

9-30 Christmas Dinner for all the
of McCormick and Tyler Road,
Lester & Bud White File #1

ACTION

DATE

- COMMITTEE _____ DATE 11-25-73
- M.A.P.C. Approved subj to condition
+ cell each
- ~~B.C.C.~~ ~~CO.C.~~ next scheduled 2-27-77

POSTED
11-29-72
[Signature]

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Approved only to condition* 7/1/73 11-25-73
+ setback

~~B.C.C. / B. CO. C.~~ *Next scheduled* 2-27-73

Map No. 4946
Sec. 28
Twp. 27S
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

DF- 50
Z-
Filed 11/27/72

APPLICATION REQUEST: Approval of proposed planned _____
development.

1. Applicant Bill E. Mesker and Bud White
Address 8181 West Kellogg Phone 722-6380
2. Agent Roger Sherwood
Address 200 West Douglas Phone 262-3777
3. General Location At the Northeast corner of McCormick and Tyler Road
Address _____
4. Proposed Use _____

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning "AA" Proposed Zoning "LC"
3. Area (~~is~~) (is not) platted. _____ 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 12/20/72 1/11/73 Action _____
2-8-73 Approved subject to conditions + attach
2. Governing Body BCC
Date 2-27-73 Action Next scheduled

NOTES: Associated zone case Z-1471

Roger Sherwood called this date and requested that this case and Z-1471 be held open indefinitely inasmuch as R/W plans for U.S. 54 have not been resolved.

4/20/73 JSS

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 SOUTH MAIN
WICHITA, KANSAS 67202

January 11, 1973

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED

NOTICE IS HEREBY GIVEN that on Thursday, January 25, 1973, at 1:30 p.m., The Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a Community Unit Plan - PLANNED COMMERCIAL DEVELOPMENT, known as "Carriage House", for property legally described as follows:

DP-50 - All that part of NW 1/4 Sec. 28, Twp. 27, R 1 West lying south of Tourmaline Lane, now Hendryx Avenue, as platted in Floyd Bailey Third and Fourth Additions, and West of Carriage House Plaza Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Tyler Road between McCormick Avenue and Hendryx Avenue.

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

The Development Plan on file proposes an approximate 22 acre commercial development which may include all uses permitted in the Light Commercial zoning District. In addition, the Development Plan indicates information on the maximum gross floor area, proposed setbacks for structures, means of ingress and egress, and maximum height limitations.

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

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, 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

April 3, 1973

Mr. Robert H. Nelson
Attorney at Law
Suite 630, 200 West Douglas
Wichita, Kansas 67202

Re: Z-1471 - "AA" to "LC" and
DP-50 - Carriage House CUP -
Northeast corner of Tyler
Road and McCormick

Dear Mr. Nelson:

As you will recall, the Planning Commission, at its meeting of January 25, 1973, considered the above-captioned cases. Their action was to recommend the approval of the zoning change request and accompanying CUP, subject to several conditions in the Planning Department report and subject to the establishment of a "provisional setback", so that the construction of any buildings would not conflict with proposed right-of-way needs for improvement of West 54.

In regard to this provisional setback need, we scheduled a meeting with the State Highway Department, which you attended. Based on that meeting where the redesign of Hendrix to serve as a frontage road was discussed, as well as a provisional setback from McCormick, and inasmuch as Mr. Taylor has now submitted a sketch showing how Hendrix will extend through subject property to the frontage road, it now appears that you are desirous of amending both the zone change request and the CUP. Also, inasmuch as the originally described Parcel B has now been expanded to include additional residential lots to the north, it appears that it is necessary that they be incorporated in both your legal description for the zone change and the CUP. Also, the ownership list would have to be amended.

If this is also your understanding, please submit five revised copies of the CUP along with new applications and ownership list so that we can readvertise these cases for a new public hearing.

Page 2 - Mr. Robert H. Nelson
April 3, 1973

If you have any questions concerning this matter, or desire a meeting to discuss these cases, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Roger Sherwood, Attorney, 516 Century Plaza 67202
Bill Mesker and Bud White, 8181 West Kellogg 67209
K. O. Taylor, 1542 South St. Francis 67211

MEMO



(SF) 54-87 U038-3(35)

TO: Mr. Glenn Anschutz, P.E.

PROJECT NO. 70176-011

Engr. of Design

PROJECT: US 54 Urban

KSHC

Phase II

COPIES TO:

ATTN: Mr. C. H. Price, P.E.

DATE: March 15, 1973

File

FROM: Charles Freund

REFERENCE: Meetings and Discussions

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

A meeting was held in our office on 12 March 1973 to discuss a possible alignment of the frontage road in the N.E. quadrant of Tyler Road and US 54. The following were in attendance:

Bill Mesker, Developer
Bud White, Developer
Roger Sherwood, Attorney
K. O. Taylor, Engineer
C. J. Freund, PEC

Mr. Taylor said they were about to re-submit their Carriage House C.U.P. to the MAPD. The alignment they intend to propose is a result of our meeting with the City (See P.M. Session of our memo dated 22 February 1973) the alignment was presented on a sketch blue print. (See Attached)

We said the proposed alignment appeared satisfactory for a service road or frontage road. We asked for a copy of the sketch so we could study it in more detail.

Mr. Jay Samara of the Carl Chuzy Company Realtors, 6572 E. Central visited our office on 13 March 1973. They were interested in the status of the project. We reviewed the status and discussed the approved location and Alternate I with him. He requested and received a small aerial showing Alternate #1.



MEMO

(SF) 54-87 U038-3(35)

(SF) 54-87 F038-3(38)

30-70196-011

PROJECT NO. 30-70176-011

TO: Mr. Glenn Anschutz, P. E.

Engineer of Design
Kansas Highway Commission
State Office Building
Topeka, Kansas 66612

PROJECT: U.S. 54

Urban and Rural

COPIES TO:

ATTN: Mr. C. H. Price, P. E.

DATE: 22 February 1973

Thru COK, RDP to file

FROM: C. J. Freund

REFERENCE: Proposed Plats

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

A meeting was held at 10:30 A.M., 16 February 1973, in the City of Wichita Annex Building. Purpose of the meeting was to review two proposed plats pending zoning approval for their relationship with the proposed US-54 improvements. The following personnel were in attendance:

F.H.W.A.: R. W. Morrissey, Wayne McCollam, Bill Howard

S.H.C.: J. O. Adams, Glenn Anschutz, C. H. Price, Dale McGregor, Gary Schock

MAPD: Robert Lakin, Jack Galbraith, Bill Stockwell, Bruce Curfman

City of Wichita: Ray Bruggeman, Dick Linn, Paul Graves, Dean Sellers

P.E.C: Carl Knop, Charles Freund, Ron Pletcher

Mr. Lakin chaired the meeting and introduced several upcoming plat and zoning cases of which the primary concern was the "Carriage House" C.U.P. by Gene Miles.

(A) Carriage House C.U.P.

The plat is proposed by developer Mr. Bill Mesker for the N.E. corner of Tyler Road and McCormick (US-54). Mr. Knop presented the interchange scheme shown in Alternate I of the approved location report for (SF) 54-87 U038-3(35). He also presented possible revisions of ramps and frontage roads in the N.W. quadrant to accommodate the proposed plat. The frontage road was revised to proceed north between Parcel "A" and "B", then west on Hendryx to Tyler Road. Mr. Galbraith stated that the frontage road as originally planned may be better for the Developer due to previous requirements by the MAPD.

Mr. Graves questioned the ramp conflict at Tyler Road and the proposed intersection with the frontage road from the west.

Mr. Knop allowed that the intersection design could provide for a channelized intersection with a lane to the N. to W. loop.

Mr. Graves replied that he thought the original layout had better possibilities.

Mr. Anschutz rebutted that in cases he had seen under operation, the frontal road intersections operate smoother when they are further away from ramp terminals.

A question on State Participation of construction costs was interjected by Mr. Bruggeman.

It was generally conceded by the FHWA and the State that distance from the project centerline did not matter, if the improvement was needed to make the overall project functional. However, Mr. Morrissey was concerned about possible noise requirements.

Dick Linn said the proposed plat should be rejected until the developer satisfies the City with regard to local drainage problems.

Mr. Lakin inquired about the timing for taking of R/W, assuming approval of the Design Study.

It was generally discussed from the present Phase II contract dates, and provided that acceptance of design alternates proceeded on a normal basis, it would be about three years. Mr. Morrissey stated that in certain cases they will allow early partial R/W take, but subject to approval of the Design Report.

A decision was made that both concepts for Tyler Road could be presented in the P.M. Session with the developers for their preference. Mr. Lakin wanted an increase in setback to about 200 feet from McCormick if the revised layout is accepted.

(B) C.U.P. by Gene Miles (Developer)

The proposed plat is located on the east side of Cowskin Creek and on the north side of US-54 within the County.

Mr. Knop discussed the proposed relocation of US-54 in the above vicinity for construction of an interchange with Maize Road. This portion of highway improvements is presently included in Proj. No. (SF)54-87 F038-3(38) which is presently under study for location approval. The alignment shown and discussed was presently being recommended for approval.

Mr. Lakin asked about programming on this particular project.

Mr. Adams replied that construction was not in the foreseeable future, since that phase is not presently programmed.

Mr. Lakin stated that there is an existing statute which permits preservation of a future highway corridor, but the centerline needed to be clearly defined.

Mr. Bruggeman wants to use this statute if possible to establish and maintain a building setback.

Mr. Lakin implied that the proposed plat would require annexation, since it is outside the City, but this may generate considerable opposition from the Callahan Addition Area.

Meeting was adjourned for lunch to be reconvened after lunch with the "Carriage House" Developers. (Copy of C.U.P. for Gene Miles is attached.)

Afternoon Session

Preliminary discussions (off the record) were held on a possible scheme for the US-54 freeway concept from aerials distributed by the Consultant to the Officials at the table.

The meeting was reconvened at 1:30 P.M. by Mr. Lakin. In attendance were the Engineers and Planners of the morning session; and the Developers of the "Carriage House" C.U.P. as follows:

Bill Mesker - Owner-promoter
Robert Nelson - Attorney
Tom E. Immenschuh - Builder
K. O. Taylor - Engineer (Arrived after meeting)

Mr. Lakin presented the original and revised interchange concepts for Tyler Road and discussed the various grades, setbacks, traffic routing, etc. accompanying each layout. He pointed out that the north-south alignment of the frontage road through their proposed plat was not a firm line, and that the frontage road terminal on the original concept was approximately 150 feet north of the ramps.

Mr. Mesker stated he preferred the revised concept, but needed to confer with his Engineer on the frontage road location.

Mr. Anschutz commented that the layout as shown was preliminary and therefore subject to changes.

Mr. Nelson inquired about what considerations the Engineers have made in regard to drainage when the highway is improved.

Mr. Freund replied that only preliminary construction estimates were made based on the usual highway practice of taking what runoff is encountered and passing it through the improvements when possible. It was also noted that curb and gutter with storm sewers in lieu of open ditches had been estimated due to space limitations for the improvements.

Mr. Mesker inferred that the drainage problem did not exist before the highway was constructed.

Mr. Freund countered that it was his opinion that drainage problems always existed, but this condition was aggravated through time as additional areas were developed with temporary or no drainage solutions.

Mr. Linn stated that there are two possible solutions to the drainage problem.
(1) Form a benefit drainage district and construct the necessary improvements.
(2) Wait until the highway improvements become a reality and coordinate construction with the highway improvements.

Mr. Mesker inquired about a possible temporary solution until the highway was constructed.

Mr. Linn replied that even a temporary solution would have to be a storm sewer to connect to the drainage or draw west of Tyler Road and would have to be considered permanent in the event the highway improvements are not made. He also questioned the availability of R/W or easements for this storm sewer without the formation of a benefit district.

Mr. Mesker requested that the portion of Hendryx from Tyler Road to Robin Road be paved to accommodate the existing apartments without any storm sewer improvements.

The meeting was adjourned at 2:30 P.M.

State Highway Commission of Kansas

(SF) 54-87 U-038-3 (35)
Sedgwick County

February 19, 1973

[Handwritten signature]
[Handwritten initials]

MEMORANDUM TO THE FILES

A meeting was held on February 16, 1973, in the Metropolitan Area Planning Department' Hearing Room on the 4th floor of the City offices at Wichita.

City of Wichita: Ray Bruggeman, Paul Graves, Dick Linn, Dean Sellers
MAPD: Robert A. Lakin, Jack H. Galbraith, Bill Stockwell, Bruce Curfman
FHWA: R. W. Morrissey, Wayne McCollam, Billy Howard
PEC: Carl Knop, Charles Freund, Ron Pletcher
SHC: J. O. Adams, Glenn Anschutz, Clifford Price, Dale McGregor, Gary Schock

MORNING SESSION:

The MAPD had requested the meeting as they have had recent requests for zoning changes in the area of the above referenced project. It was their desire to be brought up to date on any project proposals which might help them in the handling of these requests. Ultimately, restrictions could possibly be placed on any areas which might be anticipated to be future highway right of way.

Mr. Knop led the group in a discussion of the latest proposals. There was general agreement on the goals and objectives of the proposals which, in brief, include the following:

1. Some type of access in the Hoover Road area.
2. A major interchange in the Ridge Road area.
3. An adequate interchange to accommodate design year traffic--at Tyler Road.
4. The best possible access to existing business and good traffic circulation thru the construction of Frontage Roads, collateral roads and/or city streets.

AFTERNOON SESSIONS:

The group met with Mr. Bill Metzger (property owner and developer), his attorney, and his contractor's representative. Mr. Metzger would like to develop his property which lies east of Tyler Road and north of McCormick. A portion of the tract will almost certainly be required for right of way if an interchange is constructed at Tyler Road.

A couple of preliminary possibilities were explained to Mr. Metzger. One would place a frontage road parallel to any ramps in the northeast quadrant of US-54 and Tyler Road. This alternative would remove a substantial amount of land from the southwest corner of Mr. Metzger's tract. Another possibility would be to build a street system which would place a north-south street across Mr. Metzger's tract and circulation would be completed by its connection to Tourmaline Avenue.

There was discussion of the ramifications of pursuing one or the other of the alternates. Mr. Metzger seemed to favor the one which placed a north-south street across his property. It was recognized that both alternatives were preliminary and subject to studies and approvals by all parties involved.

GLENN ANSCHUTZ, P.E., ENGINEER OF DESIGN

BY: *[Handwritten signature]*
GARY D. SCHOCK, P.E.
CONSULTING SERVICES SECTION

CDS:ild
cc: Attēdees

To File
JHG.

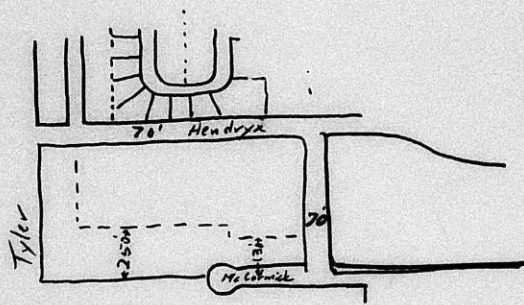
2/16/73

On this date Robert H. Nelson, Bill
Zuecher and Tom Immenschuh from
John Jacobs Const Co met with the
people on the attached list to discuss
future plans for U S 54 and
Tyler Road as they affect segment CUP
DP-50.

After considerable discussion it was
generally agreed that a north south
frontage road should occur near the area
between parcels A & B and that Hendrix
function as a frontage road on out to
Tyler Road. This was conditioned, however,
on a attempt to cul-de-sac or loop
the street to the north.

Relative to required setbacks on Parcel
A so as to provide that no building
would be constructed too close to
the future interchange ramp, it was
again thought that the proposed
130' setbacks from the south be moved
back approximately 70 feet.

Other comments were cul-de-sac the
frontage road on the Cornelia
Platting within 2-3 years
Service Drawings Problem.



Feb. 16, 1973

(SF) 54-87-U038-3(35)
Sedgwick County

MEETING. MAPD 4th FLOOR HEARING ROOM

Name	Organization
GLENN ANSCHUTE	SHC
Dale McGregor	S.H.C.
Ken Pletcher	P.E.C.
Sean Tellers	City
Charles Freund	P.E.C.
Clifford H. Price	K.H.C.
Carl Knop	PEC
Jack H. Galbraith	MAPD
Bill Stockwell	MAPD
PAUL GRAVES	CITY OF WICHITA
Bruce Curtman	MAPD
Dick Linn	City
Bill Howard	FHWA
Wayne McCallam	FHWA
R.W. Morrissey	FHWA
J.O. ADAMS	JHC
Ray Bruggeman	Col W
ROBERT A. LAKIN	MAPD
Gary D. Schick	SHC

February 12, 1973

Mr. Robert H. Nelson
Suite 630, 200 West Douglas
Wichita, Kansas 67202

Re: Z-1471 - "AA" to "LC" and
DP-50 - Carriage House CUP
Northeast corner of Tyler
Road and McCormick

Dear Mr. Nelson:

At the regular meeting of the Metropolitan Area Planning Commission on January 25, 1973, the above captioned cases were considered. It was the action of the Commission to recommend the approval of the zoning change request and accompanying CUP subject to conditions a. through h. on the Planning Department report, and subject to the establishment of a "provisional setback", so that the construction of new buildings would not conflict with projected right-of-way needs for improvements for West 54.

In regard to the provisional setback, we have scheduled a meeting with the State Highway Department officials and representatives of PEC for the afternoon on February 16, 1973, in the Planning Commission meeting room at 1:30 p.m. We extend an invitation to you and your client so that, hopefully, we can agree on an appropriate setback line.

Assuming that we can come to a satisfactory solution, we will tentatively schedule consideration of these cases on the City Commission agenda for February 27, 1973, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Bill Mesker and Bud White
8181 West Kellogg 67209

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: JAN. 25, 1973

Case No. Z-1471
Case No. DP-50

Request: "AA" to "LC"
Approval of Commercial CUP

Location: Northeast corner of McCormick and Tyler Road

Reason: None stated

Acres: 23.22

Size: 568 ft. by 1,860 ft.
Irregular shape

	Land Use	Zoning
Existing	Undeveloped	"AA"
North	Single family, two family & undeveloped	"AA", "A" & "BB"
East	Undeveloped	"A" & "LC"
South	Single family, offices, liquor store & service station	"LC" & "C"
West	Single family & undeveloped	"R-1"

Necessary street rights-of-way to be acquired at time of platting.

Platted: No
Sidewalk: No
History: None

Comments

1. The applicant presently has approximately 23.3 acres of land at the northeast corner of McCormick and Tyler Road and is requesting a change of zoning from "AA" to "LC" for the total site.
2. As required by the provisions of the zoning ordinance and where a tract of land contains more than 6 acres proposed for commercial development and is under single control, a development plan has been submitted for review and approval.
3. The proposed development plan titled "Carriage House Community Unit Plan", proposes a two-parcel development plan with uses including a shopping center, retail stores, restaurant and offices. The plan indicates the required information on total area, maximum building heights, maximum land coverage by buildings, proposed general uses, maximum curb cuts, sign controls, lighting controls, building setback lines, and screening controls.

4. It should be pointed out that subject property lies within an area where studies are being conducted by the State Highway Commission on alternative alignments for U.S. 54 West. The applicant has been apprised of the fact that one of the suggested alignments proposes major interchanges at both Tyler and Ridge Roads. The Planning Commission may desire to consider requiring a "provisional setback" as was required on the CUP at the northwest corner of Ridge and U.S. 54. Such a setback would prohibit development in that area until the appropriate right-of-way needs are determined.
5. The applicant has also been made aware of the serious drainage problem in the area. This quarter section is extremely flat and should development take place prior to resolving the drainage problem for all the area, then ponding will occur on the Floyd Bailey Addition. The general opinion has been that no development occur until drainage is provided for the area. The applicant has discussed a temporary drainage solution with the Department of Public Works, however, at this time a drainage solution has not been determined. Such will have to occur at the time of platting.
6. The major issue to determine in this request is the justification of "LC" for this long narrow tract. Light commercial zoning has been granted to the east on the area platted as Carriage House Addition, however, a row of lots on the south side of Hendryx zoned "A" Two Family serve as a buffer, protecting the single-family area to the north. Although drainage rights-of-way have not been determined, based on the submitted plan, it appears that drainage is proposed adjacent to McCormick. It appears that it is also proposed to vacate McCormick as additional street right-of-way has not been indicated on the plan.
7. Upon the determination as to the appropriateness of the zone change request and the proposed development plan, approval should be subject to consideration of the following recommended conditions:
 - a. Change condition 7 to read as follows: If the service area or rear of the buildings face directly toward the residential districts to the north, the construction of a 5 to 8 foot solid or semi-solid wall, separating the light commercial and the residential classifications, will be required on the south side of Hendryx.
 - b. The proposed maximum gross floor area for each parcel shall be indicated on the plan.
 - c. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the applications be considered denied and closed.

- d. The applicant shall prepare and submit to the Planning Department an avigational easement covering all of subject property, as subject property is located within the noise hazard flight approach zone for the Municipal Airport.
 - e. The applicant shall submit to the Planning Department a covenant which assures that adequate construction methods will be utilized so as to minimize the effects of noise pollution within all structures proposed to be built on subject property.
 - 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 resubmitted 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.
-

DP-50 - 69 Notices to Property Owners sent 1/11/73

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 SOUTH MAIN
WICHITA, KANSAS 67202

January 11, 1973

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED

NOTICE IS HEREBY GIVEN that on Thursday, January 25, 1973, at 1:30 p.m., The Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a Community Unit Plan - PLANNED COMMERCIAL DEVELOPMENT, known as "Carriage House", for property legally described as follows:

DP-50 - All that part of NW 1/4 Sec. 28, Twp. 27, R 1 West lying south of Tourmaline Lane, now Hendryx Avenue, as platted in Floyd Bailey Third and Fourth Additions, and West of Carriage House Plaza Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Tyler Road between McCormick Avenue and Hendryx Avenue.

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

The Development Plan on file proposes an approximate 22 acre commercial development which may include all uses permitted in the Light Commercial zoning District. In addition, the Development Plan indicates information on the maximum gross floor area, proposed setbacks for structures, means of ingress and egress, and maximum height limitations.

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

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, 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

January 9, 1973

Mr. Roger Sherwood, Attorney
200 West Douglas
Wichita, Kansas 67202

Re: Z-1471 - "AA" to "LC"
and DP-50 - Carriage
House CUP - Northeast
corner of Tyler Road
and McCormick

Dear Mr. Sherwood:

We have reviewed the above-captioned preliminary development plan with representatives of the Department of Public Works. Although there are several changes in the format and additional information that we suggest be provided under "General Provisions", two major issues have been brought out in our discussions.

First, and as your clients are aware, representatives of the Department of Public Works point out the seriousness of the drainage problems in the area. This quarter section is extremely flat and should development take place on subject property, without resolving the drainage problems for all the area, then certainly ponding will occur in the Floyd Bailey Addition. The general opinion is that no development should occur until drainage is provided for the area, and inasmuch as the area to the west is not in the City, such necessary improvements have not been planned nor scheduled.

Perhaps it would be to your interest to contact the Department of Public Works and work jointly with them to provide solutions for solving the drainage problems. Inasmuch as your plans propose 30 feet for drainage easements, this would necessitate the south half of McCormick being vacated.

The second problem as related to subject property is related with the studies being conducted by the State Highway Commission on alternative alignments for U. S. 54 West. As you may be aware, one of the suggested alignments proposes major interchanges at both Tyler and Ridge Roads.

Page 2 - Mr. Roger Sherwood
January 9, 1973

In previous discussion of a CUP at the northwest corner of Ridge Road and U. S. 54, a "provisional setback" was required in a configuration of a triangle for a distance of 1,200 feet to the north and west of the intersection. Such a setback prohibits development in that area until the appropriate right-of-way needs are determined. Again, this is a problem that needs both your and representatives of the Highway Commission's attention as it would appear that a portion of your property may be taken for future highway needs.

In addition, the general requirements indicated on the CUP need to be expanded. The following information and provisions are now found on most CUP's and should be indicated on the face of the plan:

1. Indicate the area in each parcel in acres as well as square feet.
2. Maximum building coverage for each parcel shall not exceed 30%.
3. There should be a specific listing of uses proposed for each parcel instead of the statement of "all uses permitted in light commercial zoning areas" as indicated by Number 9.
4. Condition 3 should be expanded by adding the following sentence: No signs shall be located adjacent to Hendryx nor shall signs be placed on the north side of the proposed buildings which can be seen by the residents to the north.
5. The indicated 20-foot planting strip along the north side of Parcels "A" and "B" may be reduced to 10 feet, however, such screen shall be clearly labeled on the south side of Hendryx.
6. Under General Provisions, indicate the following:

A landscaped plan for the 10-foot planting areas along the north and west, 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.

All lights shall be directed so as not to shine directly toward the residential properties to the north and west.

Parking ratio as required by the zoning ordinance.

Page 3 - Mr. Roger Sherwood
January 9, 1973

If the service area or rear of the buildings face directly toward the residential districts to the north, the construction of a 5 to 8 foot solid or semi-solid wall, separating the light commercial district and the residential classification, shall be required on the south side of Hendryx.

In addition to these recommended changes, it will be necessary that subject property be platted within one year from the date of approval by the Board of City Commissioners or both the CUP and associated zone change request considered denied and closed.

Inasmuch as subject property lies north of the Municipal Airport, it will be necessary at the time of platting, that the applicant prepare and submit to the Planning Department an avigational easement covering all of subject parcel as it is located within the hazard flight approach cone for the Wichita Municipal Airport. The applicant shall also submit to the Planning Department a covenant which assures that adequate construction methods will be utilized so as to minimize the affects of noise pollution within all structures proposed to be developed on subject property.

These are most of the comments we have at this time. Although many of the comments are concerning changes that can be made on the CUP, the serious problems which are unresolved pertain to future highway improvements and drainage. These problems, obviously, cannot be resolved by the scheduled hearing date of January 25, 1973. We would appreciate your comments concerning these matters.

Prior to our final review for the Planning Commission, it is necessary that you provide the additional information on the plan and submit 12 revised copies to our office by January 15, 1973. If you have any question concerning these recommended conditions, please contact me and I'll be happy to set a time, at your convenience, that we can discuss this matter. Enclosed is the marked copy of the plan which should be reviewed with your client and his engineer.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
Enclosure

cc: Bill E. Mesker and Bud White, 8181 West Kellogg 67209
K. O. Taylor, 1542 South St. Francis 67211

December 8, 1972

M. S. Mitchell, Ass't Sup't Public Works Maintenance
Dick Linn, City Engineer
Paul Graves, Traffic Engineer

Jack H. Galbraith, Chief Planner

Meeting to discuss DP-50 Carriage House CUP

Just a reminder of the meeting to discuss the above captioned CUP which is located on the East side of Tyler Road North of U.S. 54. We will meet in the Planning Commission meeting room at 2:00 p.m., Tuesday, December 12, 1972.

Please advise if you cannot attend at this time.

JHG:rw

cc: Robert A. Lakin

() Published in The Daily Record on January 4, 1973.

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, January 25, 1973 at 1:30 p.m., The Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a Community Unit Plan - PLANNED COMMERCIAL DEVELOPMENT, known as "Carriage House", for property legally described as follows:

DP-50 - All that part of NW 1/4 Sec. 28, Twp. 27, R. 1 West, lying south of Tourmaline Lane, now Hendryx Avenue, as platted in Floyd Bailey Third and Fourth Additions, and West of Carriage House Plaza Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Tyler Road between McCormick Avenue and Hendryx Avenue.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28-04.190 of the Code of the City of Wichita. The Development Plan is on file in the Planning Department Office, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes an approximate 22 acre commercial development which may include all uses permitted in the Light Commercial zoning District. In addition, the Development Plan indicates information on the maximum gross floor area, proposed setbacks for structures, means of ingress and egress, and maximum height limitations.

This hearing is to be held as provided in Section 28-04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL THIS 2nd day of January, 1973.

Robert A. Lakin, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

(SEAL)

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 SOUTH MAIN
WICHITA, KANSAS 67202

January 11, 1973

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED

NOTICE IS HEREBY GIVEN that on Thursday, January 25, 1973 at 1:30 p.m., The Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a Community Unit Plan - PLANNED COMMERCIAL DEVELOPMENT, known as "Carriage House", for property legally described as follows:

DP-50 - All that part of NW 1/4 Sec. 28, Twp. 27, R. 1 West lying south of Tourmaline Lane, now Hendryx Avenue, as platted in Floyd Bailey Third and Fourth Additions, and West of Carriage House Plaza Addition, Wichita, Sedgwick County, Kansas Generally located on the east side of Tyler Road between McCormick Avenue and Hendryx Avenue.

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

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, 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

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUE RECEIVED, the undersigned, Bill E. Mesker and Doris Jean Mesker, his wife, and Bud White and Joyce B. White, his wife, hereby grant to the City of Wicnita, Sedgwick County, Kansas, a temporary easement for drainage purposes, including but not by way of limitation, the right to construct, maintain and keep in repair open ditches or tile drains or both or other improvements for drainage purposes over and across the following described real estate:

The Northwest Quarter of Section 28, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT: All lots, blocks and streets platted as Floyd Bailey Addition, Floyd Bailey 2nd Addition, Floyd Bailey Third Addition, and Floyd Bailey Fourth Addition, and EXCEPT a tract described as: Beginning at the Northeast corner of said Northwest Quarter, Section 28-27S-RLW; thence South 436 feet; thence West 300 feet; thence North 436 feet; thence East 300 feet to place of beginning, and EXCEPT a tract described as: Beginning 50 feet East and 50 feet South of the Northwest corner of the Northwest Quarter, Section 28-27S-RLW; thence South 150 feet; thence East 143 feet; thence North 150 feet; thence West 143 feet to place of beginning, Sedgwick County, Kansas.

Said easement herein granted to continue unabated until such time or times as all or any part of said above described real estate is platted and the plat instrument filed of record in the office of the Register of Deeds, Sedgwick County, Kansas, at which time said temporary easement herein granted shall terminate as to that part only of the described real estate so platted.

Dated this 26th day of February, 1968.

Bill E. Mesker
Bill E. Mesker
Doris Jean Mesker
Doris Jean Mesker
Bud White
Bud White
Joyce B. White
Joyce B. White

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 26th day of Feb,
1968, before me, the undersigned, a Notary Public in and for
the county and state aforesaid, personally appeared Bill E.
Mesker, Doris Jean Mesker, Bud White and Joyce B. White, known
to me to be the same persons who executed the within instrument
of writing, and such persons duly acknowledged to me their
execution of the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year first above written.

Diana S. Sellers
Notary Public

My Commission Expires:

April 30, 1969

November 27, 1972

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Ass't Sup't Public Works Maintenance
Jack H. Galbraith, Chief Planner

DP-50 Carriage House Community Unit Plan

Attached is a copy of a Community Unit Plan located at the Northeast corner of McCormick and Tyler Road. We would appreciate your reviewing this CUP and providing your comments concerning drainage, access to Tyler Road and Kellogg Drive, and any additional comments or concerns you find with this development proposal. We would appreciate your comments by Wednesday, December 6, 1972.

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

JMS:rv

attachment

1746

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, Bill E. Mesker and Bud White _____

Address 8181 West Kellogg 67209 Phone 722-6380

Agent Roger Sherwood _____

Address 516 Century Plaza Bldg 67202 Phone 267-2819
~~200 West Douglas~~ ~~67202~~ Phone ~~262-3777~~

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.)

That part of the NW/4 of Section 28, Township 27S, Range 1W, lying South of Tourmaline Lane, now Hendryx Street as platted in Floyd Bailey Third Addition and Floyd Bailey Fourth Addition, Sedgwick County, Kansas, and West of Carriage House Plaza, Wichita, Sedgwick County, Kansas.

II.B There are 24.2 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 600 South Tyler Road, Wichita, Kan.

The general location is (use appropriate section)

- a. at the _____ corner of _____
and _____; or
- b. on the East side of Tyler Road (Ave.,
Street) between Hendryx (Ave., Street) and
Kellogg (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.

Bill E. Mesker and Bud White
By Roger Sherwood Authorized Agent (if any) By _____
Authorized Agent (if any)

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

V. OFFICE USE ONLY

This application was received at the Planning Department at
4:45 (AM, PM) on November 22, 1972 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ None required

G. Lynn Shirley Name
J. Planner Title

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:

Property lying within a radius of 750 ft of:
 All that part of NW $\frac{1}{4}$ Sec 28, Twp 27, R 1 West lying South of Tourmaline Lane, now Hendryx Avenue, as platted in Floyd Bailey Third and Fourth Additions, and West of Carriage House Plaza Addition, Wichita, Sedgwick County, Kansas.


Fidelity
Title
Company,
Inc.

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.)

D-296-UP: NW $\frac{1}{4}$ Sec 28, Twp 27, R 1 W, exc Floyd Bailey 1st, 2nd, 3rd & 4th Additions & exc W 193 ft of N 200 ft & exc N 436 ft of E 300 ft & exc E 720 ft of S 445.2 ft & exc CCA 38302 for Hwy.

Ruth E. Bailey
 8227 W. Maple 67209

LOT	BLK	ADDITION	OWNER
6, 7, 8, 9, 10, 11 & 12,	2	FLOYD BAILEY 4th.	Bud & Joyce B. White, ux Bill E. & Doris Mesker, 210 Pattie Ave. ux 67211
7, 8, 9, 10, 11, 12, 13, 14 & 15,	3		D Bud White 1/8 int. Bill E. Mesker 1/8 int. ✓ Robert J. Moore 1/8 int. James D. Schwada 1/8 int. James A. Loeffler 1/4 Robert L. Kasha 1/4 210 Pattie 67211
16, 17, 18, 19, 20, 21, 22, 23, 24,	3		D Bud & Joyce B. White, ux Bill E & Doris Mesker, 210 Pattie Ave. ux
7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,	Blk 4		D Bud & Joyce B. White, ux Bill E. & Joyce Mesker, ux



LOT	BLK	ADDITION	OWNER
1	C	<u>FLOYD BAILEY 3rd.</u>	✓ Garold W. Carpenter Kathleen C. Carpenter, ux 331 Mamie 67209
2	C		✓ Richard C. & Evelyn M. Bell, ux 456 S. Socora 67209
3, 4, 5,	C		D Bud White Bill E. Mesker 210 Pattie Ave. 67211
8,	C		✓ James R. Woods Frances Irene Woods, ux 501 Floyd St. 67209
9,	C		✓ Willis H. & Queenbee S. Cook, 509 Floyd 67209 ux
10, 11, 12, 13,	C		D Bud White Bill E. Mesker 210 Pattie Ave. 67211
14,	C		✓ S. Howard & Wincel V. Shawver, 2920 Cornellison 67203 ux
1	D		✓ Daniel L. & Jane M. Blick, ux 520 S. Evergreen 67209
2, 3, 4, 5, 6, 7, 8,	D		D Bud White Bill Mesker
9,	D		✓ Floyd C. & Barbara R. Bowers, 501 Turquoise 67209 ux
10,	D		✓ Joseph A. Williams 515 Turquoise 67209
11,	D		✓ Benjamin F. & Edith Zeigler, ux 501 Topaz 67209
12, 13, 14, 15, 18, 19, 20 & 21,	D		D Bud White Bill Mesker
3, 4,	E		D Bud White Bill E. Mesker
5,	E		✓ Edwin & Elizabeth J. Tucker, ux 516 Topaz 67209
5,	E	<u>FLOYD BAILEY 2nd.</u>	✓ Donald B. & Angela A. Crist, ux 532 Turquoise 67209
6,	E		✓ H. F. & Carol Rettmer, ux 542 Turquoise 67209
7,	E		✓ Keith F. & Dorcas B. Titcomb, 550 Turquoise 67209 ux
8,	E		✓ Donald M. & Opal M. Burns, ux 560 Turquoise 67209
9,	E		✓ William D. & Chlorene Bennett, 570 Turquoise 67209 ux
10,	E		✓ William B. & K. Constance 580 Turquoise 67209 Walker,

LOT	BLK	ADDITION	OWNER
11,	E	<u>FLOYD BAILEY 2nd.</u>	Seb & Anna Heimerman, ux 8020 Hendryx 67209
12,	E		Theodore C. & Sadie Juengling, 563 S. Woodchuck 67209 ux
13,	E		A. A. & Martha A. Reddy, ux 555 S. Woodchuck 67209
14,	E		George A. & Nancy S. Zugmier, 547 S. Woodchuck 67209 ux
15,	E		Robert E., Jr. & Neva Stamps, R F D # 1, Sedgwick Ks. ux
1,	1	<u>CARRIAGE HOUSE PLAZA</u>	Bud White Bill E. Mesker
1 & 2,	2		Bud White
1 & 2,	3		Bill E. Mesker Ruth E. Bailey 210 Pattie Ave. 67211
1,	R	<u>CALLAHAN</u>	William H. & Sylvia Harden, 600 Tippecanoe 67209 ux
2,	R		Delo H. & Carol J. Pearson, 610 Tippecanoe 67209 ux
7,	R		James I. & Meridith Hopper, 631 S. Byron 67209 ux
8,	R		Craig K. & Connie J. Archer, 621 S. Byron 67209 ux
9,	R		Bill A. & Helen C. Thornton, No Address Available ux
10,	R		Lerry G. & Barbara J. Koehn, 718 S. Spruce 67211ux
11,	R		William Duane Rosenbaum Virginia Lee Rosenbaum, ux 601 S. Byron Rd. 67209
1 & 2, & 4,	S		Clay Leacy 20648 Keswick, Canoga Park, Calif. 91306
3,	S		Raymond D. Callender Emelie J. Callender, ux 1136 University 67213
5,	S		Walter A. Cartwright Margaret M. Cartwright, ux No Address Available
6,	S		F. H. & Florence Adams, ux 651 Callahan 67209
1, 3, 5, 8, 9, 10,	T		May B. Callahan Henry Victor Callahan 3/4 Tyler Rd. So. Baptist Ch. 571 N. Tyler Rd. 67209
6, 11,	T		Tyler Rd. So. Baptist Church 571 S. Tyler Rd. 67209
7,	T		Elmer R. & Marguerite Rhodes, 655 S. Tyler Rd. 67209ux

LOT	BLK	ADDITION	OWNER
1 & 2,	U	<u>CALLAHAN</u>	Superior Investment Co. No Address Available
3, 4, 6, 7, 8,	U		D Clay Lacy 20468 Keswick, Canoga Park, Calif. 91306
5,	U		✓ Clinton H. & Dorothy A. Hook, ux 550 Callahan 67209
9,	U		D Elmer R. & Marguerite H. Rhodes, 655 S. Tyler Rd. 67209 ux
8,	V		✓ Maurice C. & L. Marie Canfield, ux 551 Tippecanoe 67209
9, 10, 11, 12,	V		D Clay Lacy 20468 Keswick Canoga Park, Calif. 91306
1,	D	<u>WESTPORT</u>	✓ James H. & Marcia E. Maybrier, ux 1200 S. Byron Rd. 67209
2,	D		✓ Harry E. & Mary Ann Garden, ux 2935 S. Martinson 67217
3, 4, 6,	D		✓ Earl Gronniger, wdr. Dale Allen Gronniger, son Richard Gronniger, son 1238 S. Byron Rd. 67209
5,	D		✓ Kenneth E. & Leota H. Waller, ux 257 Stearns, Haysville, Ks
7,	D		✓ Jack M. & Beatrice J. Custer, ux 1226 S. Byron Rd. 67209
1, 2, 3,	L		✓ Lawson E. & Gloria J. Clevenger, 1336 Lark Lane 67209 ux
1,		<u>GARMAN</u>	Annie Hume Millwright No Address Available
1,		<u>KANSAS FEDERAL CREDIT UNION ADDITION</u>	✓ Kansas Federal Credit Union 8410 W. Highway # 54 67209
De-360-1:		Beg 1273' N of ROW; N 184'; W 330'; S 184'; E to beg. SE $\frac{1}{4}$ Sec 29-27-1W.	✓ Alma Zandler 1207 S. Tyler Rd. 67209
De-360-2:		Beg 1089' N of ROW; N 184'; W 330'; S 184'; E to beg. SE $\frac{1}{4}$ Sec 29-27-1W.	✓ J. H. & Marcella R. Zandler, ux 1247 S. Tyler Rd. 67209
De-364-1:		That part of described tract N of Hwy # 54 desc as fol: Beg 10 rds N of ROW & E line SE $\frac{1}{4}$; N 924'; W 330'; S to ROW; NELY 202.9'; N 192.8'; E 132' to beg. Sec 29-27-1W.	✓ Richard E. Maus 1255 S. Tyler Rd. 67209
D-24453:		W 450' of Lot 28, Fairlawn Acres.	✓ Security Oil Company P. O. Box 18183 67218
D-24449:		W 378.6' of Lot 27, Fairlawn Acres, exc HWY.	D Security Oil Company P. O. Box 2591 67201
D-24450:		Beg 378.6' E of NW cor Lot 27; E 126.2'; S 345'; W 126.2'; N to beg. exc HWY. Fairlawn Acres.	D Security Oil Co. P. O. Box 2591 67201

- D-24451: Beg 405.8' E of NW cor Lot 27; E 126.2'; S 34.5'; W 126.2'; N to beg. Fairlawn Acres, exc HWY. ✓ Edward H. Zenner 8131 E. Indianapolis 67207
- D-24437: W 135' Lot 18, S of Hwy, Fairlawn Acres.)
- D-24438: W 135' Lot 19, Fairlawn Acres.) Wesley G. & Marie Ann Ward, 300 Callahan 67209 ux
- D-24436: Lot 18, exc HWY & exc W 135' lying S of Hwy & Lot 19, exc W 135', Fairlawn Acres, S. E. & Annie H. Millwright, % Jacob G. Dick ux 8401 W. Kellogg 67209
- D-24435: E 150' Lot 16, exc Hwy, Fairlawn Acres. ✓ General Enterprises, Inc. P. O. Box 11145
- D-24445: N $\frac{1}{2}$ Lot 26, exc E 306', & exc Hwy. Fairlawn Acres. ✓ R. D. Martens 500 S. Main 67202
- D-24447: W 81' of E 306' of N $\frac{1}{2}$ Lot 26, Fairlawn Acres. D R. D. Martens 500 S. Main 67202
- D-24446: E 225' of N $\frac{1}{2}$ Lot 26, Fairlawn Acres. D R. D. Martens 500 S. Main 67202
- D-24439: Lot 20, Fairlawn Acres. D R. D. Martens 500 S. Main 67202
- D-24422: Lot 12, exc W 166.8' & exc E 267.9', Fairlawn Acres. ✓ Southwest Enterprises, No Address Avail Inc.
- D-24426: Beg 166.8' NE of SW cor Lot 13; NE 202'; S to S line Lot 13; W to pt S of beg; N to beg, exc Hwy, Fairlawn Acres. ✓ Southwest Enterprises, Inc No Address Available
- D-24424: W 100' Of E 267.9' Lot 12, Fairlawn Acres. ✓ Jeanne M. Knoblauch 544 N. Kessler 67203
- D-24425: W 100' of E 167.9' Lot 12, Fairlawn Acres. ✓ L. J. Parker % Wichita Kirby Co. 2510 E. Central 67214
- D-24431: Beg 200' S of S line Hwy # 54 & 32.8' NE of W line Lot 3; S 250'; W 100'; N to pt SW of beg; NE to beg. Fairlawn Acres. ✓ D L. J. Parker 8200 W. Irving 67209
- D-24417: E 100.3' of W 132.8' Lot 3, Fairlawn Acres. ✓ Luis A. Casado Jesse L. Graham 302 N. Main 67202
- D-24420: E 100.3' of W 132.8' Lot 4, Fairlawn Acres. ✓ Luis A. Casado Jesse L. Graham 302 N. Main 67202
- D-24415: Lots 3 & 4, exc N 50' of E 500.6' Lot 3 & exc E 300' Lots 3 & 4 & exc W 132.8' Lots 3 & 4, Fairlawn Acres. ✓ Luis A. Casado Jesse L. Graham 302 N. Main 67202
- D-24418: W 100' of E 300' of Lots 3 & 4, exc N 50' of Lot 3, Fairlawn Acres. ✓ Leo A. & Agnes F. Rausch, 8026 W. Irving 67209 ux
- D-24419: Beg 50' S & 100' W of NE cor Lot 3; S 250'; W 100'; N 250'; E to beg. Part Lots 3 & 4, Fairlawn Acres. ✓ Louis W. & Frances Appel, 8016 W. Irving 67209 ux
- D-24416: S 100' of E 100' Lot 3, Fairlawn Acres. ✓ Gordon W. & Virgie Morris, % Rowley Leasing Co. ux 1501 E. 1st St. 67214

- D-24411: Beg intersection S line of Hwy # 54 & E D Gordon W. & Virgie Morris,
line Lot 2; S 200'; W 100'; N 200'; E to % Rowley Leasing Co., ux
Beg. Prt Lots 2 & 3, Fairlawn Acres. 1501 E. 1st St. 67214
- D;24412: Beg on S line Hwy # 54 & 100' W of inter- Kenneth C. Alley
section of S line of Hwy & E line Lot 2; 315 E. Kechi Rd. 67067
S 200'; W 100'; N 200'; E to beg. Prt Lots
2 & 3, Fairlawn Acres.
- D-24413: Beg on S line Hwy # 54 & 200' W of inter- Joe W. & Wilma Hammond, ux
section of E line of Lot 2; S 200'; W 100'; 743 Valleyview 67212
N 200'; E to beg. Part of Lots 2 & 3, in
Fairlawn Acres.
- D-24414: E 100.3' of W 132.8' S of Hwy, Lot 2, Fair- Luis A. Casado
lawn Acres. Jesse L. Graham
302 N. Main 67202
- D-24410: Beg on S line Hwy # 54 & 300' W of E line D Luis A. Casado
Lot 2; S 200'; SW 200.6'; N 200'; NE to beg. Jesse L. Graham
Prt Lots 2 & 3, Fairlawn Acres. 302 N. Main 67202
- D-24409: Beg on S line Hwy # 54 & W line Lot 2; NE D Luis A. Casado
32.8'; S 200'; SW 100.7'; N to S line HWY Jesse L. Graham
to beg. part Lots 2, 3, 13, 14, Fairlawn 302 N. Main 67202
Acres.
- D-24430: Beg 28' S & 67.9' SW of NE cor Lot 14; S to Norman L. Miller
S line Lot 13; W to a pt 315.75' E of W line % Parker Constr. Co. Inc.
Lot 13; N to S line Hwy; NE to beg. Fairlawn 8100 W. Irving 67209
Acres.
- D-24428: Beg on S line Hwy # 54 & 267.85' NE from W Ralph W. Kirk
line Lot 14; S 200'; NE 101.05'; N 200'; SW Bonnie M. Kirk, ux
to beg. Part Lots 13 & 14, Fairlawn Acres. 8221 W. Kellogg 67212
- Lot 1, Barber Second Addition. Southwest Enterprises, Inc
No Address Available
- Lots 2 & 3, Barber Second Addition. L. Vernon Johnson
7814 E. Douglas 67206
- Lot 1, Block A, Santa Fe Midland Industries 2nd Add. City of Wichita
- Lot 2, Santa Fe Industrial Subdivision Tract # 4, Wagon Sales, Inc.
3225 W. Irving 67212
- Lot 1, Block A, Santa Fe Midland Industries Add. D City of Wichita
- D-52-2 UP: Beg 690' S & 550.63' W of NE cor SW 1/4; Midland Industries, Inc.
S to N line A. T. & SF rry ROW; NEly P. O. Box 24 67201
120.6'; N 67'; W 119.33' to beg, exc
W 40' to City. Sec 28-27-1W.

Dated at Wichita, Kansas this 14th day of
November, 1972 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elvie M. Farrell
Sec. OEM

*

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

Roll # 1

*