drive and not a public street along the river, and that this access will be considered at the time of platting.

LAKIN further stated that the Department of Law has recently ruled for the City Commission that as long as a subdivision conforms to the text and does not violate the City Code, the City Commission is honor bound to approve it, and he assumed such a decision was based on statutory authority.

SAVINA asked if the drive along the riverbank would be a part of the provisions of the CUP, and LAKIN said it is provided in the CUP which provides access through the site and it will be at the top of the bank within a very few feet of the top of the berm.

As to the width of the drive, LAKIN said he assumed it would be 18 to 24 feet, depending on the parking layout, and that such would be determined at the time of platting. He did not think it wise to try to "pin down" the developer now as to the driveway, and that such can be adequately controlled at the time of platting and issuance of building permits so far as structures are concerned. He said the parking layout has to be approved by the Traffic Engineer before a permit can be issued.

SAVINA asked Fettis if he would be adverse to having a driveway width specified along the river road. FETTIS agreed that such would be done at the time of platting anyway.

VOTE ON MOTION: Carried by a vote of 5 in favor (Hennessy, Savina, Goebel, Hopper and Kamen) and 3 opposed (Taylor, Rising and Gragg). Gardenhire and Bayouth were absent.

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WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

DATE: June 6, 1975

Case No. Z-1683 (as amended) - "B" to "BB" and "LC"  
Case No. DP-23 - Amendment to Marina Lake CUP

---

Referred back to the Metropolitan Area Planning  
Commission for reconsideration

Location

West side of Amidon in an area north of the Arkansas River.

Case History

MAPC 2-13-75 - Planning Commission Recommendation:

That Z-1683 be approved, and that the associated Community Unit Plan (DP-23 amendment) be approved, subject to certain conditions. Savina moved, Hopper seconded and it carried by a vote of 6 in favor (Savina, Hopper, Taylor, Goebel, Rising and Kamen) and 3 opposed (Gragert, Gardenhire and Bayouth). (Hennessy absent)

BCC 3-11-75 - Referred back to the MAPC for reconsideration.

MAPC 4-10-75 - Planning Commission Recommendation:

That Z-1683 be approved for "LC" and "BB" as requested, and that the amended DP-23 be approved, subject to certain conditions. Savina moved, Taylor seconded and it carried by a vote of 6 in favor (Savina, Taylor, Hopper, Goebel, Kamen, and Hennessy) and 1 opposed (Gardenhire). Bayouth abstained and Gragert and Rising were absent.

BCC 4-29-75 - Referred back to the MAPC for reconsideration.

City Commission Minutes of April 29, 1975, are attached.  
Addendum to the staff report to the Planning Commission on February 13, 1975 is also attached.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: April 10, 1975

Case No. Z-1683 (as amended) Case No. DP-23	Request: "B" to "BB" and "LC" Amendment to Marina Lake CUP
--	---

The following is an addendum to the staff report to the Planning Commission on February 13, 1975.

Comments

1. The applicant is now requesting a change of zoning from "B" Multiple-family to "LC" Light Commercial for a tract of land containing approximately 7.33 acres, and to "BB" Office, for a tract of land containing approximately 5.75 acres.

The CUP request proposes the following:

Increase in the size of Parcel 6 from 3.07 acres to approximately 7.33 acres.

Creating a new Parcel 8 proposed for "BB" Office zoning, approximately 5.75 acres in size with a maximum building height of 35 feet with proposed uses to include professional offices, townhouses, garden apartments at a density not to exceed 18 dwelling units per acre. The proposed square feet of office space is 125,293 at a ratio of 50%.

Decreasing the size of Parcel 7 from 22.49 acres to 12.79 acres and a decrease in the proposed number of dwelling units from 335 to 219.

Increasing the permitted square feet of retail space by 111,878 for a total of 496,438.

2. Should the Planning Commission recommend the approval of the zone change request and the amendments to the CUP, the following conditions would be consistent with other approved CUP's:
  - a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.
  - b. Decrease the floor area ratio on Parcel 8 to 35% for office development.
  - c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.

Page 2 - Case No. Z-1683 and Case No. DP-23  
April 10, 1975

- d. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
  - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended.
-

Attachment  
#16

COMMISSIONERS PROCEEDINGS

1925

April 29, 1975

ZONE CHANGE REQUEST Z-1683 & DP-23	Report from Metropolitan Area Planning Commission (Case Number Z-1683 & DP-23) in regard to zone change from "B" to "BB" and "LC" and approval of amendment to DP-23 an area generally located on the west side of Amidon in an area north of the Arkansas River, presented.
Recommendation	Planning Commission recommended approval subject to the conditions as outlined in the/MAPC minutes provided to the City Commissioners. NOTE: Valid protest petitions of 13.16% have been submitted. The percentage is not sufficient to require a 4/5ths vote on the part of the City Commission in order to approve the zone change.
Chief Planner	Chief Planner reviewed the application and stated that the matter was readvertised and reheard and amendments made. He reviewed the proposed development and density involved and the changes to the development plan. He pointed out that previously the percentage of protests exceeded 20%, however, the applicant area has now been enlarged and has reduced that percentage.
Motion --	Shanahan moved that the application be returned to the Metropolitan Area Planning Commission for its reconsideration. The following reasons being that "LC" is determined to be inappropriate land use policy for this area adjacent to the river and the Planning Commission should take this into consideration for any future zoning applications, including this application.
Comm. Donnell	Commissioner Donnell expressed the opinion that if the river is part of the City boundary then the City Commission or some Body should have jurisdiction or a vote when land comes up for zoning along the river to represent the public. He requested that the Planning Commission submit a policy determining if the amount of frontage represented on this petition is appropriate for the kind of setbacks along the river in its entirety, what would be ideal setbacks along the river and how to protect the river from development so it can be used by the public at large.
Amendment to motion carried	Peters moved an amendment to the motion that no further amendments be accepted on this application and this application be completed and any additional amendments or desires on the applicants part should be filed as a new application. Amendment carried 4 to 0.
-- carried -	Main motion as amended carried 4 to 0.

June 13, 1975

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

Re: Z-1683 - "B" to "BB" and "LC";  
and DP-23 (Amendment) - West side  
of Amidon north of the Arkansas  
River

Dear Mr. Fettis:

At its regular meeting on June 12, 1975, the Metropolitan Area Planning Commission reconsidered the above-captioned cases. The action of the Commission was to recommend the approval of the zone change request, and the approval of the amendment to the CUP, subject to the following conditions:

- a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners; or the zone case be considered denied and closed.
- b. Decrease the floor area ratio on Parcel 8 to 35% for office development.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended.

Page 2 - Mr. Everett Fettis  
June 13, 1975

Reconsideration of the above cases will be scheduled on the City Commission agenda for July 1, 1975, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Marina Lake Drive, Inc., 6572 East Central 67206  
H. D. Bledsoe, 1200 South 119th Street West 67209  
H. D. Chitwood, 2500 Columbine 67204  
Charles Eby, 2212 Bella Vista 67203  
Ms. Edith Lefler, 2520 North Richmond 67204  
Ms. Mary Belluomo, 2245 Bullinger 67204  
Ms. Mary Phelan, 2243 Cardinal 67204  
Tom Naifeh, 2109 Bullinger 67204  
Joan Shearer, 2243 Benjamin Drive 67204  
John Frieden, 900 Merchants National Bank, Topeka, Kansas  
Jack McGuire, 8930 Suncrest 67212  
Oliver Anderson, 2219 Bullinger 67204  
Wm. Korber, 330 Laura 67211  
City Manager's Office

DP-23 - 238 NOTICES MAILED TO ADJACENT PROPERTY OWNERS 5-29-75 for MAPC 6-12-75

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

May 29, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

At their regular meeting on April 29, 1975, the Board of City Commissioners considered the following described Community Unit Plan.

DP-23 - All of Government Lot 1, in the NW $\frac{1}{4}$  of Section 7, Twp 27S, R1E, except that part of said Government Lot 1 which has been dedicated for public streets. A portion of the above described property has been platted into: Lots 1 and 2 in Marina Lake Addition, Lot 1, Marina Lake Third Addition, Lots 1, 2 & 3 in Marina Lake Fourth Addition, and Lot 1 in Marina Lake Sixth Addition. Generally located at the southwest corner of 21st Street North and Amidon.

The City Commission's action was to return the case to the Metropolitan Area Planning Commission for reconsideration, stating that light commercial zoning permits inappropriate land uses adjacent to the river. Therefore, the Planning Commission will reconsider the above item at their regular meeting on Thursday, June 12, 1975, the meeting to begin at 1:30 p.m. in Room 401 City Building Annex, 104 So. Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you desire.

As we originally notified you on January 30, 1975, the revised Development Plan on file proposes the following general amendments:

1. Increasing the amount of "LC" Light Commercial zoning approximately 7.33 acres.
2. Creating a new Parcel 8 with a maximum density of 18 dwelling units per acre on approximately 5.75 net acres.
3. The proposed uses have been amended to include professional offices, townhouses and garden apartments at a maximum height of 35 feet.

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

Robert A. Lakin, Secretary

May 2, 1975

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

Subject: Z-1683 - "B" to "BB" and "LC";  
and DP-23 (amended) - West side  
of Amidon north of the Arkan-  
sas River.

Dear Mr. Fettis:

I am in receipt of your letter of May 1, 1975, pointing out a conflict you have for the date of the Planning Commission meeting of May 22, 1975. Based upon your request, this is to advise you, and those receiving copies of this letter, that the above captioned cases will be scheduled for the Planning Commission meeting of June 12, 1975, in the City Annex Building, Room 401, at 1:30 p.m. instead of May 22, 1975 as our previous letter advised. Prior to the June 12 meeting we will again mail our notices based on the submitted abstract ownership list.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js

cc: Marina Lake Drive, Inc., 6572 East Central, 67206  
H. D. Bledsoe, 1200 South 119th St. West, 67209  
H. D. Chitwood, 2500 Columbine, 67204  
Charles Eby, 2212 Bella Vista, 67203  
Ms. Edith Lefler, 2520 N. Richmond, 67204  
Ms. Mary Belluomo, 2245 Bullinger, 67204  
Ms. Mary Phelan, 2243 Cardinal, 67204  
Tom Naifeh, 2109 Bullinger, 67204  
Joan Shearer, 2243 Benjamin, 67204  
Wm. Korber, 330 Laura, 67211

April 29, 1975

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

Subject: Z-1683 - "B" to "BB" and "LC";  
and DP-23 (amended) - West side  
of Amidon north of the Arkan-  
sas River.

Dear Mr. Fettis:

On April 29, 1975 the Board of City Commissioners considered the above captioned cases at their regular meeting. The action of the City Commission was to return these cases to the Metropolitan Area Planning Commission for reconsideration, that light commercial zoning permits inappropriate land uses adjacent to the river. In addition the Commission instructed the staff not to accept any amendments to these applications, that in the event the applicant was so desirous of amending these cases that he could do so by filing new applications under the appropriate procedures. The Commission also instructed the staff to initiate a study on appropriate setbacks for developments adjacent to rivers.

This is to advise you, and those receiving copies of this letter, that subject cases will be scheduled for reconsideration by the Planning Commission at their regular meeting on May 22, 1975, the meeting to begin at 1:30 p.m. in Room 401 City Building Annex, 104 South Main.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js

Mr. Everett Fettis  
April 29, 1975  
Page Two

cc: Marina Lake Drive, Inc., 6572 East Central, 67206  
H. D. Biedsoe, 1200 South 119th St. West, 67209  
H. D. Chitwood, 2500 Columbine, 67204  
Charles Eby, 2212 Bella Vista, 67203  
Ms. Edith Lefler, 2520 North Richmond, 67204  
Ms. Mary Belluomo, 2245 Bullinger, 67204  
Ms. Mary Phelan, 2243 Cardinal, 67204  
Tom Naifeh, 2109 Bullinger, 67204  
Joan Shearer, 2243 Benjamin, 67204  
Wm. Korber, 330 Laura, 67211

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING  
AND APPROVAL OF AMENDMENT TO CUP

CASE NO. Z-1683 and DP-23                      CONSIDERED BY MAPC: 2-13-75 Approved  
As amended                                      CONSIDERED BY BCC: 3-11-75 Ref back  
REQUEST FOR: "B" to "BB" and                RECONSIDERED BY MAPC: 4-10-75  
"LC"; and approval of amendment to DP-23  
REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Property to the north is light commercial (Hanson's Marina Lake Shopping Center) and the property east of Amidon (Ritchie's Twin Lakes Shopping Center and office park) is light commercial and office type zoning. The original land use for apartment development is not feasible because the subsequent high cost of pump-up sand fill on the property made the present "B" zoning too expensive for apartment type development. There is a greater need for small quality shops to complete the trade area."

GENERAL LOCATION: West side of Amidon in an area  
north of the Arkansas River

LEGAL DESCRIPTION:

See attached excerpt from Planning Commission minutes of February 13, 1975.

APPLICANT: Marina Lake Drive, Inc., 6572 East Central 67206

COUNSEL FOR APPLICANT: Everett C. Fettis, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: H. D. Chitwood, Charles Eby, Edith Lefler, Dan and Mary Phelan, Tom Naifeh, Joan Shearer, Mary Bellumo, all residential property owners in the area, spoke in opposition.

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

LAND USE: Subject property is undeveloped; north is a restaurant; east is an office building; south is the Arkansas River; and west is multiple family

PLANNING COMMISSION RECOMMENDATION:

That Z-1683 be approved for "LC" and "BB" as requested, and that the amended DP-23 be approved, subject to the following conditions: (See attached excerpt of Planning Commission minutes of February 13, 1975 for conditions.) Savina moved, Taylor seconded and it carried by a vote of 6 in favor (Savina, Taylor, Hopper, Goebel, Kamen, and Hennessy) and 1 opposed (Gardenhire). Bayouth abstained and Gragert and Rising were absent.

NOTE: 13.16% of the property within 200 feet is represented by valid protest petitions which have been filed as provided by law. The percentage is not sufficient to require a 4/5ths vote on the part of the City commission in order to approve the zone change.

- ACTION:
1. Approve the zone change and CUP as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
  2. Return the applications to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

April 11, 1975

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

Re: Z-1683 - "B" to "BB" and "LC";  
and DP-23 (amended) - West side  
of Amidon north of the Arkan-  
sas River

Dear Mr. Fettis:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 1975, the above-captioned cases were considered. The action of the Commission was to recommend the approval of the zone change request to "LC" and "BB", and approval of the associated CUP, subject to the following conditions:

- a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners; or the zone case be considered denied and closed.
- b. Decrease the floor area ratio on Parcel 8 to 35% for office development.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended.

Page 2 - Mr. Everett Fettis  
April 11, 1975

It is necessary that we receive nine corrected copies of the CUP by 5:00 p.m. on April 23, 1975, so that these cases can be forwarded to the Board of City Commissioners for consideration on April 29, 1975, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 south Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Marina Lake Drive, Inc., 6572 East Central 67206  
H. D. Bledsoe, 1200 South 119th Street West 67209  
H. D. Chitwood, 2500 Columbine 67204  
Charles Eby, 2212 Bella Vista 67203  
Ms. Edith Lefler, 2520 North Richmond 67204  
Ms. Mary Belluomo, 2245 Bullinger 67204  
Ms. Mary Phelan, 2243 Cardinal 67204  
Tom Naifeh, 2109 Bullinger 67204  
Joan Shearer, 2243 Benjamin Drive 67204  
Wm. Korber, 330 Laura 67211  
City Manager's Office

April 11, 1975

Mr. Hale D. Ritchie, President  
Lakeview Development Co., Inc.  
1900 Amidon  
Wichita, Kansas 67204

Re: Z-1683 - "B" to "BB" and "LC";  
and DP-23 (amended) - West side  
of Amidon north of the Arkan-  
sas River

Dear Mr. Ritchie:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 1975, the above-captioned cases were considered. The action of the Commission was to recommend the approval of the zone change request to "LC" and "BB", and approval of the associated CUP.

Although you submitted a protest petition on February 26, 1975, since the above applications were amended, should you desire to still protest the requests, it is necessary that a new protest form be submitted to the City Clerk by 5:00 p.m. on April 24, 1975. A protest petition form is enclosed.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber  
Enclosure

cc: Wm. Binter  
1900 Amidon 67204

DP-23 - 238 Notices to Adjoining Property Owners mailed 3-27-75 for MAPC 4-10-75

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

March 27, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting beginning at 1:30 p.m. on April 10, 1975, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-23 - All of Government Lot 1, in the NW $\frac{1}{4}$  of Section 7, Twp 27-S, R1E, except that part of said Government Lot 1 which has been dedicated for public streets. A portion of the above described property has been platted into: Lots 1 and 2 in Marina Lake Addition, Lot 1, Marina Lake Third Addition, Lots 1, 2 & 3 in Marina Lake Fourth Addition, and Lot 1 in Marina Lake Sixth Addition. Generally located at the southwest corner of 21st Street North and Amidon.

The Development Plan of this area, originally approved in April, 1967 and as amended in January, 1969 and March, 1971, has been re-submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

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

1. Increasing the amount of "LC" Light Commercial zoning approximately 7.33 acres.
2. Creating a new Parcel 8 with a maximum density of 18 dwelling units per acre on approximately 5.75 net acres.
3. The proposed uses have been amended to include professional offices, townhouses and garden apartments at a maximum height of 35 feet.

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

Robert A. Lakin, Secretary

LAW OFFICES  
FETTIS, QUINN AND BEASLEY

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

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

March 12, 1975

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

RE: Z-1683 - "B" to "LC"; and  
DP-23 (amendment) - West side  
of Amidon north of Arkansas River

Dear Mr. Galbraith:

This is to advise that we are submitting herewith an amendment to the CUP and to the zone change request which is pending before your body on the application of Marina Lakes.

Submitted herewith is an amendment to the CUP, and we further advise that we are seeking a zone change on Parcel 8 to "BB" zoning to allow professional buildings as well as garden apartments and townhouses. As has been suggested, we are also reducing the height limits to thirty five feet instead of the sixty five feet originally sought. We are also submitting an addendum to the ownership list previously supplied.

Very truly yours,

FETTIS, QUINN AND BEASLEY

By: *Everett C. Fettes*  
Everett C. Fettes

ECF/dba  
enc



WICHITA - SEVEN COUNTY  
W.S.C.  
METROPOLITAN AREA PLANNING  
DEPARTMENT

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

March 12, 1975

Mr. Everett Fettis, Attorney  
Suite 504, 120 South Market  
Wichita, Kansas 67201

Subject: Z-1683 - "B" to "LC";  
and DP-23 (amendment)  
west side of Amidon north  
of the Arkansas River

Dear Mr. Fettis:

The Board of City Commissioners at their regular meeting on March 11, 1975 considered the above captioned cases. Their action was to return these applications to the Metropolitan Area Planning Commission for reconsideration. Several reasons stated by the commission included there being an inadequate showing of any need for additional "LC" zoning; increases the burden on the traffic; concern with the establishment of "LC" zoning adjacent to the river; opposition to the high rise apartment and maximum height limitation for Parcel 8; and concern with the landscaping of the general area.

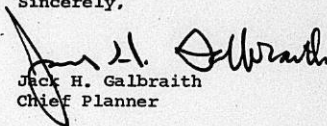
Based on this action, we would normally reschedule these items for consideration by the Planning Commission meeting of March 27, 1975; however, inasmuch as you stated that your client was interested in amending the CUP by refiling an application for a zone change on Parcel 8, please advise of his intent as this would require readvertising for public hearing. Please advise us of your client's intent at your earliest convenience so that we can reschedule this matter for public hearing.

WICHITA—SEDGWICK COUNTY

Mr. Everett Fettis  
March 12, 1975  
Page Two

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

Sincerely,

  
Jack H. Galbraith  
Chief Planner

JHG:js

cc: Marina Lake Drive, Inc. 6572 East Central 67206  
H. D. Bledsoe, 1200 South 119th Street West, 67209  
H. D. Chitwood, 2500 Columbine, 67204  
Charles Eby, 2212 Bella Vista, 67203  
Ms. Edith Lefler, 2520 North Richmond, 67204  
Dan Phelan, 2243 Cardinal, 67204  
Tom Naifeh, 2109 Bullinger, 67204  
Joan Shearer, 2433 Benjamin Drive, 67204

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

CASE NO. Z-1683 and DP-23

CONSIDERED BY MAPC: 2-13-75

REQUEST FOR: Change from "B" to "LC" and  
Approval of amendment to CUP

## REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Property to the north is light commercial (Hanson's Marina Lake Shopping Center) and the property east of Amidon (Ritchie's Twin Lakes Shopping Center and office park) is light commercial and office-type zoning. The original land use for apartment development is not feasible because the subsequent high cost of pump-up sand fill on the property made the present "B" zoning too expensive for apartment-type development. There is a greater need for small quality shops to complete the trade area."

GENERAL LOCATION: West side of Amidon in an area  
north of the Arkansas River

## LEGAL DESCRIPTION:

See attached excerpt from Planning  
Commission minutes of February 13, 1975.

APPLICANT: Marina Lake Drive, Inc., 6572 East Central 67206

COUNSEL FOR APPLICANT: Everett C. Pettis, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: H. D. Chitwood, Charles Eby, Edith Lefler,  
Dan Phelan, Tom Naifeh, and Joan Shearer, all residential property owners  
in the area, spoke in opposition.SURROUNDING ZONING: To the north is "LC"; east is "BB";  
south is "AA" and west is "B"LAND USE: Subject property is undeveloped; north is a restaurant; east  
is an office building; south is the Arkansas River; and west is  
undeveloped

## PLANNING COMMISSION RECOMMENDATION:

That Z-1683 be approved, and that the associated Community Unit Plan (DP-23 amendment) be approved, subject to the following conditions: (See attached excerpt from Planning Commission minutes of February 13, 1975 for conditions.)

Savina moved, Hopper seconded and it carried by a vote of 6 in favor (Savina, Hopper, Taylor, Goebel, Rising and Kamen) and 3 opposed (Gragert, Gardenhire and Bayouth). (Hennessy absent.)

NOTE: 24.25% of the property within 200 feet is represented by valid protest petitions which have been filed as provided by law. Therefore, a 4/5ths vote on the part of the City Commission will be required in order to approve the zone change.

ACTION 1. Approve the zone change and CUP as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or

2. Return the applications to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

DATE: April 3, 1975

Case No. Z-1683 (as amended) - "B" to "BB" and "LC"  
Case No. DP-23 - Amendment to Marina Lake CUP

Referred back to the Metropolitan Area Planning  
Commission for reconsideration

Location

West side of Amidon north of Arkansas River

Case History

MAPC 2-13-75 - Planning Commission Recommendation:  
That Z-1683 be approved and that the associated  
CUP (DP-23 amendment) be approved, subject to  
certain conditions. Savina moved, Hopper seconded  
and it carried by a vote of 6 in favor (Savina,  
Hopper, Taylor, Goebel, Rising and Kamen) and 3  
opposed (Gragert, Gardenhire and Bayouth).  
(Hennessy absent.)

BCC 3-11-75 - Referred back to the MAPC for re-  
consideration.

City Commission Minutes of March 11, 1975 are attached.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: April 10, 1975

Case No. Z-1683 (as amended) Case No. DP-23	Request: "B" to "BB" and "LC" Amendment to Marina Lake CUP
--	---

The following is an addendum to the staff report to the Planning Commission on February 13, 1975.

Comments

1. The applicant is now requesting a change of zoning from "B" Multiple-family to "LC" Light Commercial for a tract of land containing approximately 7.33 acres, and to "BB" Office, for a tract of land containing approximately 5.75 acres.

The CUP request proposes the following:

Increase in the size of Parcel 6 from 3.07 acres to approximately 7.33 acres.

Creating a new Parcel 8 proposed for "BB" Office zoning, approximately 5.75 acres in size with a maximum building height of 35 feet with proposed uses to include professional offices, townhouses, garden apartments at a density not to exceed 18 dwelling units per acre. The proposed square feet of office space is 125,293 at a ratio of 50%.

Decreasing the size of Parcel 7 from 22.49 acres to 12.79 acres and a decrease in the proposed number of dwelling units from 335 to 219.

Increasing the permitted square feet of retail space by 111,878 for a total of 496,438.

2. Should the Planning Commission recommend the approval of the zone change request and the amendments to the CUP, the following conditions would be consistent with other approved CUP's:
  - a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.
  - b. Decrease the floor area ratio on Parcel 8 to 35% for office development.
  - c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.

Page 2 - Case No. Z-1683 and Case No. DP-23  
April 10, 1975

- d. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
  - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended.
-

COMMISSIONERS PROCEEDINGS

March 11, 1975

Attachment # 14  
177

ZONE CHANGE REQUEST  
Z-1603 & DP-23

Report from the Metropolitan Area Planning Commission (Case Number Z-1603 and DP-23) in regard to zone change from multiple family dwelling district to light commercial on the west side of Amidon in an area north of the Arkansas River, presented.

Planning Commission recommended that the zone change and Community Unit Plan be approved subject to the conditions reflected in the transmittal documents provided to the Commissioners by the Planning Department.

Note: 24.25% of the property within 200 feet is represented by valid protest petitions which have been filed as provided by law. Therefore, a 4/5ths vote on the part of the City Commission will be required in order to approve the zone change.

Everett Pettis

Everett Pettis, Attorney for the applicant, requested that the zone change be returned to MAC for revision.

Tom Naifeh

Tom Naifeh, homeowner in the area, objected to the zone change. He stated that the residents were not within the 200' eligibility for a protest petition and the business establishments on the east side of Amidon signed the petition as a favor to the neighborhood area.

Dean Ritchie

Dean Ritchie stated that his main objection was the traffic problem and what the zoning would add.

\*DONNELL EXCUSED

Joan Shearer

Joan Shearer, representing the Two Rivers Neighborhood Association, presented a group of petitions against the rezoning.

Motion --  
carried

Stevens moved to receive and file the petitions. Motion carried 4 to 0.

She further stated there are nine (9) empty business locations in Marina Lakes at this time plus other empty stores in the area. The association was also objecting to the increase in traffic that the zone change would cause.

\*DONNELL PRESENT

Motion --

Donnell moved that the application be returned to MAC for reconsideration. The City Commission states the following reasons for its action.

1. With the suggested wording that a transfer of title does not constitute a termination of a plan or any portion thereof, the development of the property shall proceed in accordance with the development plan, any substantial deviation as determined could constitute a violation of the building permit.

2. There has been an inadequate showing of any need or justification for additional LC to serve the area and that the additional LC would impose a totally unreasonable demand on the street and bridge system in the area and if this was granted it would be the first occasion in 20 - 40 years that LC has been granted on a river bank.

3. The Commission suggested that the apartment heights not be waived for partial B.

-- carried

Motion carried 4 to 1. Stevens "no".

February 18, 1975

Mr. Everett Fettis, Attorney  
Suite 504, 120 South Market  
Wichita, Kansas 67209

Re: Z-1683 - "B" to "LC"; and  
DP-23 (amendment) - West side  
of Amidon north of Arkansas  
River

Dear Mr. Fettis:

Our letter to you dated February 14, 1975, advised the action of the Planning Commission on the above-captioned cases, and that they would be forwarded to the Board of City Commissioners for consideration at their regular meeting on March 4, 1975.

We were advised this morning that the City Commission will not meet on March 4, 1975, and, therefore, you and those receiving copies of this letter, are now advised that the cases will be scheduled for consideration by the City Commission on March 11, 1975, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

If you have any questions, please contact our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Marina Lake Drive, Inc., 6572 East Central 67206  
H. D. Bledsoe, 1200 South 119th Street West 67209  
H. D. Chitwood, 2500 Columbine 67204  
Charles Eby, 2212 Bella Vista 67203  
Ms. Edith Lefler, 2520 North Richmond 67204  
Dan Phelan, 2243 Cardinal 67204  
Tom Naifeh, 2109 Bullinger 67204  
Joan Shearer, 2433 Benjamin Drive 67204  
City Manager's Office

February 14, 1975

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

Re: Z-1683 - "B" to "LC"; and  
DP-23 (Amendment) - West side  
of Amidon north of Arkansas  
River

Dear Mr. Fettis:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1975, the above-captioned applications were considered. It was the action of the Commission to recommend approval of the zone change request and associated Community Unit Plan subject to the following conditions:

- a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners; or the zone case be considered denied and closed.
- b. Amend General Provision #1 to read as follows: "Sign Control: Signs as permitted by the zoning district."
- c. Delete comment #7 under Parcel 7 as this will be controlled by amended G.P. #1 above.
- d. Add a General Provision #7 to read as follows: Fire lane easement shall be provided in accordance with Section 15.01.055 Code of the City of Wichita.
- e. Under Parcel 8 add the following: "8. A Homes Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, lake, fence, etc., shall be submitted with the final plat for Parcel 8 provided the dwelling units are to be owner occupied.
- f. Amending the floor area ratio under Parcel 6 to not exceed 35%, or a total of 111,878 square feet.

Page 2 - Mr. Everett Fettis  
February 14, 1975

- g. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- h. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
- i. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended.

The above applications will be forwarded to the Board of City Commissioners for consideration on March 4, 1975, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Marina Lake Drive, Inc., 6572 East Central 67206  
H. D. Bledsoe, 1200 South 119th Street West 67209  
H. D. Chitwood, 2500 Columbine 67204  
Charles Eby, 2212 Bella Vista 67203  
Ms. Edith Lefler, 2520 North Richmond 67204  
Dan Phelan, 2243 Cardinal 67204  
Tom Naifeh, 2109 Bullinger 67204  
Joan Shearer, 2433 Benjamin Drive 67204  
City Manager's Office

February 14, 1975

Mr. H. D. Chitwood  
2500 Columbine  
Wichita, Kansas 67204

Re: Z-1683 - "B" to "LC"; and  
DP-23 (Amendment) - West side  
of Amidon north of Arkansas  
River

Dear Mr. Chitwood:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1975, the above-captioned applications were considered. It was the action of the Commission to recommend approval of the zone change request and associated Community Unit Plan, subject to the conditions shown by the enclosed copy of our letter to Mr. Fettis.

If you wish to submit a protest petition on behalf of those property owners within 200 feet of the zone change request who are opposed to the change, it must be filed in the Office of the City Clerk not later than 5:00 p.m. on Thursday, February 27, 1975. A protest petition form is enclosed. Additional copies are available at our office if they are needed.

If you have any question, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber  
Enclosure

cc: Charles Eby, 2212 Bella Vista 67203  
Ms. Edith Lefler, 2520 North Richmond 67204  
Dan Phelan, 2243 Cardinal 67204  
Tom Naifeh, 2109 Bullinger 67204  
Joan Shearer, 2433 Benjamin Drive 67204

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Feb. 13, 1975

Case No. Z-1683  
Case No. DP-23

Request: "B" to "LC"  
Amendment to Marina Lake CUP

Location: West side of Amidon north of Arkansas River

HISTORY

1. Z-0824 and DP-23 were two zone and Community Unit Plan applications for the entire area of the former Doles sandpit area of approximately 60 acres which the Planning Commission considered in 1967. Approximately 37 acres were requested for "LC" and "C" and 24.5 acres were requested for "B". A Community Unit Plan was submitted for both the commercial and residential parts. The Planning Commission recommended denial, without prejudice; however, after the City Commission heard the case, approximately 8 acres of "LC" and 22 acres of "B" was approved. The situation at that time hinged on the impact of traffic on the arterial system.

On December 12, 1968, the Planning Commission considered an application for an amendment to the CUP and request for an increase of Parcel 1 from 3.57 acres to 9.13 acres of light commercial zoning (Z-1032). Action of the Planning Commission was to recommend denial of both applications. The Board of City Commissioners, however, at their meeting on January 21, 1969, approved both applications, subject to certain conditions. Again, the impact of traffic on the arterial system was a prime consideration. (See attached minutes of November 14, 1968 and December 12, 1968 - Attachments 1 and 2.)

On March 11, 1971, the Planning Commission considered an application for an amendment to the CUP and a request for an increase in the area on Parcel 1 from 9.13 acres to 14.94 acres of light commercial zoning. Action of the Planning Commission was to recommend approval of both requests. This recommendation was concurred in by the Board of City Commissioners on March 30, 1971. (See attached Planning Commission minutes of March 19, 1971, and City Commission minutes of March 30, 1971 - Attachments 3 and 4.)

On January 25, 1973, the Planning Commission considered an application for an amendment to the CUP and a request for an additional amount of light commercial zoning - approximately 7.33 acres and an approximate 5.75 acres of "BB" Office zoning. Action of the Planning Commission was to recommend approval of both requests; however, both applications were denied by the city Commission on March 20, 1973. (See attached Planning Commission minutes of January 25, 1973 and March 8, 1973, and City Commission minutes of February 27, 1973 and March 20, 1973 - Attachments 5, 6, 7 and 8.)

On September 4, 1973, as an off-agenda item, the Board of City Commissioners considered the matter of litigation and zoning relative to Marina Lakes, Inc. The action of the City Commission was to permit the applicant to refile the application without cost, conditioned upon the litigation being ended by dismissal of the suit and payment of the court costs by Marina Lake Drive, Inc.

Based on this action, the zone case and CUP were advertised for hearing and notices mailed without cost to the applicant. Specifically, the applicant requested approximately 7.33 acres of "LC" zoning and an additional 5.75 acres for "BB" Office zoning. On October 11, 1973, the Planning Commission considered and unanimously recommended approval of both requests, however, the City Commission referred the cases back to the Planning Commission for reconsideration. The Planning Commission reconsidered the cases on November 26, 1973, and recommended by a vote of 5 in favor and 1 opposed, the approval of both requests. The action of the City Commission was to deny both applications on December 11, 1973. (See attached Planning Commission minutes of October 11, 1973, and November 26, 1973, and City Commission minutes of October 30, 1973 and December 11, 1973 - Attachments 9, 10, 11 and 12.)

2. The applicant is now requesting a change of zoning from "B" Multiple-family to "LC" Light Commercial for a tract of land containing approximately 7.33 acres.

The CUP request proposes the following:

Increase in the size of Parcel 6 from 3.07 acres to approximately 7.33 acres.

Creating a new Parcel 8 approximately 5.75 acres in size with a maximum building height of 65 feet with proposed uses to include high rise apartments, townhouses, and garden apartments at a density not to exceed 18 dwelling units per acre.

Decreasing the size of Parcel 7 from 22.49 acres to 12.79 acres and a decrease in the proposed number of dwelling units from 335 to 219.

Increasing the permitted square feet of retail space by 159,825 for a total of 544,385.

It should be pointed out that the plan as submitted in 1973 proposed a floor area ratio for Parcel 6 of .35 or a total of 111,878 square feet. The proposed floor area has now been substantially increased to .50 for a total of 159,825 square feet.

3. The past history reflects intensive discussion relative to this shopping center location and related traffic projections. Traffic volumes on 21st Street and through the 21st-Amidon intersection have continued to increase as in evidenced by the following traffic counts.

	Actual ADT 1970	Actual ADT 1972
Amidon north of 21st Street	16,069	16,065
Amidon south of 21st Street	14,673	14,904
21st Street east of Amidon	13,659	17,278
21st Street west of Amidon	8,332	12,141

The increase in these traffic counts on 21st street in 1972, in part, must be attributed to the improvement of the street and the new bridge across the Arkansas River.

The Traffic Engineering Division advises that their latest 24-hour traffic count on Amidon in the vicinity of the Marina Lakes Shopping Center entrance were taken on Saturday, October 26, 1974. At that time traffic volumes on Amidon recorded 11,397 vehicles southbound and 10,574 vehicles northbound for a total Amidon count of 21,971.

They also advise that in checking their continuous traffic count station located just south of the Big Arkansas River bridge on Amidon, average day of the week traffic counts ranged from a low of 15,516 in January to a high of 21,112. Average Saturday counts ranged from a low of 17,826 in July to a high of 25,168 in December. The highest day counts ranged from a low of 19,759 to a high of 27,563 in December.

They also advised that they had completed a study in early November which indicated the warrants for signalization of Marina Lakes entrance to Amidon and have advised the developer that he should consider a private contractor for installing this signal in the near future.

- Arguments have been made in the past that regardless of increased traffic, the west side of Amidon deserved a comparable amount of "LC" zoning as granted to Twin Lakes to the east. The square footage of retail space now proposed for the west (544,385) now compares with the 330,000 previously approved for Twin Lakes.
- As the existing "LC" is generally the same on both sides of Amidon, any consideration of extending "LC" zoning should be based on the submission of justification for additional need of services. Some office zoning and development exists to the east, the most compatible uses would be for Parcel 6 to be developed for professional offices.
- Although the area now designated as Parcel 8 was originally proposed for townhouses and garden apartments, the proposed uses now include high rise apartments with a maximum height of 65 feet. Taking into consideration the newly constructed townhouses to the west, the high quality single-family homes across the River and the shallowness of the Parcel, it would appear questionable as to the feasibility or compatibility of high rise apartment construction on this parcel.

7. Visual qualities and the view of the rear of the existing buildings on Marina Lakes from the residential area south of the River were discussed by the City Commission in 1973. They suggested that proper coordination and beautification of Marina Lakes be considered to meet the needs of the property owners in the area. The plan now states that "A landscape plan for Parcels 6 and 8, indicating the location, type, and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels."
3. Should the Planning Commission recommend the approval of the zone change request and the amendments to the CUP, the following conditions would be consistent with other approved CUP's:
  - a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.
  - b. Amend General Provision #1 to read as follows: "Sign Control: Signs as permitted by the zoning district."
  - c. Delete comment #7 under Parcel 7 as this will be controlled by amended G.P. #1 above.
  - d. Add a General Provision #7 to read as follows: Fire lane easements shall be provided in accordance with Section 15.01.055 Code of the City of Wichita.
  - e. Under Parcel 8 add the following: "8. A Homes Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, lake, fence, etc., shall be submitted with the final plat for Parcel 8 provided the dwelling units are to be owner occupied.
  - f. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
  - g. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
  - h. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended."

**THE CITY OF WICHITA**  
OFFICE OF CITY TRAFFIC ENGINEER

DATE January 31, 1975



**TO** Lynn Shirkey, Junior Planner  
**FROM** William G. McKinley, Assistant Traffic Engineer

**SUBJECT** Traffic Volumes -  
Marina Lakes Shopping Center

Our latest 24-hour traffic counts on Amidon in the vicinity of the Marina Lakes Shopping Center entrance were taken on Saturday, October 26, 1974. At that time traffic volumes on Amidon recorded 11,397 vehicles southbound and 10,574 vehicles northbound for a total Amidon count of 21,971.

In checking our continuous traffic count station located just south of the Big Arkansas River Bridge on Amidon, average day of the week traffic counts ranged from a low of 15,516 in January to a high of 21,113. Average Saturday counts ranged from a low of 17,826 in July to a high of 25,168 in December. The highest day counts ranged from a low of 19,759 to a high of 27,563 in December.

We completed a study in early November which indicated the warrants for signalization of Marina Lakes entrance to Amidon. We have so advised the developer that he possibly should consider a private contractor for installing this signal in the near future. I believe when you compare these volumes to volumes previously recorded in 1972, you can see a substantial increase in traffic being generated.

*William G. McKinley*  
William G. McKinley  
Assistant Traffic Engineer

WGM:cg

cc: R. W. Bruggeman, Director of Public Works

DP-23 - 242 NOTICES TO ADJOINING PROPERTY OWNERS MAILED ON 1-30-75 for  
MARC 2-13-75.

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

January 30, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on February 13, 1975, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-23 - All of Government Lot 1, in the NW $\frac{1}{4}$  of Section 7, Township 27 South Range 1 East, except that part of said Government Lot 1 which has been dedicated for public streets. A portion of the above described property has been platted into: Lots 1 and 2 in Marina Lake Addition, Lot 1, Marina Lake Third Addition, Lots 1, 2 & 3 in Marina Lake Fourth Addition, and Lot 1 in Marina Lake Sixth Addition. Generally located at the southwest corner of 21st Street North and Amidon.

The Development Plan of this area, originally approved in April 1967 and as amended in January 1969, and March, 1971, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

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

1. Increasing the amount of "LC" Light Commercial zoning approximately 7.33 acres.
2. Creating a new Parcel 8 with a maximum density of 18 dwelling units<sup>per acre</sup> on approximately 5.75 net acres.
3. The proposed uses have been amended to include high rise apartments on Parcel 8 at a maximum height of 65 feet.

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

Robert A. Lakin, Secretary

WICHITA-SEDGWICK COUNTY

DATE

*Shirley*

January 15, 1975

METROPOLITAN AREA PLANNING DEPARTMENT

TO Paul Graves, Traffic Engineer  
Dick Linn, City Engineer  
M. S. Mitchell, Maintenance/Flood Control Supervisor

FROM Jack H. Galbraith, Chief Planner *JHG*

RECEIVED

JAN 15 1975

Engineering Division

SUBJECT Amendment to DP-23 - Marina Lakes Community Unit Plan and  
E-1683 - Zone change from "B" to "LC"

Attached is the latest revised copy for the Marina Lakes Community Unit Plan. The only change that is requested is for "LC" Light Commercial zoning on Parcel 6. You may recall that a year ago when these cases were considered and finally denied by the Board of City Commissioners, at that time it was requested that Parcel 8 be zoned "BB" Office and Parcel 6 be zoned "LC" Light Commercial. The related zone change application no longer proposes "BB" on Parcel 8 and the existing "B" Multiple Family classification will remain.

The plan does reflect the location of the new apartments on the west side of the lake for Parcel 7. The proposed use "high rise apartments" has been added to Parcel 8 with a maximum proposed height still being 65 feet. On Parcel 6, I was advised that the maximum building coverage of 50% would be changed to 30% and the floor area ratio percentage increased to 50%.

We have tentatively scheduled these cases for the Planning Commission meeting of February 13, 1975, and we would appreciate any comments you may have as soon as possible.

JHG:js  
Attachment

*No Comment from Engr.*



January 20, 1975

Mr. Everett C. Fettis  
120 South Market  
Wichita, Kansas 67202

Subject: E-1683 - "B" to "LC"  
DP-23 Amendment to  
Marina Lakes CUP

Dear Mr. Fettis:

Enclosed are receipts for your two checks, each written for the amount of \$400.00. One is for the above captioned change in zoning on the west side of Amidon in an area north of the Arkansas River; the other is for an amendment to the above captioned community unit plan.

This matter has been scheduled to appear on the Metropolitan Area Planning Commission agenda on February 13, 1975.

If you have any questions, please contact our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js  
Encl.

January 15, 1975

Paul Graves, Traffic Engineer  
Dick Linn, City Engineer  
M. S. Mitchell, Maintenance/Flood Control Supervisor  
Jack H. Galbraith, Chief Planner

Amendment to DP-23 - Marina Lakes Community Unit Plan and  
E-1683 - Zone change from "B" to "LC"

Attached is the latest revised copy for the Marina Lakes Community Unit Plan. The only change that is requested is for "LC" Light Commercial zoning on Parcel 6. You may recall that a year ago when these cases were considered and finally denied by the Board of City Commissioners, at that time it was requested that Parcel 8 be zoned "EB" Office and Parcel 6 be zoned "LC" Light Commercial. The related zone change application no longer proposes "EB" on Parcel 8 and the existing "B" Multiple Family classification will remain.

The plan does reflect the location of the new apartments on the west side of the lake for Parcel 7. The proposed use "high rise apartments" has been added to Parcel 8 with a maximum proposed height still being 65 feet. On Parcel 6, I was advised that the maximum building coverage of 50% would be changed to 30% and the floor area ratio percentage increased to 50%.

We have tentatively scheduled these cases for the Planning Commission meeting of February 13, 1975, and we would appreciate any comments you may have as soon as possible.

JMS:js  
Attachment

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 Marina Lake Drive, Inc.  
Address 6572 E. Central Phone 685-3813  
✓ Agent Everett C. Fettis  
Address Suite 504  
120 S. Market, Wichita, Kansas Phone 267-7251
- 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 \_\_\_\_\_ 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.)

All of Government Lot One (1), in the Northwest Quarter of Section 7, Township 27 South, Range 1 East, Sedgwick County, Kansas.

II.B There are 13.1 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) None.

The general location is (use appropriate section)

- a. at the Southwest corner of Amidon Avenue  
and 21st Street; or
- b. on the West side of Amidon (Ave.,  
Street) between 21st (Ave., Street) and  
The Arkansas River (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.

MARINA LAKE DRIVE, INC.

By Everett C. Fetta By \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)  
Everett C. Fetta

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

V. OFFICE USE ONLY

This application was received at the Planning Department at  
2:00 (AM, PM) on 1-16-75 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$ 400.

J. Smith Name  
\_\_\_\_\_ Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
SEDGWICK COUNTY ) .SS

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz.

All the owners within 1000 feet of the following described property viz:

All of Government Lot 1, in the NW<sup>1</sup> of Section 7, Township 27 South Range 1 East, EXCEPT ~~as much~~ *that part* of said Government Lot 1 which has been dedicated for public streets.

A portion of the above described property has been platted into: Lots 1 and 2 in Marina Lake Addition, Lot 1, Marina Lake Third Addition, Lots 1, 2, & 3 in Marina Lake Fourth Addition, and Lot 1 in Marina Lake Sixth Addition. ~~Said platted property is included within said Government Lot 1 and is included within this certificate.~~

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

*CLP  
OK for  
Legal*

  
Fidelity  
Title  
Company,  
Inc.



STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 ) SS  
 SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

All the owners within 1000 feet of the following described property viz:

All of Government Lot 1, in the NW $\frac{1}{4}$  of Section 7, Township 27 South Range 1 East, EXCEPT so much of said Government Lot 1 which has been dedicated for public streets.

A portion of the above described property has been platted into: Lots 1 and 2 in Marina Lake Addition, Lot 1, Marina Lake Third Addition, Lots 1, 2, & 3 in Marina Lake Fourth Addition, and Lot 1 in Marina Lake Sixth Addition. Said platted property is included within said Government Lot 1 and is included within this certificate.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**

<u>TRACT</u>	<u>OWNER</u>	<u>ADDRESS</u>
All Government Lot 1, lying North of Arkansas River, except Marina Lake Addition & Marina Lake 4th Addition and Except Marina Lake 6th Addition and except that part of Government Lot One (1), in the Northwest Quarter of Section 7, Township 27 South, Range 1 East described as beginning at a point on the East line of said Government Lot One (1), 1120.32 feet South of the Northeast Corner thereof; thence North 88 degrees 12' 55" West a distance of 130 feet, thence North 00 degrees 04' 05" East 15 feet; thence South 89 degrees 56' 09" West a distance of 455.06 feet; thence North 54 degrees 26' 07" West a distance of 251.68 feet; thence North 70 degrees 56' 58" West a distance of 959.77 feet to a point 695 feet South and 770 feet East of the Northwest Corner of said Government Lot One (1), thence South 12 degrees 11' 35" West 282.9 feet more or less to the North bank of the Arkansas River; thence Southeasterly along the North bank of said river to the East line of said	CEDAR LAKES INC.	6572 East Central Wichita, Kansas 67206



<u>TRACT</u>	<u>OWNER</u>	<u>ADDRESS</u>
Government Lot One (1); thence North along the East line of said Government Lot One (1), 885 feet more or less to the point of beginning, except therefrom that part dedicated to the public for access drainage, river bank maintanance, flood control and river beautification.		



LOT	ADDITION	OWNER	ADDRESS
1	MARINA LAKE 6TH	Hanson Development Company	X Address Unknown
1	MARINA LAKE 3RD	Riverbend Assoc. Inc.	✓ 200 West Douglas Suite 430 Wichita, Kansas 67202
1	MARINA LAKE	Texaco, Inc.	✓ 8301 East Pawnee Wichita, Kansas 67201
2	MARINA LAKE	Craig Feagins	✓ 149 South Dellrose Wichita, Kansas 67218

Part of Lot 1, Marina Lake 4th Addition, described as Lot 1, Marina Lake Fourth Addition, Wichita, Kansas, except beginning at the Northwest corner of said Lot 1; thence South along the West line of said Lot 1, 175 feet; thence East 339.74 feet to the Southwest corner of lot 2, Marina Lake, Wichita, Sedgwick County, Kansas; thence North along the line common to said Lot 2, Marina Lake and Lot 1, Marina Lake Fourth Addition, 165 feet to the North line of said Lot 1; thence West along the North line of said Lot 1 to beginning, together with ingress, egress and utility easement over and across the East 30 feet of the West 179.5 feet of the North 175 feet of said Lot 1



<u>TRACT</u>	<u>OWNER</u>	<u>ADDRESS</u>
Lot 1, Marina Lake 4th Addition, except beginning at the Northwest corner of said Lot 1; thence South along the West line of said Lot 1, 175 feet; thence East 339.74 feet to the Southwest corner of Lot 2, Marina Lake, Wichita, Sedgwick County, Kansas; thence North along the Line common to said Lot 2, Marina Lake and Lot 1, Marina Lake Fourth Addition, 165 feet to the North of said Lot 1; thence West along the North line of said Lot 1 to beginning, together with ingress, egress and utility easement over and across the east 30 feet of the West 179.5 feet of the North 175 feet of said Lot 1.	Clear Lakes Inc.	6572 East Central Wichita, Kansas 67206



<u>LOT</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
2	MARINA LAKE 4TH	Clear Lakes, Inc.	6572 East Central Wichita, Kansas 67206
	Lot 3, Marina Lake 4th Addition and a tract in Government Lot 1, Sedgwick County, Kansas, described as beginning at a point 75 feet South and 225 feet West of the Northeast corner of Government Lot 1 in the Northwest Quarter of Section 7, Township 27 South, Range 1 East of the 6th P.M., thence West 125 feet; thence North 25 feet; thence West 30 feet; thence South 175 feet; thence East 155 feet; thence North 150 feet to the point of beginning; and that part of the following described tract in Government Lot 1 in the Northwest Quarter of Section 7, Township 27, Range 1 East, beginning at a point on the East line of said Government Lot 1, South 00° 04' 05" West, 1120.32 feet from the Northeast corner thereof; thence North 88° 12' 55" West, parallel to the North line of said	Marina Lake Drive Inc.	6572 East Central Wichita, Kansas 67206

Fidelity  Title  
COMPANY, INC.

TRACT                      OWNER                      ADDRESS

Government Lot 1, a distance of 130 feet; thence North 00° 04' 05" East 15 feet; thence South 89° 56' 09" West, 455.06 feet; thence North 54° 26' 07" West 251.68 feet; thence North 70° 56' 58" West, 959.77 feet to a point 695 feet South and 770 feet East of the Northwest corner of said Government Lot 1; thence South 12° 11' 35" West, 282.9 feet more or less to the left (North) bank of the Arkansas River; thence Southeasterly along the left (North) bank of said river to the east line of said Government Lot 1; thence North 885 feet more or less to beginning, except therefrom that part dedicated to the public for access, drainage, river-bank maintenance, flood control and river beautification purposes, subject to easements and restrictions of record.



LOT	ADDITION	OWNER	ADDRESS
Lot 1 & Reserve A	FRIESEN	J. A. & Mable Friesen	✓ 1946 North Meridian Wichita, Kansas 67203
2	FRIESEN	Robert L. & Viola A. Clough	✓ 1950 N. Meridian Wichita, Kansas 67203
3 & 4	FRIESEN	Donald & Magie L. King	✓ 1941 N. St. Clair Wichita, Kansas 67203

TRACT	OWNER	ADDRESS
Beginning 957' North of the Southwest corner of Government Lot 4, Section 7, Township 27, Range 1 East; thence East 330 feet; North 99 feet; West 330 feet; thence South to beginning.	Oren & Winifred F. Delaney	✓ 1942 N. Meridian Wichita, Kansas 67203

Beginning 858' North of the Southwest corner of	Carl E. & Katherine I. Jones	✓ 358 Clayton Wichita, Kansas 67203
---	------------------------------	--



TRACT

OWNER

ADDRESS

Government Lot 4; East  
330 feet; North 99 feet;  
West 330 feet; South  
to beginning, Section 7,  
Township 27, Range 1 East,

(E165') Beginning 759' Homer W. Sloan  
North & 165' East of the 1720 N. Edwards  
Southwest corner of Government  
Lot 4; thence East 165'; North  
99'; West 165'; South to beginning,  
Section 7, Township 27, Range 1  
East.

✓✓ 1720 North Edwards  
Wichita, Kansas 67203

(W 165') Beginning 759' D. W. Harrison  
North of the Southwest  
corner of Government Lot  
4; thence East 165'; North  
99'; West 165'; South to  
beginning, Section 7,  
Township 27, Range 1 East.

✓✓ Address Unknown  
110 S Baltimore  
Derby, KS.  
Returned 3-31-75



Beginning 660' North of the Parklane Savings  
Southwest corner of Government & Loan Assn.  
Lot 4; thence East 330';  
North 99'; West 330'; South  
to beginning, Section 7, Township  
27, Range 1 East.

✓✓ P.O. Box 1007  
Wichita, Kansas 67201

Beginning 720' North of the Alexander & Dollie  
Southeast corner of M. Mora  
Government Lot 4; thence West  
330'; North 110'; East 330';  
South to beginning, Section 12,  
Township 27, Range 1 West.

✓✓ 3737 Salina Avenue  
Wichita, Kansas 67204

Beginning 830' North of Herman & Nellie M.  
the Southeast corner of Wolf  
Government Lot 4; West 207.44';  
thence Northeasterly 111'  
M L to a point 188.88' West  
of the East line of Government  
Lot 4; thence East 188.88 feet  
to the East line of Government  
Lot 4; thence South 110' to the  
place of beginning, except the  
East 30' for street, Section 12,  
Township 27 South, Range 1 West

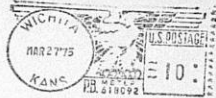
✓✓ 1460 N. Broadway  
Wichita, Kansas 67214  
Returned 2-6-75  
might be  
1951 No. Sheridan 67203

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

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



DP 23

NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
D. W. Harrison  
110 S. Baltimore  
Derby, Ks.



*Important! Notice of Hearing Enclosed*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

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

NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
DET DEL UNIT



Herman & Nellie M. Wolf  
1460 N. Broadway  
Wichita, KS 67214

DP-23



*Important! Notice of Hearing Enclosed*

TRACT

OWNER

ADDRESS

West Half of the South 100' of Beginning 940' North of the Southeast corner of Government Lot 4, thence West 330' North to South bank of Arkansas River; thence Easterly along the bank of river to Meridian line; thence South to beginning, Section 12, Township 27, Range 1 West.

James W. & Linda Lee Sloan

1920 N. Richmond Ave.  
Wichita, Kansas 67203

East Half of South 100' of beginning 940' North of the Southeast corner of Government Lot 4; thence West 330'; North to South bank of Arkansas River; thence Easterly along the bank of river to Meridian line; thence South to beginning, Section 14, Township 27, Range 1 West.

George R. & Marlene K. Delaney

1941 N. Meridian Ave.  
Wichita, Kansas 67203



LOT	ADDITION	OWNER	ADDRESS
1	CINDY	Fred I. & Juanita F. Bowers	1912 N. Richmond Wichita, Kansas 67203
Block 1	LESTER TURLEY	George W. & Lucille Cannady	1575 Womer Drive Wichita, Kansas 67203
2, 3 & 4 Block 1	LESTER TURLEY	Lester W. & Pauline W. Turley	1825 Hood Wichita, Kansas 67203
Block 3	MEADOWVALE	Milford C. & Agnes C. Yetter	1985 McLean Blvd. Wichita, Kansas 67203
Block 3	MEADOWVALE	Howard L. & Doris M. McGregor	1932 N. Edwards Wichita, Kansas 67203
Block 3	MEADOWVALE	John D. & Glenda M. Craycraft	1926 N. Edwards Wichita, Kansas 67203
Block 3	MEADOWVALE	Hermann V. & Twila Mae Stoessel	2047 Euclid Wichita, Kansas 67213

*returned 2-6-73  
1920 No. Edwards  
67203*



WICHITA - SEDGWICK COUNTY

**W.S.C.**

METROPOLITAN AREA PLANNING  
COMMISSION

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

NOT DELIVERABLE AS ADDRESSEE  
NO FORWARDING ORDER ON  
FILE



*MOVED*

Hermann V. & Twila Mae Stoessel  
2047 Euclid  
Wichita, KS 67213

*pp. 23*



*Important! Notice of Hearing Enclosed*

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
9	3	MEADOWVALE	William A. & Cheryl Rule	1915 N. Richmond Wichita, Kansas 67203
10	3	MEADOWVALE	Robert M. & Eleanor R. Weber	1921 N. Richmond Wichita, Kansas 67203
11	3	MEADOWVALE	Donald L. & Jacqueline R. Day	1927 N. Richmond Wichita, Kansas 67203
12	3	MEADOWVALE	Darrel R. & Shirley E. Duncan	1933 N. Richmond Wichita, Kansas 67203
13	3	MEADOWVALE	Norman E. & Alta Swanson	1975 McLean Blvd. Wichita, Kansas 67203
13	2	MEADOWVALE	Clinton & Edith E. Schoonover	Address Unknown
14	2	MEADOWVALE	Joseph L. Stemas	1991 McLean Blvd. Wichita, Kansas 67203
2,3,4, 5,6,7	1	RIVER PARK	Twin Rivers Investments, Inc. Res. Agent: G. R. Monroe	425 N. Broadway Wichita, Kansas 67202
12	4	RIVER PARK	Sparkling Homes Inc.	4007 W. 18th Street Wichita, Kansas 67212
7	4	RIVER PARK	Peter J. Banks & Rita Banks	2001 Bullinger Wichita, Kansas 67204
8	4	RIVER PARK	Ronald G. & Nancy L. Kraft	2009 Bullinger Wichita, Kansas 67204
9	4	RIVER PARK	Robert J. & Barbara J. Phye	2425 Gentry Drive Wichita, Kansas 67220
10 & 11	4	RIVER PARK	Biltmore Homes Inc.	851 N. West Street Wichita, Kansas 67203
1,2,3, 5,6,7, 8 & 9	5	RIVER PARK	Twin Rivers Inv. Inc.	425 N. Broadway Wichita, Kansas 67202
4	5	RIVER PARK	Twin Rivers Inv. Inc.	425 N. Broadway Wichita, Kansas 67202
26 & 27	6	RIVER PARK	Herbert A. Sparks	4007 W. 18th Street Wichita, Kansas 67212



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
		INDIAN HILLS 4TH	Indian Hills Dev. Co., Inc. H. Marbin Bastian President	1905 SW. Boulevard Wichita, Kansas 67211

Beginning at intersection of East line of Lot 1, Section 12, Township 27, Range 1 West and the established left bank of the Arkansas River; thence West along the said bank line to a point 855 feet measured at right angles to said East line Lot 1; thence North to a point 200 feet from said river bank line; thence Easterly to a point on the East line of said Lot 1, 200 feet from said bank line; thence South along said East line said Lot 1 to point of beginning.



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
5	3	BENAJMIN HILLS 2ND	Richard R. & Mildred M. Ayesh	2628 Benjamin Wichita, Kansas 67204
6	3	BENJAMIN HILLS 2ND	Ruby P. Millsap	2616 Benjamin Wichita, Kansas 67204
7	3	BENJAMIN HILLS 2ND	Aileen Lee	2604 Benjamin Wichita, Kansas 67204
8	3	BENJAMIN HILLS 2ND	Arthur D. & Florence Busch	2552 Benjamin Wichita, Kansas 67204
9	3	BENJAMIN HILLS 2ND	Obed T. & Evelyn A. Wells	2542 Benjamin Wichita, Kansas 67204
10	3	BENJAMIN HILLS 2ND	Jerry D. Forney	2534 Benjamin Wichita, Kansas 67204
11	3	BENJAMIN HILLS 2ND	Robert D. & Carol J. Dickerson	2520 Benjamin Wichita, Kansas 67204
12	3	BENJAMIN HILLS 2ND	Raymond D. & Gail George	2512 Benjamin Wichita, Kansas 67204
13	3	BENJAMIN HILLS 2ND	Marvin M. & Barbara Somers	2506 Benjamin Wichita, Kansas 67204
14	3	BENJAMIN HILLS 2ND	Elizabeth H. Heinsohn	2305 N. Richmond Wichita, Kansas 67204

**Fidelity** **FT** **Title**  
COMPANY, INC.

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
15	3	BENJAMIN HILLS 2ND	Jon Mattson & Shirley A. Sjogren	✓ 2315 N. Richmond Wichita, Kansas 67204
16	3	BENJAMIN HILLS 2ND	Don G. & Louise K. Salyer	✓ 2325 N. Richmond Wichita, Kansas 67204
17	3	BENJAMIN HILLS 2ND	Melvin C. & Dorothy A. Byers	✓ 2339 North Richmond Wichita, Kansas 67204
18	3	BENJAMIN HILLS 2ND	Horton E. & Benita L. Goss	✓ 2355 N. Richmond Wichita, Kansas 67204
19	3	BENJAMIN HILLS 2ND	Iris L. King & Charlotte E. Crawford	✓ 2367 Benjamin Wichita, Kansas 67204
20	3	BENJAMIN HILLS 2ND	Gordon L. & Joan C. Smith	✓ 2377 N. Richmond Wichita, Kansas 67204
21	3	BENJAMIN HILLS 2ND	James A. Jr. & Doris T. Moore	✓ 2381 N. Richmond Wichita, Kansas 67204
8	4	BENJAMIN HILLS 2ND	John W. & Kathleen Schiffler	✓ 2324 N. Richmond Wichita, Kansas 67204
9	4	BENJAMIN HILLS 2ND	Herbert W. & Eva D. Hobson	✓ 2314 North Richmond Wichita, Kansas 67204
10	4	BENJAMIN HILLS 2ND	Leonard R. & Kellene M. Wright	✓ 2304 North Richmond Wichita, Kansas 67204
11	4	BENJAMIN HILLS 2ND	K.E. & LaRue Yates	✓ 2414 Hyacinth Lane Wichita, Kansas 67204
12	4	BENJAMIN HILLS 2ND	Albert C. & Mildred H. Martin	✓ 2315 Dogwood Wichita, Kansas 67204
1	5	BENJAMIN HILLS 2ND	Board of Park Commissioners City of Wichita	✓ City of Wichita
2	5	BENJAMIN HILLS 2ND	Board of Education School Dist. #1	✓ City of Wichita 428 S. Broadway ✓
1	9	BENJAMIN HILLS 2ND	Fred Kuhlman & Opal Kuhlman	✓ 2256 Hyacinth Wichita, Kansas 67204
2	9	BENJAMIN HILLS 2ND	John D. & Eileen C. Murray	✓ 2246 Hyacinth Wichita, Kansas 67204



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
3	9	BENJAMIN HILLS 2nd	Ray O. & Jetta J. Stinson	2238 Hyacinth Wichita, Kansas 67204
4	9	BENJAMIN HILLS 2ND	William Ronald & Mindia M. Brigstocke	2228 Hyacinth Wichita, Kansas 67204
5	9	BENJAMIN HILLS 2ND	H. Dean & C. Nadine Jirrels	2220 Hyacinth Wichita, Kansas 67204
6	9	BENJAMIN HILLS 2nd	Wilbur R. & E. Maxine Elsea	2208 Hyacinth Wichita, Kansas 67204
7	9	BENJAMIN HILLS 2ND	Anna McLean 2359 McLean Blvd.	2359 McLean Blvd. NW Wichita, Kansas 67203
8	9	BENJAMIN HILLS 2ND	Oliver R. & Marjorie Anderson	2219 Bullinger Wichita, Kansas 67204
9	9	BENJAMIN HILLS 2ND	Melvin E. & Shirley K. Zandler	2231 Bullinger Wichita, Kansas 67204
10	9	BENJAMIN HILLS 2nd	John M. Jr. & Betty Richards	2304 North Richmond Wichita, Kansas 67204
11	9	BENJAMIN HILLS 2ND	Michael A. Belluomo Mary Paula Belluomo	2245 Bullinger Wichita, Kansas 67204
12	9	BENJAMIN HILLS 2ND	Walter H.Sr. & Anita Marie Beck	2701 Benjamin Wichita, Kansas 67204
1	10	BENJAMIN HILLS 2ND	David E. & Kathleen B. Childs	2519 Benjamin Wichita, Kansas 67204
2	10	BENJAMIN HILLS 2ND	C. Raymond & Kathleen V. Goble	2533 Benjamin Wichita, Kansas 67204
3	10	BENJAMIN HILLS 2ND	Richard & Wilma Jeanne Bills	1514 N. Sabin Wichita, Kansas 67209
4	10	BENJAMIN HILLS 2ND	Russell L. & Peggy J. Brenner	2551 Benjamin Wichita, Kansas 67204
5	10	BENJAMIN HILLS 2ND	Harry J. & Norma J. Frazier	2605 Benjamin Wichita, Kansas 67204
6	10	BENJAMIN HILLS 2ND	Herbert & Evelyn L. Parks	2615 Benjamin Wichita, Kansas 67204



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
7	10	BENJAMIN HILLS 2ND	Verland M. & Elaine Patterson	2627 Benjamin Wichita, Kansas 67204
8	10	BENJAMIN HILLS 2ND	Jesse O. & Lucille Arterburn	2628 Bob White Wichita, Kansas 67204
9	10	BENJAMIN HILLS 2ND	Albert P. & Reva Guerra	2616 Bob White Wichita, Kansas 67204
10	10	BENJAMIN HILLS 2ND	Robert I. & Susan S. Guenthner	2606 Bob White Wichita, Kansas 67204
11	10	BENJAMIN HILLS 2ND	Robert Emmett & Helen Wanda Wood	2552 Bob White Wichita, Kansas 67204
12	10	BENJAMIN HILLS 2ND	Clifford P. & Lois M. Brawley	2542 Bob White Wichita, Kansas 67204
13	10	BENJAMIN HILLS 2ND	Dean L. & Norma L. Babb	2532 Bob White Wichita, Kansas 67204 <i>returned 3-31-75</i>
14	10	BENJAMIN HILLS 2ND	J. Carson & Virginia Rockhill	2505 Benjamin Wichita, Kansas 67204
1	11	BENJAMIN HILLS 2ND	Joe Guy, Jr. & Katherine Jones	2521 Bob White Wichita, Kas 67204
2	11	BENJAMIN HILLS 2ND	Evelyn J. Caldwell John O & Anna B. English	2533 Bob White Wichita, Kansas 67204
3	11	BENJAMIN HILLS 2ND	Fred J. & Virginia H. Soper	2541 Bob White Wichita, Kansas 67204
4	11	BENJAMIN HILLS 2ND	Leon E. & Mabelle Kirkland	2551 Bob White Wichita, Kansas 67204
5	11	BENJAMIN HILLS 2ND	Don L. & Marie L. Graber	2605 Bob White Wichita, Kansas 67204
6	11	BENJAMIN HILLS 2ND	Eli P. & Agnes C. Ferris	2615 Bob White Wichita, Kansas 67204
7	11	BENJAMIN HILLS 2ND	Lowell W. & Lorraine Schraeder	Address Unknown
8	11	BENJAMIN HILLS 2ND	Bill R. & Sandra L. Phillips	2208 Bullinger Wichita, Kansas 67204
9,10, 11,12, 13 & 14	11	BENJAMIN HILLS 2ND	John E. Brewer <i>returned 3-31-75</i>	2101 W. 31st St. N. Wichita, Kansas 67204



Fidelity  Title  
COMPANY, INC.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



DP-23

RETURN TO  
3000  
MOVED, LET NO ADDRESS

FIRST-CLASS MAIL

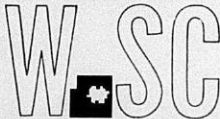


John E. Brewer  
2101 W. 31st St. North  
Wichita, Ks. 67204

3727 Agnes Ct.  
Wichita, KS 67204

Important!  
Notice of Hearing  
Enclosed

WICHITA—SEDGWICK COUNTY



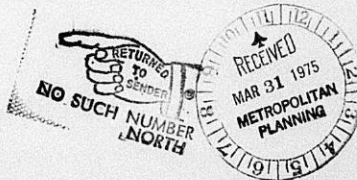
METROPOLITAN AREA PLANNING  
COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



FIRST-CLASS MAIL

DP-23

Dean L. & Norma L. Babb  
2532 Bob White  
Wichita, Ks. 67204



Important!  
Notice of Hearing  
Enclosed

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
15	11	BENJAMIN HILLS 2ND	Henry Y. & Jayne L. Green	✓ 2209 Marigold Lane Wichita, Kansas 67204
16	11	BENJAMIN HILLS 2ND	Edward O. & Donna M. Elpers	✓ 2419 Benjamin Wichita, Kansas 67204
17	11	BENJAMIN HILLS 2ND	Robert M. & Joan B. Shearer	✓ 2433 Benjamin Wichita, Kansas 67204
1	12	BENJAMIN HILLS 2ND	Donald E. & Onita Faye Wilson	✓ 2442 Benjamin Wichita, Kansas 67204
2	12	BENJAMIN HILLS 2ND	Xellis H. & Lucile K. Wilkinson	✓ 2434 Benjamin Wichita, Kansas 67204
4	12	BENJAMIN HILLS 2ND	Ward E. & Gloria J. Lewis 2420 Benjamin	✓ 2420 Benjamin Wichita, Kansas 67204
3	12	BENJAMIN HILLS 2ND	Ray C. & Dorothy J. Hopson	✓ 2426 Benjamin Wichita, Kansas 67204
5	12	BENJAMIN HILLS 2ND	Adm. of Veterana Affairs	✓ 5500 E. Kellogg Wichita, Kansas 67218
6,7 & 9	12	BENJAMIN HILLS 2ND	Emmet E. & Lois Hall <i>returned 3-31-75</i>	✓ 2308 Hyacinth Wichita, Kansas 67204
8	12	BENJAMIN HILLS 2ND	William W. & Flora M. Leblond	✓ 5500 E. Kellogg Wichita, Kansas 67218
10	12	BENJAMIN HILLS 2ND	Adm. of Veterans Affairs	✓ 2253 N. Richmond Wichita, Kansas 67204
11	12	BENJAMIN HILLS 2ND	Jerome C. & Barbara G. Beck	✓ 2253 N. Richmond Wichita, Kansas 67204
12	12	BENJAMIN HILLS 2ND	Henry & Darlene M. Jesse	✓ 2261 North Richmond Wichita, Kansas 67204
1	13	BENJAMIN HILLS 2ND	Walter J. & Ruth R. Broderson	✓ 2262 N. Richmond Wichita, Kansas 67204
2	13	BENJAMIN HILLS 2ND	Mildred & Thomas Lee Kirkpatrick & Sherry Ann Larkin	✓ 2254 N. Richmond Wichita, Kansas 67204
3	13	BENJAMIN HILLS 2ND	George L. & Birdie M. Harris	✓ 2244 N. Richmond Wichita, Kansas 67204

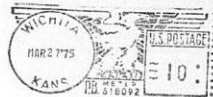


WICHITA—SEDGWICK COUNTY




METROPOLITAN AREA PLANNING  
COMMISSION

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



FIRST-CLASS MAIL

Emmet E. & Lois Hall  
2308 Hyacinth  
Wichita, Ks. 67204

 RETURNED TO SENDER  
**NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
NORTH**



DP-23

**Important!**  
Notice of Hearing  
Enclosed

LOT	BLOCK	ADDITION	OWNER	ADDRESS
4	13	BENJAMIN HILLS 2ND	John M. & Virginia Lang	2236 N. Richmond Wichita, Kansas 67204
5	13	BENJAMIN HILLS 2ND	Clifford R. & Ruth D. Muhlenbruch	2228 N. Richmond Wichita, Kansas 67204
6 & 12	13	BENJAMIN HILLS 2ND	Adm. of Veterans Affairs	5500 E. Kellogg Wichita, Kansas 67218
7	13	BENJAMIN HILLS 2ND	Emmett E. & Lois Hall	2308 Hyacinth Wichita, Kansas 67204
8	13	BENJAMIN HILLS 2ND	Henry Y. & Jayne L. Geen	2209 Marigold Wichita, Kansas 67204
9	13	BENJAMIN HILLS 2ND	Leeson H. & Martha S. McCloud	2219 Marigold Wichita, Kansas 67204
10	13	BENJAMIN HILLS 2ND	Larry J. & Gwendolyn P. Armfield	2229 Marigold Wichita, Kansas 67204
11	13	BENJAMIN HILLS 2ND	Warran E. & Sandra Lee Carpenter	2239 Marigold Wichita, Kansas 67204
13	13	BENJAMIN HILLS 2ND	Orville W. & Bettian Smith	2225 Dogwood Wichita, Kansas 67204
14	13	BENJAMIN HILLS 2ND	Adm. of Veterans Affairs	5500 E. Kellogg Wichita, Kansas 67218
15	13	BENJAMIN HILLS 2ND	Charles P. & Dorothy E. Danbury	2243 Dogwood Wichita, Kansas 67204
16	13	BENJAMIN HILLS 2ND	Forrest V. & Evelyn A. Jackson	2251 Dogwood Wichita, Kansas 67204
1	14	BENJAMIN HILLS 2ND	Ward H. & Esther M. Blackford	2238 Marigold Wichita, Kansas 67204
2	14	BENJAMIN HILLS 2ND	Mark W. & Beverly D. Dick	2222 Marigold Wichita, Kansas 67204
3	14	BENJAMIN HILLS 2nd	Bernard J. & Ralph Stambaugh	2206 Marigold Wichita, Kansas 67204
4	14	BENJAMIN HILLS 2ND	Southwest Fed. S & L Association	130 North Market Wichita, Kansas 67202
5	14	BENJAMIN HILLS 2ND	Norman E. & Dorothy Allerheilig	2225 Sweetbriar Wichita, Kansas 67204



LOT	BLOCK	ADDITION	OWNER	ADDRESS
6	14	BENJAMIN HILLS 2ND	Presbytery of Wichita Synod of Kansas	2258 Marigold Wichita, Kansas 67204
5	7	BENJAMIN HILLS 2ND	Jack E. & Elizabeth J. Green	2302 Marigold Wichita, Kansas 67204
	1	GARDNER'S RIVERLAWN	Gardner Land, Inc.	221 North Broadway Wichita, Kansas 67202
1	2	GARDNER'S RIVERLAWN	Emmet B. & Margaret F. Park	5707 E. 19th Street Wichita, Kansas 67208 <i>*Returned 2-6-75</i>
2	2	GARDNER'S RIVERLAWN	Donald R. Armstrong Ruby Eva Elinor Armstrong	1921 W. 23rd Street Wichita, Kansas 67204
3	2	GARDNER'S RIVERLAWN	Donald A. & Lois M. Filby	1915 W. 23rd Street Wichita, Kansas 67204
4	2	GARDNER'S RIVERLAWN	Kathleen D. Garrison V. A. & Mildred B. Miller	1909 W. 23rd Street No. Wichita, Kansas 67204
5	2	GARDNER'S RIVERLAWN	John W. & Lulu E. Swenson	1901 W. 23rd St. Wichita, Kansas 67204
6	2	GARDNER'S RIVERLAWN	E. W. & Nell M. Schubert	1827 W. 23rd St. Wichita, Kansas 67204
7	2	GARDNER'S RIVERLAWN	George S. & Rosa L. Simpson	1821 W. 23rd St. Wichita, Kansas 67204
8	2	GARDNER'S RIVERLAWN	Stephen J. & Janet L. Betton	1815 W. 23rd St. Wichita, Kansas 67204
9	2	GARDNER'S RIVERLAWN	William Henry Holsapple & Marjorie Holsapple	1807 W. 23rd St. Wichita, Kansas 67204
10	2	GARDNER'S RIVERLAWN	Avis R. & Deloris Gutshall	1801 W. 23rd St. Wichita, Kansas 67204
11,12, 13,14, 15,16, 17,18, 19,20,	2	GARDNER'S RIVERLAWN	Gardner Land Inc. 221 South Broadway	221 South Broadway Wichita, Kansas 67202 <i>Map</i>
11	3	GARDNER'S RIVERLAWN	Nicholas N. & Anna D. Sandoval	3702 N. Topeka Wichita, Kansas 67219

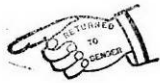


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



Gardner Land, Inc.  
221 North Broadway  
Wichita, KS 67202

DP-23

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

*Important! Notice of Hearing Enclosed*

LOT	BLOCK	ADDITION	OWNER	ADDRESS
12	3	GARDNER'S RIVERLAWN	Violet J. Stevens Brenda Sue Sherfill Charles David Stevens	✓ 2416 Amidon Wichita, Kansas 67204
13	3	GARDNER'S RIVERLAWN	Ray & Georgia I. Shropshire	✓ 2410 Amidon Wichita, Kansas 67204
14	3	GARDNER'S RIVERLAWN	Alonzo W. & Lorene Johnson	✓ 2402 Amidon Wichita, Kansas 67204
15	3	GARDNER'S RIVERLAWN	Dean E. & Betty J. Norris	✓ 1918 W. 23rd St. Wichita, Kansas 67204
16	3	GARDNER'S RIVERLAWN	Henry D. & Dorothy J. Bogardus	✓ 2401 Riverlawn Wichita, Kansas 67204
17	3	GARDNER'S RIVERLAWN	Paul W. & Katherine M. Reeves	✓ 2415 Riverlawn Wichita, Kansas 67204
18	3	GARDNER'S RIVERLAWN	John Richard & Myra M. Small	✓ 2421 Riverlawn Wichita, Kansas 67204
13	4	GARDNER'S RIVERLAWN	Frederick M. & Marjorie J. Knodle	✓ 2416 Riverlawn Wichita, Kansas 67204
14	4	GARDNER'S RIVERLAWN	Allen K. & Gaylee Sands	✓ 2410 Riverlawn Drive Wichita, Kansas 67204
15	4	GARDNER'S RIVERLAWN	James & LaDonna J. Sanders	✓ 1214 Kevin Rd. Wichita, Kansas 67204
16	4	GARDNER'S RIVERLAWN	Wendell E. & Betty M. Palin	✓ 1824 West 23rd St. Wichita, Kansas 67204
17	4	GARDNER'S RIVERLAWN	David E. & Edna E. Monk	✓ 2409 Perry Wichita, Kansas 67204
16	5	GARDNER'S RIVERLAWN	Robert Milton & Donna Noll	✓ 2402 Perry Wichita, Kansas 67204
1		BRUNCH	A. R. & Thelma L. Brunch	✓ 5059 Valentine Rd. Wichita, Kansas 67219 <i>returned 6-2-75</i>
2 & 3		BRUNCH	Hale Dean Ritchie, Evan Davis Ritchie, John Proctor Ritchie	✓ 1820 N. Mosley Wichita, Kansas 67214
E 2/3 Acre of 1 Acre Tract located in NW corner Lot 2, except North 50 feet for Street, NE 1/4 Sec. 7-27-1E			Marcus D. Gow % Derby Refining Co.	✓ P.O. Box 1030 Wichita, Kansas 67201



Fidelity  Title  
COMPANY, INC.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

262.0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



**FIRST CLASS**

**Important!**  
Notice of Hearing  
Enclosed

A. R. & Thelma L. Brunch  
5059 Valentine Rd.  
Wichita, Kansas 67219



NO RETURNED TO SENDER  
MOVED, LEFT NO ADDRESS  
NORTH

DP-23

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
		Part Block 1, Lakeview Estates, Beginning 126.7 feet West of the Northeast corner, Block 1; W 640.29 feet; South 158.71 feet; West 158.71 feet; South 368 feet; East 325 feet; NE 200 feet; East 475 feet; North 275 feet; West 129.35 feet; North to beginning.	Lakeview Development Co., Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201
		Part Block 1, Lakeview Estates; beginning NE corner Block 1; West 126.7 feet; South 125 feet; East 129.33 feet; North 125 feet to beginning.	Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201
		Lot 1, Lakeview Estates 2nd except beginning at SW corner; thence NE 96.95 feet; South to South line; West to beginning.	Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201
		Beginning at SW corner Lot 1; NE 96.95 feet M/L; South to South line Lot 1; West to beginning Lakeview Estates 2nd Addition	Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201
		Lot 4, except East 298.9 feet, Lakeview Estates 2nd Addition	Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201
		Lot 5, Lakeview Estates 2nd Addition	LAKEVIEW Dev. Co., Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201
		Beginning 298.9 feet West of SE corner Lot 6; West 621.1 feet; NWly 386.15 feet; West 30 feet; North 3178 feet; West 10 feet; North 3178 feet; West 10 feet; North 526.29 feet; East 130 feet; North 230 feet; NEly 30 feet; East 545 feet; SEly to a point 290 feet West of NE corner Lot 6; East 290 feet; South 415 feet; West to point 280 feet West of East line of Lot 3; South 371.6 feet; West 239.12 feet; South 15 feet to beginning Lakeview Estates 2nd Addition	Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201



**Fidelity** **FT** **Title**  
 COMPANY, INC.

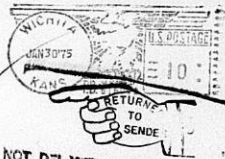
<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
		TWIN LAKES OFFICE PARK ADDITION	Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201
1	1	COOK'S RIVER RANCH	Vic Cheng Shen & Jacqueline Shen	✓ 1846 Lisa Land Wichita, Kansas 67203
2	1	COOK'S RIVER RANCH	Everett C. & Delpha A. Moss	✓ 1827 W. 18th St Wichita, Kansas 67203
3	1	COOK'S RIVER RANCH	Wayne M. & Zelma Armstrong	✓ 1809 W. 18th St Wichita, Kansas 67203
4	1	COOK'S RIVER RANCH	Robert L. & Alta L. Whitesell	✓ 1805 W. 18th St Wichita, Kansas 67203
5	1	COOK'S RIVER RANCH	Donald J. & Jean C. Lampe	✓ 806 Buffum Ave. Wichita, Kansas 67203
6 exc. South 1 foot	1	COOK'S RIVER RANCH	Harlan B. & Phyllis J. Dixon	✓ 1845 Woodrow Ct. Wichita, Kansas 67203 <i>returned 2-3-75</i>
7 & South 1 foot Lot 6	1	COOK'S RIVER RANCH	Robert H. & Dorothy E. Jackson	✗ Address Unknown
8	1	COOK'S RIVER RANCH	Eugene L. & Lorraine Jones	✓ 2607 N. Chautauqua Wichita, Kansas 67219
9	1	COOK'S RIVER RANCH	Chester H. & Aletha E. Wilson	✓ 1815 Woodrow Ct. Wichita, Kansas 67203 <i>returned 2-3-75</i>
10	1	COOK'S RIVER RANCH	Frank L. & Leola M. Thomas	✓ 1805 Woodrow Ct. Wichita, Kansas 67203
11, exc. Nly 2 feet	1	COOK'S RIVER RANCH	Paul J. & Dorothy C. Andree	✓ 1814 Lisa Lane Wichita, Kansas 67203
12 & Nly 2 feet Lot 11	1	COOK'S RIVER RANCH	Jeffrey V. & Martha L. Baxter	✗ Address Unknown
13	1	COOK'S RIVER RANCH	Homer E. & LaDonna Keith	✓ 1828 Lisa Lane Wichita, Kansas 67203



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
INDIAN HILLS

Eugene L. & Lorraine Jones  
2607 N. Chautauqua  
Wichita, KS 67219

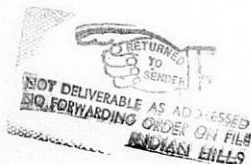
DP.23

*Important! Notice of Hearing Enclosed*

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



Donald J. & Jean C. Lampe  
806 Buffum Ave.  
Wichita, KS 67203



DP.23

*Important! Notice of Hearing Enclosed*

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
14	1	COOK'S RIVER RANCH	Larry Elliott Hiebert & Kathryn Hayes Hiebert	✓ 1832 Lisa Lane Wichita, Kansas 67203 ✓
15	1	COOK'S RIVER RANCH	Albert H. III & Patricia Ann Nelson	✓ 1836 Lisa Lane Wichita, Kansas 67203 ✓
16	1	COOK'S RIVER RANCH	Haig M. & Anahid Hagopian	✓ 1840 Lisa Lane Wichita, Kansas 67203 ✓
2 & 3	2	COOK'S RIVER RANCH	Arlene V. Root	✓ 1847 Lisa Lane Wichita, Kansas 67203 ✓
4 & 5	2	COOK'S RIVER RANCH	C. W. Bragg Co. Inc.	✓ 1743 N. Broadway Wichita, Kansas 67214 ✓
6	2	COOK'S RIVER RANCH	James H. & Zelma I. Lange	✓ 1833 Lisa Lane Wichita, Kansas 67203 ✓
7	2	COOK'S RIVER RANCH	Christine J. Cleary	✓ 1829 Lisa Lane Wichita, Kansas 67203 ✓
8	2	COOK'S RIVER RANCH	C. Eugene & Peggy A. McGinnis	✓ 1825 Lisa Lane Wichita, Kansas 67203 ✓
9	2	COOK'S RIVER RANCH	Astrid Hayden	✓ 1821 Lisa Lane Wichita, Kansas 67203 ✓
10	2	COOK'S RIVER RANCH	Burditt E. Zakary	Address Unknown ✓ 1612 S. 21st returned 6-9-75
11	2	COOK'S RIVER RANCH	Charley Floyd Thomas & Marjorie C. Thomas	✓ 1813 Lisa Lane Wichita, Kansas 67203 ✓
12 & 13	2	COOK'S RIVER RANCH	Lawrence E. & Irene Wells	✓ 1401 Garland Wichita, Kansas 67203 ✓
1,3, 5 Woodrow Court		FORD & CRANE'S	M.H. & Evelyn A. Owens	✓ 1733 W. 18th Street Wichita, Kansas 67203 ✓
7,8, 11 Woodrow Court		FORD & CRANE'S	Sam & Lutie Schwein	✓ 1848 Woodrow Court Wichita, Kansas 67203 ✓
13,15 17 Woodrow Court		FORD & CRANE'S	Gerald B. & Grace N. Beat	✓ 1842 Woodrow Court Wichita, Kansas 67203 ✓



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



FIRST CLASS



*Important!*  
Notice of Hearing  
Enclosed

~~Burditt E. Zakary  
1612 S. Estelle  
Wichita, Kansas 67211~~

X

DP-23

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
19 thru 29 (odd) Woodrow Court		FORD & CRANE'S	Dekalb Agricultural Association of Dekalb Co., Ill.	1831 Woodrow Court Wichita, Kansas 67203 ✓
Part of Lot 6, Lakeview Estates 2nd Addition: Beginning at NW corner; SW 128.81 feet; East 180 feet M/L; North 88.91 feet ; West to beginning.			Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201 ✓
Part of Lot 6, Lakeview Estates 2nd Addition: Beginnig at a point where North line Lot 6 & NW corner Lot 2 intersect; West 295 feet M/L thence South 88.91 feet; East 365 feet NW to beginning.			Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201 ✓
Part Block 1, Lakeview Estates Addition, Beginning at W corner; North 422 feet; East 325 feet; SW 255.74 feet; South 230 feet; West 130 feet to beginning.			Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201 ✓
Part Lot 2, Lakeview Estates 2nd Addition; Beginning 375 feet West of NE corner Lot 2; West 143.84 feet; North 15 feet; West 260 feet; SW 238.27 feet; East 195 feet; North 268 feet to beginning.			Lakeview Dev. Co. Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201 ✓
1	1	WOMER 6TH	Womer Dev. Co., Inc.	434 Ohio Wichita, Kansas 67214 ✓
S 2' of Lot 2, all of Lot 3 Block 1		WOMER 6TH	Charles A. & Margaret R. Beattie	1530 W. 33rd St. No. Wichita, Kansas 67204 Returned 6-2-75 ✓
2 exc. South 2 feet Block 1		WOMER 6TH	Womer Dev. Co., Inc.	P.O. Box 2365 N. Wichita Station Wichita, Kansas 67201 ✓



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
NORTH



**FIRST CLASS**

**Important!**  
**Notice of Hearing**  
Enclosed

Charles A. & Margaret R. Beattie  
1530 W. 33rd St. No.  
Wichita, Kansas 67204

DP-23

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
All Lot 4, & North 25 feet of Lot 5, B 1	WOMER 6TH		Thomas O. & Ruth Ann Beard	✓ 2733 Meadowvale St. ✓ Wichita, Kansas 67203
S 50 feet Lot 5 & N 50 feet Lot 6, Block 1	WOMER 6TH		Ralph G. & Wilmar Twyman	✓ 1920 N. Sedgwick Ave. ✓ Wichita, Kansas 67203
S 25 feet of Lot 6 & Lot 7 exc. South 4 feet Block 1	WOMER 6TH		Cecil M. & Frances L. Gleason	✓ 1912 N. Sedgwick Ave. ✓ Wichita, Kansas 67203
South 4 feet of Lot 7, Block 1	WOMER 6TH		Robert J. & Beverly J. Kernohan	✓ 1902 N. Sedgwick Ave. ✓ Wichita, Kansas 67203
S 10 feet of Lot 16 & all Lot 15, Block 1	WOMER 6TH		Lovel G. & Billie F. Swan	✓ 1901 N. St. Clair ✓ Wichita, Kansas 67203
South 65 feet of North 68 feet of Lot 16, Block 1	WOMER 6TH		Ellen C. Hiatt	✓ 1911 N. St. Clair ✓ Wichita, Kansas 67203
North 3 feet of Lot 16 & Lot 17 exc. beg. NE corner West 130 feet to NW corner, South 1 foot Ely to beginning Block 1	WOMER 6TH		Donald E. & Hazel Claire Winkler	✓ 1921 N. St. Clair ✓ Wichita, Kansas 67203
Beg. NE corner Lot 17, West 130 feet to NW corner, South 1 foot, Ely to point of beg. Block 1	WOMER 6th		Harold & Alice Belt	✓ 1931 N. St. Clair ✓ Wichita, Kansas 67203
Lot 18, exc. beg. front corner common to Lot 19, NW 162 feet, South 6 feet SE to beginning. Block 1	WOMER 6TH		Harold & Alice Belt	✓ 1931 N. St. Clair ✓ Wichita, Kansas 67203



<u>LOT &amp; BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
Lot 19, exc. beg. front 1 corner to Lot 19 & 20, West 10 feet NW 186.3 feet, N 32.45 feet SE 210 feet to beg. & part Lot 18 beg. corner common to Lot 19, NW, 162 feet South 6 feet, SE to beginning, Block 1	WOMER 6TH	Donald & Mazie L. King	1941 N. St. Clair Wichita, Kansas 67203 ✓
Lot 20, except Ely 10 feet & part Lot 19 beg. front corner common to Lots 19 & 20 Wly 10 feet, NW 186.3 feet, N 32.45 feet, SE 210 feet to beginning, Block 1	WOMER 6TH	S. H. & Esther J. Womer	434 Ohio Wichita, Kansas 67214 <i>dup</i>
Ely 10 feet Lot 20 & Lot 21, except part E of line 15 feet W SE corner ext. to pt. 20 feet Wly of NE corner, Block 1	WOMER 6TH	Fred L. & Patricia L. Coslett	2242 Bella Vista Wichita, Kansas 67203 ✓
22 & part of Lot 21, beg. SE corner, West 15 feet, North to rear line Ely 20 feet to NE corner South to beginning, Block 1	WOMER 6TH	Charles R. & Lucille Culbertson	2232 Bella Vista Wichita, Ks. 67203 ✓
23 & Wly 15 feet of Lot 24, Block 1	WOMER 6TH	Gale D. & Sara L. Black	2224 Bella Vista Wichita, Kansas 67203 ✓
24 except Wly 15 feet, Block 1	WOMER 6TH	Charles K. & Jean C. Eby	2212 Bella Vista Wichita, Kansas 67203 ✓
25 except Wly 50 feet, Block 1	WOMER 6TH	John W. & Rebecca I. Long	2200 Bella Vista Wichita, Kansas 67203 ✓
Wly 50 feet, Lot 25, Block 1	WOMER 6TH	Charles K. & Jean C. Eby	2212 Bella Vista Wichita, Kansas 67203 <i>dup</i>
26 except East 10 feet, Block 1	WOMER 6TH	John W. & Rebecca L. Long	2200 Bella Vista Wichita, Kansas 67203 <i>dup</i>



<u>LOT &amp; BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>	
27 & E 10 feet Lot 26, Block 1	WOMER 6TH	Hubert M. & Shirley E. Snell	2186 Bella Vista Wichita, Kansas	✓ 67203
28 Block 1	WOMER 6TH	William A. & Kathleen S. James	2108 Bella Vista Wichita, Kansas	✓ 67203
29 except beg. SE corner, NW along front 65 feet, NE to rear line SE 72 feet to NE corner SW 160 feet to beginning, Block 1	WOMER 6TH	William M. & Kathleen S. James	2108 Bella Vista Wichita, Kansas	✓ 67203
30 & part of Lot 29 beg. SE corner NW 65 feet, NE to rear of Lot SE 72 feet SW 160 feet to beginning, Block 1	WOMER 6TH	R. W. & S. H. Womer	434 Ohio Wichita, Kansas	✓ 67214
31, Block 1	WOMER 6TH	H. P. Jr. & Ruth S. Lent	2162 Bella Vista Wichita, Kansas	✓ 67203
32 & beginning SW corner Lot 33, SE 41 feet NE to rear, Lot 33, NW 48 feet to NW corner SW to beginning, Block 1	WOMER 6TH	Gilbert D. & Jacqueline M. Tatman	2154 Bella Vista Wichita, Kansas	✓ 67203
33 except beg. SW corner SE along front 41 feet NE to rear Lot 33, NW 48 feet to NW corner SW to beginning, Block 1	WOMER 6TH	Ralph A. & Doris J. Klose	2142 Bella Vista Wichita, Kansas	✓ 67203
34 except beginning SW corner Lot 34, SE 51 feet NE to rear, Lot 34 NW 61.2 feet to NW corner SW to beginning, Block 1	WOMER 6TH	Wm. R. & Patricia L. Holmes	2134 Bella Vista Wichita, Kansas	✓ 67203



<u>LOT &amp; BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
Beg. SW corner Lot 34 SE along front 51 feet NE 134 feet to rear of Lot NW 61.2 feet to NW corner SW 142 feet to beginning, Block 1	WOMER 6TH	Ralph R. & Doris J. Klose	2142 Bella Vista Wichita, Kansas 67203 <i>dup</i>
Lot 35, except that part described as beginning at the front corner common to said Lots 34 & 35; thence SEly along the front line of said Lot 35, 61 feet; thence NEly on a line radial to the front line of said Lot 35, 130.5 feet more or less to the rear line of said Lot 35; thence NWly along the rear line of said Lot 35, 72 feet more or less to the rear corner common to said Lots 34 and 35; thence SWly 129 feet more or less to beg., and all of Lot 36, all in Block 1, WOMER'S 6TH ADDITION to Wichita, Ks.		James R. & Patricia P. Decker	4227 Westport Lane Wichita, Kansas 67212 ✓
Part Lot 35, beginning front corner common to Lot 34 & 35, SE along front Lot 35; 61 feet NE to rear lot 35 NW 72 feet rear corner common with Lot 34 SW to beginning, Block 1		Wm. R. & Patricia L. Holmes	2134 Bella Vista Wichita, Kansas 67203 <i>dup</i>
37 Block 1	WOMER 6TH	Womer Dev. Co. Inc.	434 Ohio Wichita, Kansas 67214 <i>dup</i>
38 1	WOMER 6TH	Womer Dev. Co. Inc.	434 Ohio Wichita, Kansas 67214 <i>dup</i>
West 150 feet Lot 39	1 WOMER 6TH	Walter Kay & Blanche M. Jabara	2104 Bella Vista Wichita, Kansas 67202 ✓
That part of Lot 39, lying E of the following line, beginning 150 feet E of the SW corner Lot 39, thence running N 129.31 feet to N line of Lot 39 Block 1	WOMER 6TH	Clayton Elmer & Marian B. Carpenter	2010 W. 17th St. Wichita, Kansas 67203 ✓



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
1	2	WOMER 6TH	James L. & Karen J. Pinkerton	✓ 1902 N. St. Clair Wichita, Kansas 67203
2	2	WOMER 6TH	Verne F. & Bessie E. Thornton	✓ 2236 W. 18th St. Wichita, Kansas 67203
West 10 feet Lot 3	2	WOMER 6TH	Verne F. & Bessie E. Thornton	✓ 2236 W. 18th St. Wichita, Kansas 67203
3 exc. West 10 feet	2	WOMER 6TH	Larry K. & Marilyn K. Kuhlman	✓ 2547 West 31st St. South Wichita, Kansas 67216 <i>returned 4-1-75</i>
4	2	WOMER 6TH	William L. & Mildred E. Edwards	✓ 2216 W. 18th St. Wichita, Kansas 67203
5	2	WOMER 6TH	Dwight E. & Barbara J. Glenn	✓ 2208 W. 18th St. Wichita, Kansas 67203
6	2	WOMER 6TH	Donald L. & Harriet E. Ratzlaff	✓ 1815 Joann Wichita, Kansas 67203 <i>6202 W. 18th St. Returned 2-6-75</i>
7	2	WOMER 6TH	Sam E. & Delia May Laham	✓ 2182 W. 18th Wichita, Kansas 67203



All of Lot 8 & part Lot 9, described as beg. at the front corner common to Lots 8 & 9, th. SEly along the front line of Lot 9, 37 feet; th. NEly parallel to the line common to Lots 8 & 9, to the rear line of Lot 9; thence NWly along the rear line of Lot 9 to the rear corner common to said Lots 8 & 9; th. SWly along the line common to said Lots 8 & 9 to the pt. of beginning, Block 2, in WOMER'S 6TH ADDITION to Wichita, Sedg. County, Kansas.

Gerald L. & Delores  
I. Waters  
✓ 8719 University Ave.  
Wichita, Kansas 67209  
*returned 6-2-75*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
INDIAN HILLS

Donald L. & Harriet Ratzlaff  
1815 Joann  
Wichita, KS 67203

DP-23



*Not at  
this  
address*

*Important! Notice of Hearing Enclosed*

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



NOT DELIVERABLE AS ADDRESSED  
NO FORWARDING ORDER ON FILE  
DELANO



FIRST CLASS

*Important!*  
Notice of Hearing  
Enclosed

~~Gerald L. & Delores I. Waters~~  
8719 University Ave.  
Wichita, Kansas 67209

DP-23

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
Lot 10, exc. that part desc. at the front corner common to J. Siler		Lincoln E. & Marjorie	2152 W. 18th St.	Wichita, Kansas 67203

lots 10 & 11; th. NELY 137 feet to the rear corner common to Lots 10 & 11, th. NWly along the rear line of said Lot 10, 1 foot; th. SWly to a point on the front line of said Lot 10, 1 foot NWly of beginning; Th. SWly 1 foot to beginning; and part of Lot 9, desc. as beg., at the front corner common to Lots 9 & 10; th. NWly 38 feet; th. NELY along a line parallel to the lot line common to Lots 9 & 10 to a point on the back line of Lot 9, 38 feet NELY from the back corner common to Lots 9 & 10; Th. SEly 38 feet to back corner common to Lots 9 & 10; thence SWly 134 feet to point of beginning; all in Block 2, WOMER'S 6TH ADDITION to Wichita, Kansas.



11 & SE 1 foot Lot 10 Block 2	WOMER 6TH	Carl G. & Ina M. Kraus	2142 W. 18th St. Wichita, Kansas 67203
12	WOMER 6TH	Willis J. & Beth F. Elliott	2132 W. 18th St. Wichita, Kansas 67203
13	WOMER 6TH	Mathew J. & Martha M. Horsch	2122 W. 18th St. Wichita, Kansas 67203
14	WOMER 6TH	Charles L. & Patty A. Brandt	2133 Bella Vista Wichita, Kansas 67203
15	WOMER 6TH	Norene T. Garver	2141 Bella Vista Wichita, Kansas 67203
16 & Ely 13ft. of Lot 17	WOMER 6TH	George G. & Lucille V. Kessler	2147 Bella Vista Wichita, Kansas 67203
17 exc. Ely 13 ft. Block 2	WOMER 6TH	William B. & Rhoda A. E. McConachie	2155 Bella Vista Wichita, Kansas 67203
18	WOMER 6TH	Walter R. & Mildred A. Zittel	2163 Bella Vista Wichita, Kansas 67203

Fidelity  Title  
COMPANY, INC.

<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
19	2	WOMER 6TH	Harold Q. & Genevieve E. Sharpe	2171 Bella Vista Wichita, Kansas 67203
exc. SWly 1 foot				
20 & SWly		WOMER 6TH	Walter L. & Edna L. Groves	2177 Bella Vista Wichita, Kansas 67203
1 foot				
Lot 19				
Block 2				
21	2	WOMER 6TH	Larry L. & Linda Debrot	2185 Bella Vista Wichita, Kansas 67203
22	2	WOMER 6TH	Kenneth W. & S. Harlene Shreve	2193 Bella Vista Wichita, Kansas 67203
23	2	WOMER 6TH	Phillip C. & Constance L. Rader	2201 Bella Vista Wichita, Kansas 67203
24	2	WOMER 6TH	C. Dean & Reta A. Pressnall	2211 Bella Vista Wichita, Kansas 67203
25	2	WOMER 6TH	Clifford W. & Betty R. Larson	2221 Bella Vista Wichita, Kansas 67203
26	2	WOMER 6TH	Loring B. & Anna B. Smith	2233 Bella Vista Wichita, Kansas 67203
27	2	WOMER 6TH	Jerome M. & Karen G. Laham	2243 Bella Vista Wichita, Kansas 67203
14	3	WOMER 6TH	James L. & Geraldine Woolridge	2112 W. 17th St. Wichita, Kansas 67203
15	3	WOMER 6TH	Kenneth & Lorraine N. Kallail	2102 W. 17th St. Wichita, Kansas 67203
16	3	WOMER 6TH	Darold B. & Marcilla F. Spurgeon	2109 Bella Vista Wichita, Kansas 67203
17	3	WOMER 6TH	Kay Louise Mills % Wichita Federal	340 South Broadway Wichita, Kansas 67202
18	3	WOMER 6TH	Thomas W. & Lucille E. Phillips	2121 W. 18th St. Wichita, Kansas 67203
19	3	WOMER 6TH	George W. & Martha E. Bantz	2131 W. 18th St. Wichita, Kansas 67203



<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	<u>OWNER</u>	<u>ADDRESS</u>
20	3	WOMER 6TH	Francis L. & Maryetta A. Fowler	2441 W. 18th St. Wichita, Kansas 67203

Dated at Wichita, Kansas, this 13th day of January, 1975,  
at 7:00 A.M.



FIDELITY TITLE COMPANY, INC.

By *Anita Gray*  
Asst. Sec. *ag*

Tracer No. 27068

*Fidelity*  *Title*  
COMPANY, INC.

FORM 33-021

PAYMENT NOTICE  
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>240</i>	<i>100.00</i>

*240*

Name *City of Wichita*

Address *135*

Type *135* Due date

Comments:

Date *1-16-78*

TV

\*

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

Roll # 1

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