

DP-39 - FARMINGTON SQUARE RESIDEN-
TIAL C.U.P. - AMENDED FILE #1 -
Generally located east of Ridge Rd
in an area south of Central.

7055-10-11

ACTION

POSTED
9-30-80
24

COMMITTEE _____ DATE _____

M.A.P.C. *Approved subject to conditions* 11-6-80

B.C.C./B.C.C. *Approved as recommended* 12-2-80

WASHINGTON SQUARE RESIDEN-
TIAL C.D.P. - AMENDED FILE #1 -
generally located east of Ridge Rd
in an area south of Central

Map No. 5047D
 Sec. 22
 Twp. 27S
 Range 1W

DATA SHEET
 COMMUNITY UNIT PLAN

DP 59 ^{amended} FILE #1
 Filed 9-22-80

Associated
 Case: 2-2290

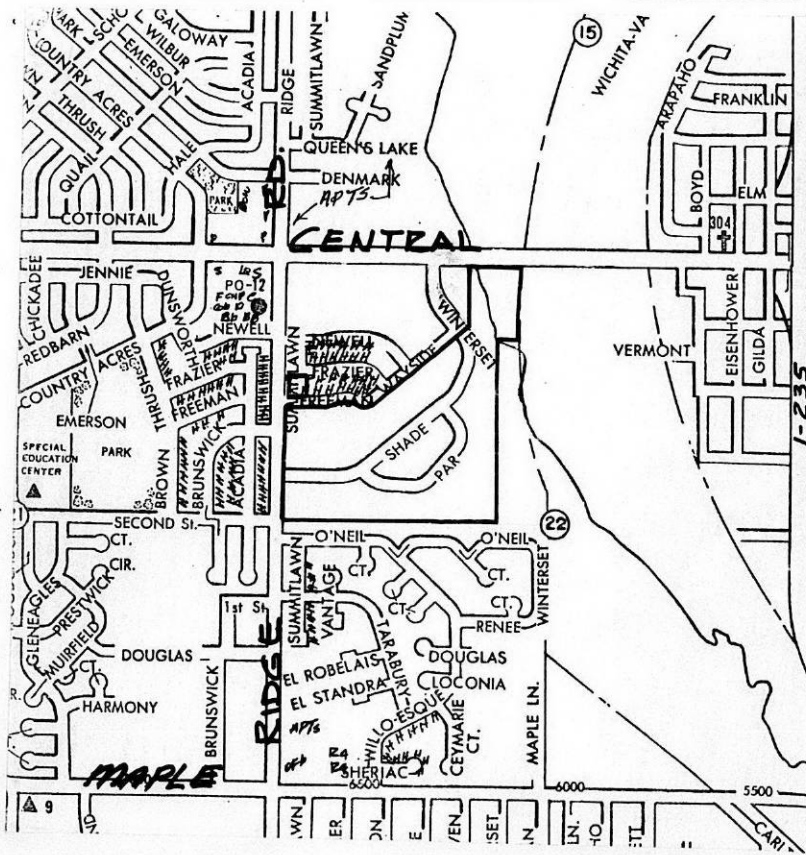
APPLICATION REQUEST: Approval of proposed AMENDMENT to the
FARMINGTON SQUARE C.U.P.
 (Residential)(Commercial) Community Unit Plan.

1. Applicant Marvin Niedens (contract purchaser), et al
 Address 125 S. West Street, 67213 Phone 945-9308
2. Agent Jeff Krehbiel Associates
3. Address 1021-1 E. Waterman, 67211 Phone 276-8233
3. General Location: Southwest corner of Central Ave. & Ridge Road.
East of Ridge Rd, in an area south of Central
4. Proposed Use: _____

- AREA DATA:
1. Acres: 61.8 (1548 (IRREGULAR) ft. by 2061 ft.)
 2. Existing Zoning: _____
 3. Land Use: East BIG DITCH South UNDEVELOPED
 West SINGLE FAM North SINGLE FAM
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: UNDEVELOPED
 6. Area (is) (is not) platted. _____

DP-59

PHOTO DATA:
 Taken by _____ Date _____ Time _____



PICTURE SHEET

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

OCTOBER 23, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, November 6, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the FARMINGTON SQUARE RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-59 - All of Farmington Square Addition to Wichita, Sedgwick County, Kansas. Generally located east of Ridge Road, in an area south of Central.

The Development Plan of this area, originally approved on February 12, 1974, 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, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

1. The deletion of Parcel 10 from the C.U.P. in order to request "LC" light commercial zoning for the area located at the southeast corner of Central and Winterset (see zone change Z-2290).
2. Change in permitted uses for Parcel 11 (northeast corner of Ridge Road and Freeman) on the approved C.U.P., from open-space to duplexes.
3. Change from permitted use of garden apartments to duplexes and fourplexes for the undeveloped portion of the C.U.P. on both sides of Shade Lane. Total number of dwelling units permitted on the entire C.U.P. would decrease from 987 units to 865 units.

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

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

August 23, 1982

John Greenlee
Robson, Kuhnelt & Spangenberg, AIA
7701 East Kellogg, Suite 815
Wichita, Kansas 67207

Re: DP-59 - Farmington Square C.U.P.
Administrative Adjustment to
Parcel 6

Dear Mr. Greenlee:

We have received your letter, with attached site plan and aerial, requesting that the requirement of 15 feet of landscaping along Par Lane be waived so that a circulation drive can be constructed adjacent to the street right-of-way. After reviewing your letter, the C.U.P. file and applicable regulations, I feel that the requested administrative adjustment would be a substantial deviation from the intent and purpose of the C.U.P. and general zoning provisions.

Section 28.04.140, off-street parking regulations, paragraph 1, states that "off-street parking spaces . . . and circulation aisles shall not occupy any part of a required front yard." This requirement has been altered in some C.U.P.s by allowing parking and circulation aisles to within 15 feet of street right-of-way, provided that the 15 foot area is landscaped. General Provision No. 6 reflects one such alteration.


Building setbacks are established to provide separation between buildings and between buildings and streets so that the impacts from uses on different lots are lessened. When the customary setbacks are reduced, greater amounts of landscape material is used to compensate for the smaller amount of open area. Therefore, I feel that the 15 foot landscape strip is appropriate and should be planted in compliance with General Provision No. 6. After reviewing the proposed site plan and aerial, it seemed that one solution would be to construct another entrance to Par Lane between the two buildings labeled "C". Then the buildings labeled "C" could be slightly shifted to accommodate the parking

Page Two
John Greenlee
August 23, 1982

currently shown along Par Lane. This alternative should not result in the loss of any more trees than what would be lost if the complex was constructed as shown on the site plan. I suppose another alternative is to maintain the 25 foot setback as required by the ordinance and maintain the area as a yard not having either parking or circulation for parking in the 25 feet.

Based upon the above, I feel that it is not appropriate to waive the 15 foot landscape requirement which would not be within the intent and purpose of the C.U.P. provisions. Therefore, your request is not approved. If you have any question, please call.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:ADC:el

cc: Robert B. Feldner, Superintendent of Central Inspection

August 18, 1982

Mr. Robert Lakin
Director of Planning
City of Wichita
455 N. Main
Wichita, Kansas 67202

Re: Forest Grove Apartments
C.U.P. Farmington Square

Mr. Lakin:

Pursuant to my telephone conversation with Central Inspection on August 13, 1982, we are hereby requesting an administrative adjustment concerning General Provision #6 on the above mentioned project.

Enclosed please find four (4) copies of the proposed site plan and four (4) copies of an aerial photograph of the existing site.

Please review the submittals and notice that every possible effort has been made to retain existing trees and landscaping.

General Provision #6 states that we must maintain an area fifteen feet wide between the street right-of-way and any planned parking area. An area of our proposed parking @ Building "C" pool area does not meet this requirement.

After reviewing several alternative design solutions for the area we have concluded that any attempt to relocate the proposed parking, interior road systems and proposed building locations would be detrimental to the overall quality of the project's landscaping. The relocation of the project's internal components would result in the destruction of several irreplaceable, mature trees.

*located + type -
good on recent
show me
design effort*

Robson, Kuhnel & Spangenberg A.I.A. Architects and Planners P.A.
7701 East Kellogg, Suite 815 / Wichita, Kansas 67207 / (316) 685-4234

Monty Robson Mel Kuhnel Ron Spangenberg John Howard Bill Cunningham

RECEIVED
AUG 19 1982
METROPOLITAN PLANNING
ROUTE

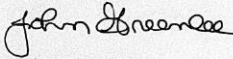
August 18, 1982
Mr. Robert Lakin
Director of Planning

Page 2

Our contention, therefore, is that if we comply to General Provision #6 of the C.U.P. Farmington Square, we would be in violation of its intent. We are in support of General Provision #6's intent to improve and provide areas of landscaping, as we have attempted by leaving and building around existing trees. The destruction of the existing mature trees cannot be justified by providing a 15'-0" wide area for landscaping.

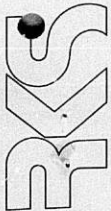
Should you require any additional explanation or information concerning this matter do not hesitate to contact this office.

Sincerely,



John Greenlee
Architect

copy: Jerry Gaddis
Owner



Robson, Kohnel & Spangenberg A.I.A. Architects and Planners P.A.
7701 East Kellogg, Suite 815 / Wichita, Kansas 67207 / (316) 685-4234

Mr. Robert Lakin
Director of Planning
City of Wichita
455 N. Main
Wichita, Kansas 67202

April 19, 1982

Marvin Niedens
Niedens Construction
125 South West Street
Wichita, Kansas 67209

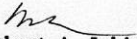
Re: DP-59 - Farmington Square
Residential C.U.P.

Dear Mr. Niedens:

We have reviewed your request to administratively adjust the above captioned C.U.P. to permit the maintenance of Parcel 10 to be the responsibility of Niedens Construction. After reviewing the provisions of the C.U.P., I feel that a formal amendment to the C.U.P. is needed to change the maintenance responsibility for Parcel 10. I feel that it would be inappropriate to make Niedens Construction responsible for the maintenance without tying the responsibility to a specific piece of property. Since Parcel 10 was originally designed as open space for the C.U.P., and is used in density calculations, I am somewhat reluctant to give control of it to property outside the C.U.P.

One option that you have is to amend the C.U.P. and covenants (requires City Commission approval) to spread the maintenance responsibility of Parcel 10 to additional parcels in the C.U.P. Another option would be to investigate the possibility of the City assuming maintenance responsibility for Parcel 10. If the City elects to assume the responsibility, the C.U.P. would not have to be amended.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:ADC:el

cc: Robert B. Feldner
Superintendent of Central Inspection



Niedens Construction

125 South West Street
Wichita, Kansas 67209
Phone: 316-945-9308

April 12, 1982

Robert Lakin
Administrative Director of Planning
455 N. Main
Wichita, Kansas

RECEIVED

APR 14 1982

METROPOLITAN PLANNING

ROUTE _____


Dear Mr. Lakin,

Niedens Construction is the current owner of Farmington Square 2nd Addition. According to the new CUP parcel 10, which is the floodway, must be maintained by the owners of parcel 7. At this time there isn't any problem with that, but when the ground is developed and sold as condominiums it could present a problem. We would like to head off any such problems by amending the CUP to read that parcel 10 would be maintained by us, Niedens Construction.

We have talked to Art Chambers and he is not sure we can amend the CUP in this way. If it is impossible to show us as maintaining the floodway then we would like to amend the CUP and show the owners of the commercial lot at Central & Winterset as having to maintain parcel 10.

Please let us know what we have to do in order to put this amendment through as soon as possible.

Sincerely,


Marvin L. Niedens
Niedens Construction

January 5, 1981

Robert B. Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DF-59 - Farmington Square Residential C.U.P.
Generally located east of Ridge Road, in an
area south of Central.

The Board of City Commissioners on December 2, 1980, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. Replatting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- b. A covenant tying the ownership of Parcel 7 and Parcel 10 together shall be filed with the final plat of this area. The covenant shall indicate that the responsibility of maintaining Parcel 10 in the existing state shall be the responsibility of the owner(s) of Parcel 7.
- c. General Provision #10 shall be change to show a maximum of 846 dwelling units.
- d. 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.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

Page Two
Robert B. Feldner
January 5, 1981

Please note that prior to the issuance of any building permits, and in accordance with condition "a" above, the property must be replatted.

Attached for your information and files are two approved copies of the CUP. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING AND
APPROVAL OF AMENDED COMMUNITY UNIT PLAN

CASE NO. Z-2290 and DP-59 CONSIDERED BY MAPC: 11-6-80

REQUEST FOR: "A" to "LC" and Approval of Amended C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None given.

GENERAL LOCATION: Z-2290 - At the southeast corner of Central and Winterset.
DP-59 - East of Ridge Road in an area south of Central.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minute of
November 6, 1980)

APPLICANT: Marvin Niedens, et al, 125 S. West Street.

AGENT FOR APPLICANT: Jeff Krehbiel, 1021-1 E. Waterman.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North "AA" & "LC"; East, N/A; South and West, "AA".

LAND USE: Existing, Multi-family & undeveloped; North and West, Single-family;
East, Big Ditch; South, Undeveloped.

CPO RECOMMENDATION: CPO Council Area "A" voted unanimously, 6-0, to recommend
approval of the zoning change and C.U.P.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to the replatting of the subject property, so that appropriate access control and building setback lines can be established, within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the amendment to the Community Unit Plan be approved subject to the conditions as shown in the excerpt from Planning Commission minutes of November 6, 1980. Bayouth moved, Jones seconded and it carried with a vote of 7 in favor (Jones, Bayouth, Gardner, Goebel, Shook, Hennessy, and Martens), and 1 opposed (Wright) Savina and Lofton were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and CUP 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:

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 6, 1980

- 22a. Case No. Z-2290 - Marvin Niedens, et al request zone change from "A" to "LC" on Reserve "B", Farmington Square. Generally located at the southeast corner of Central Avenue and Winterset Lane.
- 22b. Case No. DP-59 - Marvin Niedens, et al request amendment to the FARMINGTON SQUARE RESIDENTIAL COMMUNITY UNIT PLAN for all of Farmington Square Addition to Wichita, Sedgwick County, Kansas. Generally located east of Ridge Road, in an area south of Central.

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following should be considered by the Planning Commission in making findings of fact:

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted proposing amendments to an approved residential C.U.P. which is located east of Ridge Road and south of Central. The amended development plan shows the proposed changes which include the deletion of the parcel at the southeast corner of Central and Winterset Lane from the C.U.P., a change from open space to duplexes for one parcel and a change from garden apartments to duplexes and fourplexes on several other parcels. The total number of dwelling units permitted in the C.U.P. has been decreased from 987 units to 846 units. This is due in part to the deletion of one parcel from the C.U.P. The amended C.U.P., shows only one parcel being utilized as floodway and open space instead of three parcels as shown on the originally approved C.U.P.

2. Staff is supportive of the proposed C.U.P. amendments and zone change request. An administrative adjustment permitting duplexes and fourplexes had been approved in August 1980. An amendment to the C.U.P. is needed to allow a change in permitted uses from open space to duplexes, to permit the deletion of a parcel and to delete landscaping requirements. The applicant is currently replatting this area to reflect the requested land uses of duplexes and fourplexes. Staff would recommend that a covenant tying the maintenance of Parcel 10 to the owner(s) of Parcel 7 be filed with the final plat of this area. This would insure that Parcel 10 would be maintained.
3. Should the Planning Commission determine that the proposed rezoning is appropriate, the recommendation of approval should be subject to the replatting of the subject property, so that appropriate access control and building setback lines can be established, within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
4. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval:
- a. Replatting of subject property within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.

- b. A covenant tying the ownership of Parcel 7 and Parcel 10 together shall be filed with the final plat of this area. The covenant shall indicate that the responsibility of maintaining Parcel 10 in its existing state shall be the responsibility of the owner(s) of Parcel 7.
- c. General Provision #10 shall be changed to show a maximum of 846 dwelling units.
- d. 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.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH stated that the staff was in support of the amendments to the C.U.P. provided that the floodway area is tied with an ownership that is to be developed, and recommended approval of the applications subject to the recommended conditions.

JEFF KREHBIEL, agent representing the applicant, was present.

SHOOK asked where did they propose access to the "LC" portion of the site.

KREHBIEL said that he assumed that they would want unlimited access off of the road to the west, and at least one approach off of Central to serve the property of this size.

There was no one present in opposition to the applications.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the area, the zoning and uses of adjacent properties and the recommendation of approval of staff; I move that we recommend to the governing body that the zone change request be approved subject to the replatting of the subject property, so that appropriate access control and building setback lines can be established, within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that amendment to the residential C.U.P. be approved subject to the following conditions:

- a. Replatting of subject property within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.

- b. A covenant tying the ownership of Parcel 7 and Parcel 10 together shall be filed with the final plat of this area. The covenant shall indicate that the responsibility of maintaining Parcel 10 in its existing state shall be the responsibility of the owner(s) of Parcel 7.
- c. General Provision #10 shall be changed to show a maximum of 846 dwelling units.
- d. 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.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

Bayouth moved, Jones seconded and it carried with a vote of 7 in favor (Jones, Bayouth, Gardner, Goebel, Shook, Hennessy, and Martens), and 1 opposed (Wright). Savina and Lofton were absent.



**JEFF KREHBIEL
ASSOCIATES, aka**
architecture · planning

1001-1 888 WEBSTER WICKLI, LANSING 67211
313 267-8233

to: Metropolitan Area
Planning Commission
455 North Main

attn: Jack Galbraith

project: Amendment to
Farmington Special
C.U.P. DP-99

cc: Martin Nielsen

we send you herewith under separate cover

(10) Ten sets of revised Community Unit Plans
revised per your comments of Nov. 7, 1980 dated
City Commission Nov. 12, 1980.

these are:

- for your review and approval. please return _____ copies with approval or corrections noted.
- for your information. for your files
- reviewed for compliance with contract documents.
- reviewed and required corrections noted. send _____ sepia transparencies and _____ ozalid prints of corrected drawings.
- revise and resubmit per required corrections. send _____ sepia transparencies and _____ ozalid prints of corrected drawings. send _____ copies of submittal data.
- rejected. see contract documents.
- _____
- _____

RECEIVED

NOV 13 1980

METROPOLITAN PLANNING

ROUTE E

remarks: _____

by: Donald E. Poorman

date: Nov. 12, 1980

transmittal

November 7, 1980

Jeff Krehbiel
Jeff Krehbiel Associates
1021-1 East Waterman
Wichita, Ks. 67211

Re: Z-2290 - "A" to "LC" - Southeast
corner of Central Ave. & Winterset Ave.
DP-49 - Amendment to Farmington Square
Residential CUP - East of Ridge Road
in an area south of Central

Dear Mr. Krehbiel:

At its regular meeting on November 6, 1980, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend approval of the zone change request subject to the replatting of the subject property, so that appropriate access control and building setback lines can be established, within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds. The Planning Commission also recommended the approval of the C.U.P. subject to the following conditions:

- a. Replatting of subject property within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
- b. A covenant tying the ownership of Parcel 7 and Parcel 10 together shall be filed with the final plat of this area. The covenant shall indicate that the responsibility of maintaining Parcel 10 in its existing state shall be the responsibility of the owner(s) of Parcel 7.
- c. General Provision #10 shall be changed to show a maximum of 846 dwelling units.

- d. 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.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

Please submit 10 revised copies of the C.U.P. by November 20, 1980 so that subject cases can be scheduled for consideration by the City Commissioner. at their regular meeting on December 2, 1980, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Marvin Niedens, 125 South West Street, Wichita 67213
Car-Ree Enterprises, 6572 East Central, Wichita 67206

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE November 6, 1980

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, CPO Administrative Aide

SUBJECT DP-59: East of Ridge Road
in an area south of Central.

At its November 5 meeting, Area "A" CPO Council considered the captioned case. Mr. Jeff Krehbiel was present representing the applicant. No residents were in attendance. Mr. Krehbiel outlined the proposed amendment to the CUP.

No one spoke in opposition to the amendment.

After a brief discussion, the Council voted unanimously, 6-0, to recommend approval of the proposed amendment subject to staff comments.

Dean Kruthof
Dean Kruthof
CPO Administrative Aide

DK:m1

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

RECEIVED

NOV 6 1980

METROPOLITAN PLANNING

ROUTE _____

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 11-06-80

Case No. DP-59 Request: Approval of Amended C.U.P.
Z-2290 Zone Change from "A" to "LC"

Location: DP-59 - Generally located east of Ridge Road in an area
south of Central
Z-2290 - Generally located at the southeast corner of
Central and Winterset

Reason: None given

Acres: DP-59 61.8 Size: 1548' x 2061' (irregular)
Z-2290 2.4 208' x 626' (irregular)

	Land Use	Zoning
Existing	Multi-family & undeveloped	"A"
North	Single-family	"AA" & "LC"
East	Big ditch	N/A
South	Undeveloped	"AA"
West	Single-family	"AA"

Platted: Yes

History:

SCZ-0035	"R-1" to "AA"	4-16-59	MAPC	Approved in part
		4-23-59	BCOC	Approved
SCZ-0254	"R-1" to "LC"	3-27-70	MAPC	Approved
		9-09-70	BCOC	Approved
Z-1199	"AA" to "BB"	8-27-70	MUPC	Denied
		9-15-70	BCC	Denied
Z-1200	"AA" to "B"	9-24-70	MAPC	Approved "R-6"
		10-13-70	BCC	Approved "R-6"
		9-12-73		File closed failure to plat
Z-1250	"AA" to "LC"	2-11-71	MAPC	Approved
		3-02-71	BCC	Approved
		9-12-73		File closed failure to plat
DP-59 & Z-1590	"AA" to "A"	1-24-74	MAPC	Approved
		2-12-74	BCC	Approved

COMMENTS:

- The following should be considered by the Planning Commission in making findings of fact:

In compliance with Section 23.04.190 of the Code of the City of Wichita, an application has been submitted proposing amendments to an approved residential C.U.P. which is located east of Ridge Road and south of Central. The amended development plan shows the proposed changes which include the deletion of the parcel at the southeast corner of Central and Winterset Lane from the C.U.P., a change from open space to duplexes for one parcel and a change from garden apartments to duplexes and fourplexes on several other parcels. The total number of dwelling units permitted in the C.U.P. has been decreased from 987 units to 346 units. This is due in part to the deletion of one parcel from the C.U.P. The amended C.U.P., shows only one parcel being utilized as floodway and open space instead of three parcels as shown on the originally approved C.U.P.

2. Staff is supportive of the proposed C.U.P. amendments and zone change request. An administrative adjustment permitting duplexes and fourplexes had been approved in August 1980. An amendment to the C.U.P. is needed to allow a change in permitted uses from open space to duplexes, to permit the deletion of a parcel and to delete landscaping requirements. The applicant is currently replatting this area to reflect the requested land uses of duplexes and fourplexes. Staff would recommend that a covenant tying the maintenance of Parcel 10 to the owner(s) of Parcel 7 be filed with the final plat of this area. This would insure that Parcel 10 would be maintained.
3. Should the Planning Commission determine that the proposed rezoning is appropriate, the recommendation of approval should be subject to the replatting of the subject property, so that appropriate access control and building setback lines can be established, within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
4. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval:
 - a. Replatting of subject property within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
 - b. A covenant tying the ownership of Parcel 7 and Parcel 10 together shall be filed with the final plat of this area. The covenant shall indicate that the responsibility of maintaining Parcel 10 in its existing state shall be the responsibility of the owner(s) of Parcel 7.
 - c. General Provision #10 shall be changed to show a maximum of 846 dwelling units.
 - d. 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.
 - e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - f. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

Z-2290)
&) 111 "Notice to Adjoining Property Owners" mailed 10-23-80
/ DP-59) (Doublestuffed) for the MAPC meeting for 11-6-80.

1 of each to Don Schneider, Sanitary Chief Engineer
1 " " (including map) to CPO Office

113 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

OCTOBER 23, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, November 6, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the FARMINGTON SQUARE RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-59 - All of Farmington Square Addition to Wichita, Sedgwick County, Kansas. Generally located east of Ridge Road, in an area south of Central.

The Development Plan of this area, originally approved on February 12, 1974, 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, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

1. The deletion of Parcel 10 from the C.U.P. in order to request "LC" light commercial zoning for the area located at the southeast corner of Central and Winterset (see zone change Z-2290).
2. Change in permitted uses for Parcel 11 (northeast corner of Ridge Road and Freeman) on the approved C.U.P., from open-space to duplexes.
3. Change from permitted use of garden apartments to duplexes and fourplexes for the undeveloped portion of the C.U.P. on both sides of Shade Lane. Total number of dwelling units permitted on the entire C.U.P. would decrease from 987 units to 865 units.

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

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

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

October 23, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on Nov. 6, 1980, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. Z-2290

Zone Change from the "A" Two Family Dwelling District
to the "LC" Light Commercial District

Reserve "B", Farmington Square. Generally located at
the southeast corner of Central Avenue and Winterset
Lane.

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization CPO meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On a return of the case to the BCC, they may approve or deny or modify the change requested.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

It should be noted that the MAPC meeting constitutes the 'Public Hearing' on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceeding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits multiple-family dwellings at a density of 17.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

October 16, 1980

Jeff Krehbiel
1021-1 East Waterman
Wichita, Kansas 67211

Re: DP-59 - Farmington Square Residential C.U.P. Generally located east of Ridge Road, in an area south of Central.

Dear Jeff:

We have reviewed the proposed amendments to the above captioned C.U.P., and the following are our comments, as well as those of other City Departments regarding the project.

Generally, we are supportive of the proposed amendments and the proposed layout of the duplexes, and fourplexes as shown on the preliminary plan appears to be an improvement over the originally approved apartment complexes. However, one concern that we have is, who is to own and maintain Parcel 10? Under the provisions of the approved C.U.P., Parcel 10 was to be maintained by a Homeowners Association and act as a recreation area and open space for everyone living within the C.U.P. The proposed C.U.P. does not indicate what the uses will be for Parcel 10, although it appears that it would be open space and possibly floodway.

You should indicate on the plan how Parcel 10 is to be owned and maintained. A Homeowners Association is one alternative if you can determine which property would be included. Another alternative, that may be considered at the time of platting, would be a restrictive covenant tying Parcel 10 to one or more of the other parcels. In addition to indicating ownership and method of maintenance, the plan should reflect what uses are intended for Parcel 10.

General Provision 3 should be changed to read, "At the time of platting an avigational easement and restrictive covenant shall be submitted assuring construction to minimize noise within the dwelling units."

Page Two
Jeff Krehbiel
October 16, 1980

General Provision 13 should be deleted as a general provision and shown under the parcel descriptions.

Since it is unlikely that Parcels 6 and 7 will be developed as one project with compatible architecture, there should be a 25 foot building setback on both sides of the boundary between Parcels 6 and 7. You may wish to include a provision that open parking would be permitted to within 15 feet of the property line between Parcels 6 and 7.

These are the comments that we have at this time. We have scheduled this C.U.P. for the November 6, 1980 MAPC meeting and it is necessary that we receive 14 revised copies by October 22, 1980. If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Marvin Niedens, 125 S. West St., Wichita 67213
Car-Ree Enterprises, 6572 E. Central, 67206

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE October 3, 1980

TO Jack Galbraith, Chief Planner

FROM James H Jorgensen, Building Plans Examiner

SUBJECT DP-59 Amendments

We have no comments regarding the proposed amendments.

James H. Jorgensen

James H. Jorgensen
Building Plans Examiner

RECEIVED

OCT 6 1980

METROPOLITAN PLANNING

ROUTE

September 30, 1980

Robert B. Feldner, Superintendent of Central Inspection
Paul B. Graves, Chief Design Engineer
Mike Lindebak, Program Development Engineer

Jack H. Galbraith, Chief Planner

DP-59 - Farmington Square Residential C.U.P. Generally located on the east side of Ridge Road, in an area south of Central.

Z-2290 - "A" to "LC" - Generally located at the southeast corner of Central and Winterset.

Attached is a copy of the above referenced C.U.P. showing proposed amendments to the C.U.P. The changes include permitting duplexes and four-plexes instead of garden apartments in Parcels 1, 2, 7, 8 and 9. Uses originally approved for Parcel 3 included only open space. The area immediately to the west of Parcel 10 is being deleted from the C.U.P., in order to rezone it "LC".

I would appreciate any comments you might have regarding the proposed amendments by Tuesday, October 7, 1980. If you have any questions, please call me or Art Chambers.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

Farmington Square C.U.P.
associated
conveyance
DP-59 #1
Assoc 2-229D
MAP 5047D

Sec 22
T275
R-1W

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

MAP
Nov 1980

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.
 - a. Applicant Marvin Niedens Contract purchaser
 Address 125 S. West Street, Wichita, KS 67213 Phone 945-9308
 Agent Jeff Krehbiel Associates
 Address 1021-1 E. Waterman, Wichita, KS 67211 Phone 267-8233
 - b. Applicant MR Car-Rec Enterprises
 Address 6572 E. Central 67206 Phone 686-7314
 Agent JEFF KREHBIEL ASSOCIATES.
 Address _____ Phone _____
 - c. Applicant _____
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____

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

2. a. The applicant hereby requests Community Unit Plan approval on property zoned "A" and legally described as Lot(s) See Below
N/A, Block(s) N/A,
N/A Addition.

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

OK for legal

... legally described as all of Farmington Square, an Addition to Wichita, Sedgwick County, Kansas with the exception of ~~Reserve UPR~~

2. b. There are 61.8 net acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section) a part of the NW $\frac{1}{4}$, Sec 22, T27S

a. at the Southwest corner of Central Ave.
and Ridge Road; or

b. on the ~~East~~ ^{in an area south of Central} side of ~~Ridge Road~~ ^{N/A} (Avenue,
Street) between ~~N/A~~ (Avenue, Street) and
~~N/A~~ (Avenue, Street).

4. 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.

Jeff Kreibiel Asst. Atty Gen. N/A
By [Signature] Authorized Agent (if any) By _____ Authorized Agent (if any)

N/A N/A
By _____ Authorized Agent (if any) By _____ Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 2:03
(AM, PM) on Sept 22, 1980 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 500.00.

[Signature] Name
[Signature] Title

*Duplicate list
For 2-2290
DP-59 amendment
#1*

OWNERSHIP LIST

All property located within 1,000 feet of FARMINGTON SQUARE, an Addition to Wichita, Sedgwick County, Kansas.

<u>LOT & BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNERS</u>
Lots 1,2,3, Block 1	Farmington Square	Car-Ree Enterprises, Inc. Address Unknown
Lot 1, Block 2	"	Car-Ree Enterprises, Inc. Address Unknown
Lots 1 & 2, Block 3	"	Syntex Investments, Inc. Address Unknown
Lot 3, Block 3	"	Syntex Investments, Inc. Address Unknown Jerry H. & Carolyn S. Gaddis Address Unknown
Lot 4, Block 3	"	Car-Ree Enterprises, Inc. Address Unknown
Reserve "A" & "B"	"	Car-Ree Enterprises, Inc. Address Unknown
Lots 3,4,5,6,7,8,13,14, 15,16,17,19, Block 1	Gleneagles Addition	Gun Club Development Co., Inc. Address Unknown
Lots 1-13, Block 1; Lots 1-17, Block 2; Lots 1-17, Block 3; Lots 1-18, Block 4; Lots 1-11, Block 5; Lots 1- 33, Block 6; Lots 1-15, Block 7; Lots 1-13, Block 8	Gleneagles 2nd Addition	Gun Club Development Co., Inc. Address Unknown
Lots 1 and 4, Block A, and part of Lot 12, all Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and part of Lot 24, Block B.	Country Acres 6th Addition	Phil G. Ruffin 1458 Willow Road Wichita, Ks 67208
Lots 1,2,3,4,5,6,7,8,9, 10,11 and part of Lot 12, Block B; Part of Lot 24, all of Lots 25,26,27,28,29,30,31,32 and 33, Block B; Lots 1-17, Block C	"	Young Men's Christian Association of Wichita Kansas, Inc. 402 North Market Wichita, Ks 67202
Lots 1-12, Block E; Lots 1019, Block F; Lots 1-3 & Reserve, Block D	"	City of Wichita 455 North Main Wichita, Ks 67202
Part of Lots 1 & 4, Block A, all of Lots 2 & 3, Block A	"	Ritchie Brothers Construction Company 6500 West 21st Wichita, Ks 67212
Lot 3, Block A	Willo-Esque Second	Charles W. & Sally J. Roach 141 Summitlawn Circle Wichita, Ks 67212
Lot 4, Block A	"	Marc L. & Susan E. Williams 135 Summitlawn Circle Wichita, Ks 67212

OWNERSHIP LIST (Cont.)

<u>LOT & BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNERS</u>
Lot 5, Block A	Willo-Esque Second	Mary C. Schulte 133 Summitlawn Circle Wichita, Ks 67212
Lot 6, Block A	"	Ernest L. Sr. & Cora N. Evans 127 Summitlawn Circle Wichita, Ks 67212
Lot 16, Block A	"	Grant R. & Leslie R. Swearingen 128 Summitlawn Circle Wichita, Ks 67212
Lot 17, Block A	"	Larry P. & Rhonda S. Schneide 132 Summitlawn Circle Wichita, Ks 67212
Lot 18, Block A	"	James P. & Dee A. Hopper 6909 Elstandra Wichita, Ks 67209
Lot 19, Block A	"	Lane Construction, Inc. 6906 ElStandra Circle Wichita, Ks 67209
Lot 20, Block A	"	Danny L. & Lori A. Ronk 141 Vantage View Circle Wichita, Ks 67209
Lot 21, Block A	"	Waller E. & Shirley R. McCole 2933 S. Gordon Wichita, Ks 67217
Lot 22, Block A	"	Gary R. & Alice M. Hutchings 125 Vantage View Circle Wichita, Ks 67209
Lot 23, Block A	"	Daniel M. & Diana R. Poole 113 Vantage View Circle Wichita, Ks 67209
Lot 27, Block A	"	Bradley E. & Deborah J. Dopp 4820 E. Kellogg Wichita, Ks 67218
Lot 28, Block A	"	Gary S. & Sandra K. Shreve 124 Vantage View Circle Wichita, Ks 67209
Lot 29, Block A	"	Robert R. & Marsha A. Green 134 Vantage View Circle Wichita, Ks 67209
Lot 30, Block A	"	Curtis H. & Linda A. Jurgensen 142 Vantage View Circle Wichita, Ks 67209
Lot 15, Block B	"	Kay E. & Barbara J. Francis 203 Vantage View Circle Wichita, Ks 67209
Lot 16, Block B	"	Howard Steve & Glenda Ann O'Neal 209 Vantage View Circle Wichita, Ks 67209

OWNERSHIP LIST (Cont.)

<u>LOT & BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNERS</u>
Lot 17, Block B	Willo-Esque Second	Elmer L. & D. Elaine Clayton 213 Vantage View Circle Wichita, Ks 67212
Lot 18, Block B	"	Robert H. & Helen A. Orth 1442 S. Sierra Wichita, Ks 67209
Lot 19, Block B	"	Darrell L. & Eunice A. Howard 206 Vantage View Circle Wichita, Ks 67212
Lot 20, Block B	"	Lynn D. & Constance Ross 202 Vantage View Circle Wichita, Ks 67212
Lot 21, Block B	"	Perry E. & Lee Ann Chester 154 N. Tarabury Lane Wichita, Ks 67212
Lot 22, Block B	"	Wayne L. & Janet F. Sanchez 846 N. Maize Road Wichita, Ks 67212
Lot 23, Block B	"	Paul E. & Betty Lou Tucker 142 N. Tarabury Lane Wichita, Ks 67212
Lot 24, Block B	"	William C. & Clarice P. Steffens Address Unknown
Lot 25, Block B	"	Paul R. & Donna J. Wiltse 130 N. Tarabury Lane Wichita, Ks 67212
Lot 26, Block B	"	Richard M. & Kathleen J. Stone 124 N. Tarabury Lane Wichita, Ks 67212
Lot 56, Block B	"	James E. Stewart 1436 Spring Drive Wichita, Ks 67208
Lot 1,2,3,4, Block A	Willo-Esque Third	L. C. Investment, Inc. Address Unknown
Lot 1, Block B	"	Ronald M. Brummel 204 N. Summitlawn Wichita, Ks 67212
Lot 2, Block B	"	William F. & Evelyn T. Hinkle 214 N. Summitlawn Wichita, Ks 67212
Lots 3,4,5,6, Block B	"	Lane Construction, Inc. 6906 ElStandra Circle Wichita, Ks 67209
Lots 1,2,3,4,5,6, Block C	"	Lane Construction, Inc. 6906 ElStandra Circle Wichita, Ks 67209
Lots 1-30, Block A, Lots 1-49, Block B, Lots 1-47, Block C	Willo-Esque Fourth	L. C. Investment, Inc. Address Unknown

OWNERSHIP LIST (Cont.)

<u>LOT & BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNERS</u>
Lots 4,5,6,7,8,9, 10,11,12, Block A, Lot 3, Block B	Central Heights Second Addition	James A. & Helen J. Catron 3246 N. Clarence Wichita, Ks 67204
Lot 6, Block L	Meadowview Estates	Charlene A. Orth 518 Brownthrush Wichita, Ks 67212
Lot 7, Block L	"	Billie J. & Almeda L. Mizer 7442 Frazier Wichita, Ks 67212
Lot 8, Block L	"	Mary V. Winter 7426 Frazier Wichita, Ks 67212
Lot 9, Block L	"	Paul H. & LaDonna E. Williams 7416 Frazier Wichita, Ks 67212
Lot 10, Block L	"	William L. & Carolyn S. Corbett 7402 Frazier Wichita, Ks 67212
Lot 11, Block L	"	Michael W. & Diana J. Fulton 7340 Frazier Wichita, Ks 67212
Lot 12, Block L	"	Michael G. & Juanita F. Olson 7336 Frazier Wichita, Ks 67212
Lot 13, Block L	"	Herbert H. & Reta M. Shaner 7326 Frazier Wichita, Ks 67212
Lot 14, Block L	"	Elberta C. Davis 7316 Frazier Wichita, Ks 67212
Lot 15, Block L	"	Charles N. & Sharon A. Self 7308 Frazier Wichita, Ks 67212
Lot 16, Block L	"	Rayford M. & Betty L. Gill 503 Acadia Wichita, Ks 67212
Lot 1, Block M	"	Rex Dewayne & Rose Ann Miller 7429 Frazier Wichita, Ks 67212
Lot 2, Block M	"	Thurland & Barbara A. Wilkerspo Address Unknown
Lot 3, Block M	"	David & Janet E. Haines 7430 Freeman Lane Wichita, Ks 67212
Lot 4, Block M	"	James R. & S. Cheryl Laney 602 Dunsworth Wichita, Ks 67212
Lot 5, Block M	"	Josephine Ann Delcambre 7410 Freeman Lane Wichita, Ks 67212
Lot 6, Block M	"	Dean & Betty J. Marshal Address Unknown

OWNERSHIP LIST (Cont.)

<u>LOT & BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNERS</u>
Lot 7, Block M	Meadowview Estates	Kerry D. & Shelly D. Parham 7330 Freeman Lane Wichita, Ks 67212
Lot 8, Block M	"	Gerald L. Maxon 7322 Freeman Lane Wichita, Ks 67212
Lot 9, Block M	"	H. D. & M. L. Palmer 7316 Freeman Lane Wichita, Ks 67212
Lot 10, Block M	"	Lawrence A. & Carmel C. Suter 1251 Reece Road Goddard, Ks 67052
Lot 11 & 12, Block M	"	Lawrence A. & Carmen C. Suter 1251 Reece Road Goddard, Ks 67052
Lot 13, Block M	"	Helen R. Hobbs 7315 Frazier Wichita, Ks 67212
Lot 14, Block M	"	Klon G. & Wilma L. Koster 7325 Frazier Wichita, Ks 67212
Lot 15, Block M	"	L. R. & Freda Belford 7333 Frazier Wichita, Ks 67212
Lot 16, Block M	"	Stanley G. & Ginger K. Unruh 7339 Frazier Wichita, Ks 67212
Lot 17, Block M	"	Michael L. & Lynne F. Melton 1100 Autumn Drive Goddard, Ks 67052
Lot 18, Block M	"	Charles W. & Eleanor Ann Kissling 7415 Frazier Wichita, Ks 67212
Lot 19, Block M	"	Richard & Lois Williams 7421 Frazier Wichita, Ks 67212
Lot 4, Block N	"	Marcia Steele Carol J. King 454 Acadia Wichita, Ks 67212
Lot 5, Block N	"	Dept. of Housing & Urban Development Address Unknown
Lot 6, Block N	"	William B. & Cindy J. Bergman 442 Acadia Wichita, Ks 67212
Lot 7, Block N	"	Darryl L. & Diana F. Jacques 434 Acadia Wichita, Ks 67212
Lot 8, Block N	"	Vernon R. & Betty L. Hazeltine 428 Acadia Wichita, Ks 67212

OWNERSHIP LIST (Cont.)

<u>LOT & BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNERS</u>
Lot 9, Block N	Meadowview Estates	Walter H. & Cieta Suter Address Unknown
Lot 10, Block N	"	Farmers & Merchants State Bank 330 E. Madison Derby, Ks 67037
Lot 11, Block N	"	Rexford L. & Helga W. Walters 381 N. Brunswick Wichita, Ks 67212
Lot 1, Block P	"	Marlon & Mercedes Sherwood Address Unknown
Lot 2, Block P	"	Robert L. & Voda K. Boatright Address Unknown
Lot 3, Block P	"	Dale R. & Shirley R. Green 2243 Bramblewood Wichita, Ks 67226
Lot 4, Block P	"	Elbert E. & Edna M. Lawson 400 Brownthrush Wichita, Ks 67212
Lot 5, Block P	"	Larry E. & Illa R. Gardner Address Unknown
Lot 6, Block P	"	Holding Co., Inc. Address Unknown
Lot 7, Block P	"	Raymond J. Jr. & Lois A. Ander- son 344 Brownthrush Wichita, Ks 67212
Lot 17, Block P	"	Leonard II & Debra Kay Russell 335 N. Brunswick Wichita, Ks 67212
Lot 18, Block P	"	Kenneth Duane & Linda Diane Limins 347 N. Brunswick Wichita, Ks 67212
Lot 19, Block P	"	Thomas J. & Penny M. Bland 100 S. Ridge Road Wichita, Ks 67212
Lot 20, Block P	"	Henry M. & Mona S. Rathmel 353 N. Brunswick Wichita, Ks 67212
Lot 21, Block P	"	Leonard L. & Deborah H. Winquist 359 N. Brunswick Wichita, Ks 67212
Lot 22, Block P	"	Morell I. & Ruth E. Perkins 363 N. Brunswick Wichita, Ks 67212
Lot 23 & 24, Block P	"	Gary A. & Cayla F. Hefley 367 N. Brunswick Wichita, Ks 67212
Lot 25, Block P	"	Mike Dennis & Pamela A. Baldwin 375 N. Brunswick Wichita, Ks 67212

OWNERSHIP LIST (Cont.)

<u>LOT & BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNERS</u>
Lot 26, Block P	Meadowview Estates	Dean D. & Mary Lou Gillmore 379 Brunswick Wichita, Ks 67212
Lot 27, Block P	"	Robert A. & Jacqueline A. Eisenhart Address Unknown
Lot 28, Block P	"	Larry R. & Annette R. Cody 411 Acadia Wichita, Ks 67212
Lot 29, Block P	"	Daniel V. & Cruz C. Sabori 419 Acadia Wichita, Ks 67212
Lot 30, Block P	"	James M. & Vera B. Stroup Address Unknown
Lot 31, Block P	"	Robert E. & Donna Fox 9411 Briarwood Wichita, Ks 67212
Lot 32, Block P	"	Thomas J. & Nancy J. Little 7333 Freeman Lane Wichita, Ks 67212
Lot 33, Block P	"	Roy Lee & Deanna Lee Budd 7401 Freeman Lane Wichita, Ks 67212
Lot 34, Block P	"	James William & Frances M. Cordum 7411 Freeman Lane Wichita, Ks 67212
Lot 35, Block P	"	Rollin C. & Margaret R. Wentz 7417 Freeman Lane Wichita, Ks 67212
Lot 1, Block R	"	Richard B. & Nancy Hunter Clausing 376 N. Brunswick Wichita, Ks 67212
Lot 2, Block R	"	Lualle C. Schulte 9010 Nantucket Circle Wichita, Ks 67212
Lot 3, Block R	"	Waverly G. & Donna J. Wilson 360 N. Brunswick Wichita, Ks 67212
Lot 4, Block R	"	Ronald L. & Barbara J. Watkins 354 N. Brunswick Wichita, Ks 67212
Lot 5, Block R	"	Sammy B. & Lucinda J. Ives Address Unknown
Lot 6, Block R	"	N. M. & Wilma J. Duncan 342 N. Brunswick Wichita, Ks 67212
Lot 7, Block R	"	Keith G. & Jane L. Marsh 336 Brunswick Wichita, Ks 67212

OWNERSHIP LIST (Cont.)

<u>LOT & BLOCK</u>	<u>ADDITION</u>	<u>PROPERTY OWNERS</u>
Lot 8, Block R	Meadowview Estates	Donald R. & Helen Long 326 N. Brunswick Wichita, Ks 67212
Lot 9, Block R	"	Steven E. Bird & Darlene A. Ast 320 N. Brunswick Wichita, Ks 67212
Lot 14, Block R	"	Lawrence M. & Muriel Brown Address Unknown
Lot 15, Block R	"	Ermanno A. & Laura J. Rossi 2817 N. Charles Wichita, Ks 67204
Lot 16, Block R	"	Sportscraft, Inc. Address Unknown
Lot 17, Block R	"	Robert E. & Darlene K. Main 343 Acadia Wichita, Ks 67212
Lot 18, Block R	"	Administration of Veterans Affairs Address Unknown
Lot 19, Block R	"	Maurice E. Bowman & Sula K. Fesler-Bowman Address Unknown
Lot 20, Block R	"	Gary Joe & Beatrice Jane Smarsh. 365 Acadia Wichita, Ks 67212
All Lot 4, and Lot 5 except the North 125 feet of East 125 feet, Block K	"	Central Heights, Ltd. Address Unknown
The North 125 feet of the East 125 feet of Lot 5, Block K	"	G. A. Harpool, Jr. 4164 Parkwood Wichita, Ks 67220 D. C. Harpool 4141 N. Edgemoor Wichita, Ks 67220
The North 502.32' of the NW/4 of the NW/4 Section 22, Township 27 South, Range 1 West, Except; Beg. at a point 456.10' East and 60' South of NW/cor. of said NW/4, thence East 45', thence South 285.0', thence East 178.32' thence South approx. 177.32 ± feet, thence West approx. 640 ± to the East line of Ridge Road, thence North along that line to a point approx. 75' East and 60' South of NW/cor. of said NW/4, thence East 456.10' to the point of beg. AND EXCEPT Beg. at a point approx. 1306' ± and 60' South of NW/cor. of said NW/4, thence South approx. 300' ± thence West approx. 635' ± thence South approx. 110' ±, thence in a Northeasterly direction to a point 100' South of point of beg., thence North 100' to said point of beg.	"	Ritchie Brothers Construction Co. 6500 W. 21st Wichita, Ks 67212

OWNERSHIP LIST (Cont.)

LOT & BLOCK

ADDITION

PROPERTY OWNERS

Beg. at a point 456.10' East and 60' South of NW/cor. of NW/4, Section 22, Township 27 South, Range 1 West, thence East 45', thence South 285.0', thence East 178.32' thence South approx. 177.32'+, thence West approx. 640'+ to the East line of Ridge Road, thence North along that line to a point approx. 75' East and 60" South of the NW/cor. of said NW/4, thence East 456.10' to the point of beg.

Phil G. Ruffin
1458 Willow Road
Wichita, Ks 67208

Beg. at a point approx. 1306'+ and 60' South of NW/cor. of NW/4, Section 22, Township 27 South, Range 1 West, thence South approx. 300'+, thence West approx. 635'+, thence South approx. 110'+, thence in a northeasterly direction to a point 100' South of the point of beg., thence North 100' to said point of beginning.

Young Men's Christian Association
of Wichita, Kansas, Inc.
402 N. Market
Wichita, Ks 67202

Triangle Tract 208.6' by 81.00' by 187.2' in NW/4 NW/2 Section 22, Township 27 South, Range 1 West adjacent to Lot 16, Block C, Country Acres 6th Addition

Young Men's Christian Association
of Wichita, Kansas, Inc.
402 N. Market
Wichita, Ks 67202

SW/4 of NW/4 Section 21, Township 27 South, Range 1 West, Except that portion platted as Special Ed Admn.

Unified School District #259
1400 George Washington Dr.
Wichita, Ks 67210

Beg. SE/cor. NW/4 Section 22, Township 27 South, Range 1 West, West 36 rods, North 107 Rods, East 35 rods, North 53 rods, East 1 Rod, South to Beginning, Except Floodway

City of Wichita
455 N. Main
Wichita, Ks 67202

Beg. 851' North and 599.72' East SW/cor. of SW/4, Section 15, Township 27 South, Range 1 West, East 676.88', South to point 40' North of South line of SW/4, thence West to Beginning.

John T. Arnold & Associates
134 N. Broadview
Wichita, Ks 67208

Beg. 600' East and 85' North SW/cor. SW/4, Section 15, Township 27 South, Range 1 West, East 676.6', North 355', West 679.67', South to Beginning.

Hershel B. & Vera Arlene Cook
1501 Woodrow Avenue
Wichita, Ks 67203

Beg. 1276.6' East and 40' North SW/cor. SW/4, Section 15, Township 27 South, Range 1 West, North 400', East 217.8', South 400', West 217.8' to beg. Except South 25' for street.

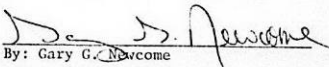
Robert L. Hayes
3227 Cromwell Drive
Wichita, Ks 67204

Beg. 1494.4' East and 40' North of SW/cor. SW/4, Section 15, Township 27 South, Range 1 West, North 400', East 150', Southeasterly 396.48', Southwesterly 224.12', West 5.88' to Beginning, Except floodway.

Robert L. Hayes
3227 Cromwell Drive
Wichita, Ks 67204

Columbian National Title Insurance of Wichita, Inc. hereby certifies the foregoing to be a true and correct list of property owners of all property located within a 1,000 foot radius of FARMINGTON SQUARE, an Addition to Wichita, Sedgwick County, Kansas, as shown by the last deeds of record in the Register of Deeds office of Sedgwick County, Kansas, on this 17th day of July, 1980 @ 7:00 A.M.

COLUMBIAN NATIONAL TITLE INSURANCE
OF WICHITA, INC.

By: Gary G.  Newcome

*

This DP File
Has a Large Drawing
On 35mm Microfilm.
Roll # 1

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