

On the WS of St. Paul be-
Street and Douglas Av.
Process of Wichita by
back

ACTION

DATE

~~S/D~~ COMMITTEE

M.A.P.C. Approved, subj. 1.10.74
to Condo.

B.C.C./~~B.C.C.~~ Approved 1.29.74

Map No. 5247
Sec. 24
Twp. 27S
Range 1E

DATA SHEET
COMMUNITY UNIT PLAN

DP 61
Z-
Filed 11-14-73

APPLICATION REQUEST: Approval of proposed planned development.

1. Applicant Catholic Diocese of Wichita
Address 424 N. Broadway 67202 Phone 263-6262
2. Agent Harold T. Beck
Address Suite 215 Page Court 67202 Phone 263-6265
3. General Location On the West side of St. Paul between 2nd Street and Douglas Av. Address
4. Proposed Use

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning "A" _____ Proposed Zoning _____
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 1.10.74 Action Appvd. subj. to Conds.

2. Governing Body - BCC

Date 1.29.74 Action Approved

August 3, 1979

Paul E. Hampel
1063 North Stratford
Wichita, Kansas 67206

Re: DP-61 - Residential C.U.P.
On the west side of St. Paul,
between 2nd St. & Douglas

Dear Paul:

As we discussed yesterday by phone, this letter is intended to give you my opinion as to how the C.U.P. will be interpreted relative to a 15 foot dimension deduced to your property on the east and subtracted from the C.U.P. site on the west side of the property occupied by Villa Christi Retreat House.

Father Coyle and I last discussed this problem on Monday and several years ago he had explained their interest in exchanging the 15 foot strips so that trees and a grotto could be kept in the Retreat House property.

I really see no problem in this switch of property. You should be aware that the 15 feet deduced to your property on the east is zoned "A" Two Family, where the remaining tract is "R6" General Residential. As you have to maintain a 25 foot setback at that point, I would believe the 15 foot "A" area could be part of that required setback area. In addition, you normally are not permitted parking or circulation in an "A" district for an "R6" permitted use. As I advised, this should not be a problem as, at that point, the approved C.U.P. does not indicate parking, but only buildings which have to maintain the 25 foot setbacks. If you change the site plan substantially from the one approved on the C.U.P., you may have a problem.

The last item that should be called to your attention is regarding permitted density. The plan approves 17 dwelling units per net acre and a total not to exceed 562 units. Since the 15 feet was not included in the legal description of the C.U.P., I doubt that it should be used in calculating your overall

Page Two
Paul E. Hampel
August 3, 1979

density. You advised that you would have to check with your architect. If you find that there is a problem, then contact me regarding the procedures for requesting an administrative interpretation. I would believe that we can accomplish any minor adjustments without your having to go through an amendment to the C.U.P.

If you have any additional questions, please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Reverend William Coyle, C.S.S.R.
Villa Christi Retreat House, 3033 W. 2nd St., 67203

Robert B. Feldner, Superintendent of Central Inspection

July 30, 79

On this date Father Coyle was in and discussed the 15' area on the east side of the exception to the plat of Woodlake Addition that was deeded to the owner of the area in the CUP for 15' on the west which was desired to keep a row of trees and grass on the west side of the exception or west of the retreat house.

I advised that the transaction should present no problem to either party. Certainly the Retreat House property can have two zoning classifications "A" and "R6". The owner of the area in the CUP should not have a problem as there is a 25' setback required from the retreat house property. 15' of the required 25' setback will be zoned "A". As long as they propose no parking or circulation in the 15', then no amendment to the CUP would be necessary. It is also a possibility that the area in the 15' may be needed to calculate permitted density. The plan permits 17 units per net acre or 5.62 DU/a. If the 15' is needed to reach the max density, then they may have a problem. JH

EMMET A. BLAES
ROBERT G. BRADEN
BRUCE W. ZUERCHER
RICHARD A. LOYD
LARRY K. MEERER
ROBERT L. HEATH
ALAN D. HERMAN
GARY M. AUSTERMAN
LARRY L. MYERS
EDWIN J. DREILING

OF COUNSEL:
ROETTEL JOCHEMS
J. FRANCIS HESSE
LEONARD A. LEVAND

JOCHEMS, SARGENT & BLAES

ATTORNEYS AT LAW
200 EAST FIRST STREET
WICHITA, KANSAS 67202
(316) 262-8441

5 December 1978

W. D. JOCHEMS
1888-1960
J. WIRTH SARGENT
1894-1968

OFFICE:
SUITE 107
409 CAMPUS DRIVE
GARDEN CITY, KANSAS 67846
(316) 275-0156

Mr. Orlin L. Wagner
Attorney at Law
208 Woodlawn Central Building
400 North Woodlawn
Wichita, Kansas 67208

Dear Orlin:

I think I can help solve the riddle involving the legal description of the property out near Villa Christi. From my files, I've pieced together the following:

1. I believe the original deed from Catholic Diocese of Wichita to Virdale is one dated June 28, 1974, and a copy of that is attached hereto for your information. I think you should check the recorded document, but this is the one I believe was made from the original.

Please note that the exception begins "310 feet west . . . of a point where the centerline of Second Street intersects the centerline of St. Paul." There is then a 675-foot east and west description.

2. The Woodlake Plat, a copy of said legal description being attached, excepts a tract "beginning at a point . . . 330 feet west of the intersection of the centerline of . . . St. Paul Avenue." It then provides dimensions of 675 feet east and west.

At this point, there is obviously a 20-foot discrepancy because Woodlake commenced the plat 330 feet west of the intersection instead of 310 feet west of the intersection. That would have left the 20-foot strip on the east which it owned, but didn't plat, and would have taken 20 feet on the west, which it did not own but did plat.

JOCHEMS, SARGENT & BLAES

Mr. Orlin L. Wagner

Page 2

5 December 1978

The interest of Villa Christi Retreat House at all times has been to include in its property the grotto, big trees, walk, etc., to the west. In May, 1977, when it was discovered that there was a question about the west boundary, a survey was taken, and I'm attaching a photo for your information, and you will observe that the surveyor, in order to straighten out the problems to the east (the 20-foot tract) and also to straighten out the tree line, grotto, etc., on the west (which required even an additional 15 feet), showed the commencing point at "345 feet west of the point where the centerline of Second Street intersects the centerline of St. Paul Avenue" and then sets out a 675-foot east-and-west description.

Deeds were prepared in June, 1977, in which the Diocese deeded to Virdale property beginning at a point 310 feet west of the centerline of St. Paul and then went west 35 feet. Virdale deeded to the Diocese property beginning at a point 985 feet west of the centerline of St. Paul and thence west 35 feet. I believe the addition of the footages on the Baughman survey of 1977 and a look at those two deeds will reflect that the arithmetic places the western boundary of our exception 1,020 feet west of the centerline of St. Paul.

I hope this resolves the problem and that your client and the folks at Villa Christi can proceed with the fence.

Very truly yours,

J. Francis Hesse

JFH/jp

cc: The Reverend William Coyle, C.S.S.R.

WILLIAM L. KORBER
BAUGHMAN CO.
SURVEYORS

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

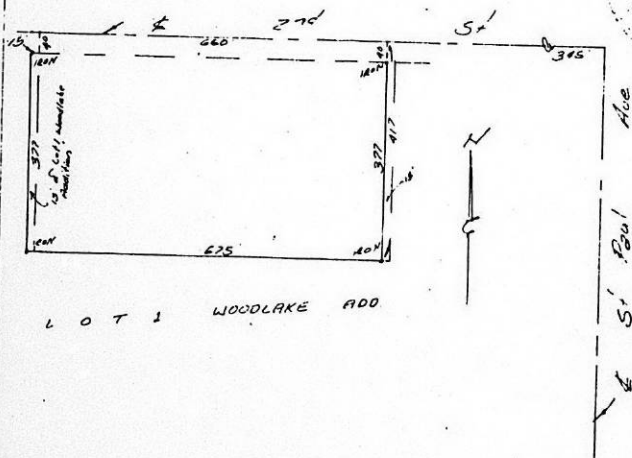
May 18, 1977

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 18th day of May, 1977 survey a tract in the S $\frac{1}{2}$ of Sec. 24, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, and a portion of Lot 1, Woodlake Addition, Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 345 feet west of a point where the center line of 2nd Street intersects the center line of St. Paul Avenue; thence south 417 feet; thence west 675 feet; thence north 377 feet to the north line of said Lot 1; thence east 15 feet; thence north 40 feet; thence east 660 feet to the point of beginning.

The accompanying plat is a true and correct exhibit of said survey.

William L. Korber

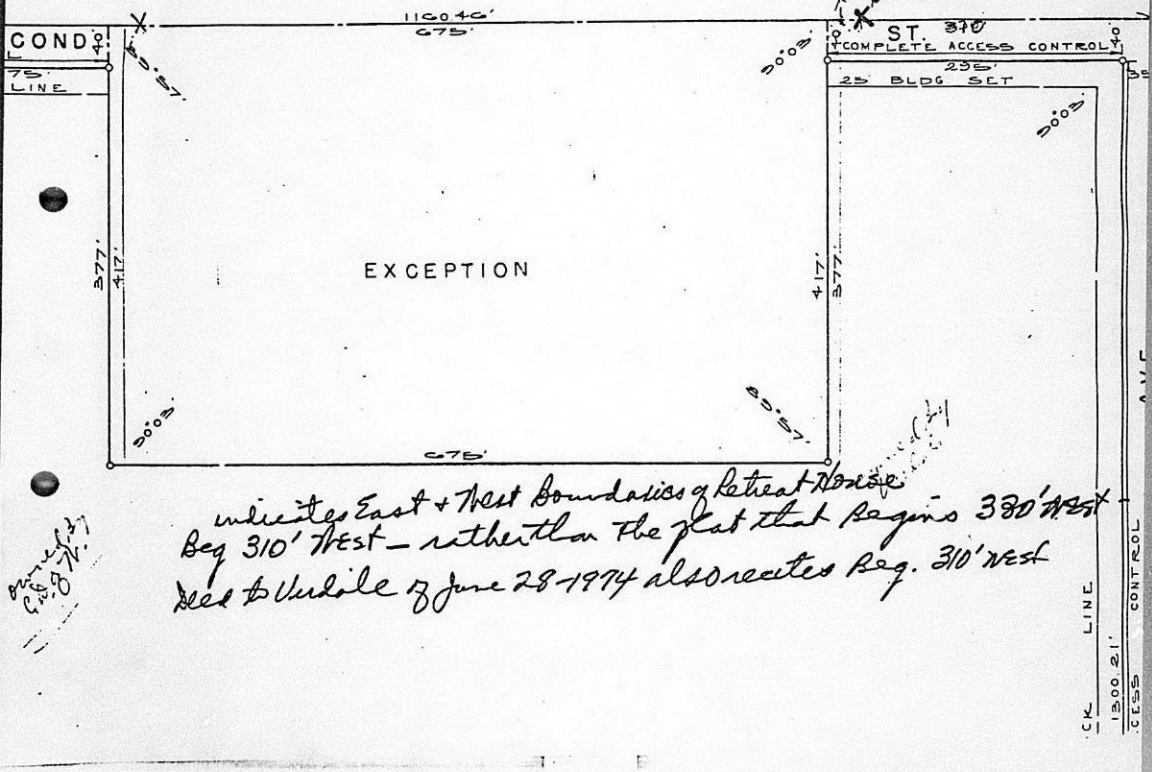
Surveyor



WOODLAKE ADDITIO

WICHITA, SEDGWICK COUNTY, KANS

R. 2E 7 SEC. 24-27-1W



State of Kansas, County of Sedgwick, SS.

I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "WOODLAKE ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: Beginning on the north line of Douglas Avenue at the SE corner of Mt. Carmel 4th Addition, Wichita, Sedgwick County, Kansas; thence easterly on the north line of Douglas Avenue to the west line of St. Paul Avenue; thence northerly on the west line of St. Paul Avenue to the south line of Second Street; thence westerly on the south line of Second Street to the NE corner of said Mt. Carmel 4th Addition; thence south on the east line of said Addition to place of beginning, being the same property as described in the journal entry of judgement in that certain Sedgwick County District Court Case C-1022, except a tract in the N 1/2 of the SE 1/4 of Section 24, T27S, R1W of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the north line of said SE 1/4, 330 feet west of the intersection of the center line of Locke Avenue, now St. Paul Avenue and the north line of said SE 1/4; thence south parallel to said center line of said St. Paul Avenue, 417 feet; thence west parallel to the north line of said SE 1/4, 675 feet; thence north parallel to said center line of said St. Paul Avenue, 417 feet to the north line of said SE 1/4; thence east 675 feet to the point of beginning. The streets lying within the bounds of the property heretofore described, not previously vacated, are hereby vacated and replatted by virtue of K.S.A. 1970 Supp. 12-512(b).

Kenneth O. Taylor, Civil Engineer
Kenneth O. Taylor

Know all men by these presents that Catholic Diocese of Wichita, a non-profit corporation, by David M. Maloney, President, has caused the land described in the Civil Engineer's certificate to be platted into a lot and streets to be known as "WOODLAKE ADDITION", Wichita, Sedgwick County, Kansas.

1500 S.W.
COMPLETE ACCESS CONTROL AVE.
1500 S.W.

STATUTORY WARRANTY DEED

This space reserved for
REGISTER OF DEEDS

GRANTOR CATHOLIC DIOCESE OF WICHITA, a non-profit corporation,

CONVEYS AND WARRANTS TO

VIDDALE, INC., a Kansas Corporation

the following described premises situated in Sedgwick County, Kansas, to-wit:

A tract in the South Half of Section 24, Township 27, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, described as follows: Beginning on the north line of Douglas Avenue at the southeast corner of Mount Carmel 4th Addition, Wichita, Kansas; thence easterly on the north line of Douglas Avenue to the west line of St. Paul Avenue; thence northerly on the west line of St. Paul Avenue to the south line of Second Street; thence westerly on the south line of Second Street to the northeast corner of the Mount Carmel 4th Addition; thence south on the east line of said Addition to the place of beginning except beginning 310 feet west and 30 feet south of a point where the centerline of Second Street intersects the centerline of St. Paul Avenue; thence south 387 feet; thence west 675 feet; thence north 387 feet; thence east along the south line of Second Street to the place of beginning.

for the sum of One Dollar and other valuable consideration.

Subject to: Easements and restrictions of record.

Dated this 28th day of June 19 74

CATHOLIC DIOCESE OF WICHITA

ATTEST

Charles F. Walsh
Charles F. Walsh, Secretary

By David M. Maloney
David M. Maloney, President

STATE OF KANSAS, SEDGWICK COUNTY, ss.

QUIT CLAIM

STATUTORY ~~QUIT CLAIM~~ DEED

GRANTOR VIRDALE, INC., a Kansas corporation,

This space reserved for REGISTER OF DEEDS
STATE OF KANSAS SEDGWICK COUNTY
FILED FOR RECORD AT
AUG 8 1977
NO 3 42855
BETTE F. MCCARTY
REGISTER OF DEEDS

QUIT CLAIMS
CONVEYS AND ~~RESERVES~~ TO

CATHOLIC DIOCESE OF WICHITA, a non-profit corporation,

Amelia Taylor
Deputy

Original Compared
With Record

the following described premises situated in Sedgwick

County, Kansas, to-wit:

A tract in the South Half of Section 24, Township 27 South,
Range 1 West of the 6th P.M., described as follows:

Beginning at a point 985 feet west of a point where the center-
line of Second Street intersects the centerline of St. Paul
Avenue; thence South 417 feet; thence west 35 feet; thence
north 417 feet; thence east 35 feet to the place of beginning.

RECORDED ON
THE PUBLIC RECORD
AUG 8 1977
ROBERT H. WHITE
COUNTY CLERK

for the sum of One Dollar (\$1.00) and other valuable consideration.

Subject to: Easements and restrictions of record.

Dated this 22 day of June 1977.

VIRDALE, INC.

ATTEST

Dale Frey
Secretary

By *Dale Frey*
DALE FREY President



February 1, 1979

Paul E. Hampel
Executive Vice President
Amortibanc Investment Company, Inc.
300 West Douglas
Wichita, KS 67207

Re: DP-61 Woodlake Community
Unit Plan

Dear Mr. Hampel:

I have examined the copy of the above referenced Community Unit Plan and find it to be the same as was approved for development by the Board of City Commissioners on January 29, 1974. I have marked the copy "Approved CUP" to so indicate that such is a true copy of the approved development plan.

Should there be further questions regarding this matter, please contact our office at 316/ 268-4423.

Sincerely,

Mike Meek
Senior Planner
Current Plans Division

MM:bp
Enclosure

8/3/78

Kenneth Alexander from the
William G Young Company of
Kansas City discussed a potential
Section 8 elderly housing development
with me and J. Formick. Reviewed
with him the CUP, density, access etc.
He mentioned that Rod Stewart
was trying to sell him a 2-3 acre
site in the N.E. corner. That corner
has no direct access to either St Paul
or 2nd St.

Discussed with him regarding lot
split amendment to the CUP etc.
Formick made a copy of the text of
the CUP for him and discussed
the Section 8 review process.

February 25, 1977

Mr. Ron Spangenberg
Suite 815
7701 E. Kellogg
Wichita, Kansas 67207

Dear Mr. Spangenberg:

We are in receipt of and have reviewed your request for an administrative adjustment to the general provisions of the approved Woodlake Community Unit Plan (DP-61) located west of St. Paul between Douglas and Second Streets. We understand that you are requesting that building permits be issued prior to the completion of the portion of Item No. 12 of the general provisions of C.U.P. approval which states:

"A landscape plan shall be prepared by the architect for the planting screens and shall be submitted to the Planning Department for their approval prior to the issuance of building permits."

We further understand that you are requesting this adjustment to allow additional time to work with the City Engineer to determine the proper location of the public sidewalk along Douglas in relation to mature trees existing on the site and to additional landscaping you may propose. You have also indicated by phone that the required landscape plan will be completed and forwarded to the Planning Department within 60 to 90 days or prior to occupancy, whichever is sooner.

In discussing this matter with the City Engineer, he has indicated his willingness to work with you on the proper placement of the public sidewalk to save existing trees. He has stressed the importance of placing any additional landscape materials entirely within your property boundary and not upon public right-of-way. It would, therefore, appear possible for you to proceed immediately with the design of the landscape plan inside your property line.

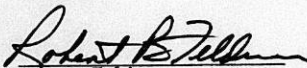
We noted that the overall site plan submitted to our office with your request contained indications of what appears to be access

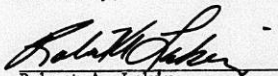
Page Two
Mr. Ron Spangenberg
February 25, 1977

to Second Street on the north. Please be reminded that the Woodlake Addition plat of the property was approved and recorded with complete access control along Second Street and St. Paul. Douglas Avenue has access control except for one opening as indicated on your plan.

On the basis of your agreement to furnish the required landscape plan within 90 days, or prior to occupancy, whichever is sooner, the undersigned hereby agree that building permit for the current phase of construction on Mount Carmel Apartments in the southeast corner of the Woodgate C.U.P. may be issued prior to completing the provisions of Item No. 12 as set out above. If the required landscape plan is not forthcoming, please be advised that occupancy permits and additional building permits on this site will be withheld until all requirements of the C.U.P. and provisions of City Codes are completed.

Sincerely,


Robert Feldner
Sup't. of Central Inspection


Robert A. Lakin
Director of Planning

RAL:RLY:el

cc: Robert Feldner, Sup't. of Central Inspection
Dick Linn, City Engineer
Dale Frey, 8444 Birch Lane, 67212

robson kuhnel and spangenberg a.i.a. architects and planners p.a.

February 23, 1977



Mr. Jack Galbraith
Metropolitan Planning
104 S. Main
Wichita, Kansas

Re: Mt. Carmel Apartments
Douglas & St. Paul
(Woodlake Addition)

Dear Jack:

Enclosed are prints of the site plan for the first phase of this project as well as a master plan for the entire site.

We are requesting an administrative exception to have the landscape plan for the planting strip submitted within 30 days after we receive the information from Mr. Dick Lynn on the proposed deceleration lane and sidewalk location. We are also requesting that the portion of the planting strip on Douglas located west of the entrance not be required until such time as that portion of the site is developed.

If this request could be made, this would allow the construction to proceed immediately and yet would give ample time for your review of the landscaping prior to occupancy of any of the buildings. This will allow for the planting to be properly designed in relationship to the existing trees along the property line.

I am most grateful for your help in this problem.

Sincerely,

ROBSON, KUHNEL & SPANGENBERG



RON SPANGENBERG

RS:sh
Enc.

7701 east kellogg wichita, kansas 67207 suite 815 telephone 316 685-4234

robson kuhnel and spangenberg a.i.a. architects and planners p.a.



February 15, 1977

Mr. Robert Lakin
Metropolitan Planning

Re: Mount Carmel Apartments
Douglas & St. Paul
(Woodlake Addition)

Dear Mr. Lakin,

We are requesting an administrative exception for having the landscape plan approved (for the planting strip adjacent to Douglas) prior to issuance of the building permit on this project. This is a requirement of the CUP and we would like to have this requirement postponed until prior to occupancy.

There presently exists a sidewalk adjacent to Douglas Avenue locate approximately 10 to 15' from the street curb. At the time the CUP was approved, additional property along Douglas was given to the City for potential future widening of the street. If a new walk was constructed at the new property line, 16 large trees varying in diameter from 16" to 30" would probably be destroyed. I have contacted Mr. Dick Lynn and we are trying to work out some arrangement whereby the trees can be saved. We feel that whether or not the trees can remain, and where the walk is located should have a bearing on the design of the planting strip.

We would like to see these trees retained. We feel they are an asset both to this project & also the surrounding area. In designing this project, one of our main goals was to not disturb the existing trees on this site. We feel this is a very beautiful site and wish to do everything possible to retain this. We have designed this project so that only 2 of the large trees need to be removed; these being at the required entrance location to the project.

7701 east kellogg wichita, kansas 67207 suite 815 telephone 316 685-4234

September 27, 1974

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-61 - Woodlake - West side of St. Paul between Douglas
and Second Street.

The Board of City Commissioners on January 29, 1974 considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. Platting 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. 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.
- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- d. 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.

On September 24, 1974, the associated plat (S/D 73-144 Woodlake Addition) was considered and approved by the Board of City Commissioners. The plat tracing has been released for recording and at such time as we are notified that the plat has been recorded we will instruct the City Clerk to publish the associated zone case "A" to "R-6" (Z-1480).

Memo to Robert Feldner
September 27, 1974
Page Two

Your attention is called to the two break away gates indicated on the face of the plan on Second Street to provide for emergency fire protection. We would suggest that any building plans submitted to your office for this proposed development make provisions for these emergency break away gates.

Attached for your information and files is an approved copy of the CUP.

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

JHG:GLS:js

Attachment

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING

and approval of Residential C. U.P.

CASE NO.	Z-1480 and DP-61	CONSIDERED BY MAPC:	1-25-73	Deferred
REQUEST FOR:	"A" to "R-6" and Residential CUP	RECONSIDERED BY MAPC:	2-8-73	Denied
REASON FOR REQUEST (AS PROVIDED BY APPLICANT):		CONSIDERED BY BCC:	2-27-73	Ref back
		RECONSIDERED BY MAPC:	1-10-74	

"To properly utilize the property
for its best and highest use."

GENERAL LOCATION: West side of St. Paul between
Douglas and 2nd Street

LEGAL DESCRIPTION:

See attached excerpt from Planning Commission
minutes of January 10, 1974.

APPLICANT: Catholic Diocese of Wichita, 424 N. Broadway 67202

COUNSEL FOR APPLICANT: Harold Beck, Attorney

PROTESTORS (LIST COUNSEL) IF ANY:

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

LAND USE: Subject property is undeveloped; north is single-family, duplex
and Villa Christi Retreat House; east and west is single-family;
south is single-family, duplex and cycle center

PLANNING COMMISSION RECOMMENDATION:

That the zone change request (Z-1480) and its associated CUP (DP-61) be approved subject to Sheridan not being required to be extended through subject property as a collector street, and subject to the following conditions: (See attached excerpt of Planning Commission minutes of January 10, 1974, for conditions.) Arnholz moved, Rising seconded and it carried by a vote of 6 in favor (Arnholz, Rising, Hopper, Hill, Gragert and Hennessy) and 1 opposed (Taylor). (Gardenhire, Blakey and Kamen absent.)

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

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 8, 1973:

30. Case No. Z-1480 - Catholic Diocese of Wichita requests change from "A" to "R-6" for the following: Beginning on the north line of Douglas Avenue at the southeast corner of Mt. Carmel 4th Addition; thence easterly on the north line of Douglas Av. to the west line of St. Paul Av; thence northerly on the west line of St. Paul Av. to the south line of Second Street; thence westerly on the south line of Second Street to the northeast corner of said Mt. Carmel 4th Addition; thence south on the east line of said Addition to place of beginning, except as follows: Beginning 30 feet south and approximately 310 feet west of the point where the midline of Second Street intersects the midline of St. Paul Av.; thence south 387 feet; thence west 675 feet; thence north 387 feet; thence east along the south line of Second Street to the point of beginning, the entrance to said parcel to be off of Second Street, said tract containing 6 acres, more or less. All located in the south half of Section 24, Township 27 South, Range 1 West of the 6th P.M. Generally located on the northwest corner of Douglas and St. Paul.

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

Comments

1. The property involved in this application has considerable history, having been the object of three previous zone change requests from "A" to "B" (Z-0982, Z-1034 and Z-1147) and a Residential Community Unit Plan (DP-30 - Mt. Carmel Homes, CUP). On April 25, 1968, the Planning Commission recommended approval of Z-0982, subject to the submission and approval of a residential CUP. The case was referred back to the MAPC by the City Commission on May 14, and in July of 1968 the case was withdrawn. Zone Case Z-1034 was approved for "B" zoning by the City Commission on October 10, 1968, subject to platting and the submission of voluntary restrictive covenants. However, it was the ruling of the Sedgwick County District Court that all of the final action of both Planning Commission and City Commission was void inasmuch as the ordinance prohibiting the re-filing of the case within one year was found to have been violated (January 23, 1969).

The "B" classification was again requested for the property (Z-1147), but was recommended for denial by the Planning Commission on October 9, 1969. The case was referred back by the City Commission, and the Planning Commission once more recommended that it be denied. There were protests (43.63%) which required a 4/5 vote of the City Commission for approval. A 2-3 vote on the motion to deny resulted in the denial of zone Case No. Z-1147 (November 18, 1969).
2. The Planning Commission has a general policy of looking with favor on higher density type residential uses when adjacent to major thoroughfares, depending upon the size of the tract and the general characteristics of the surrounding neighborhood. Subject property contains approximately 29.56 acres and is surrounded primarily by single family homes and a park.
3. The applicant has requested the "R-6" General Residence District which permits a density of approximately 29 dwelling units per acre and limits the height of structures to 35 feet, the same height limitation imposed in the "AA" and "A" districts.
4. It should be pointed out that although the original proposal (Z-0982 and DP-30) was for only 22 acres, the density projected was for 10 dwelling units per acre or a total of 222 dwelling units. Based on the increased size of the tract and

the 29 dwelling units per acre permitted in the "R-6" classification, the developer could construct over 800 dwelling units on the property. This is substantially higher than the original proposal of 222 units which was strongly opposed by adjacent properties. If the acts of prior Commissions (both Planning and City) were reasonable and correct, there have been no significant changes in the area which would justify the increase in density.

5. It should also be pointed out that in consideration of previous applications, Sheridan Avenue has been required as a collector street through subject property. The Transportation Plan designates Sheridan, Second and St. Paul as collectors, and Douglas as a major street.
6. If the Planning Commission should determine that the "R-6" or a more restrictive classification is appropriate, approval of the zone change request should be subject to platting, dedication of appropriate street rights-of-way, establishing appropriate setbacks and access control, and guaranteeing the installation of sidewalks, within one year of the date of approval by the City Commission; or the application be considered denied and closed.

GALBRAITH said the staff felt that apartment development could be justified in view of the excellent access to major and collector streets, and since the previous consideration of this area, the "R-5" and "R-6" classifications have been amended into the ordinance. It was his opinion that "R-5" would be compatible with the neighborhood as it provides for much more open area and it would not provide too much density. He recommended that the "R-5" classification be approved, subject to platting and the continuance of Sheridan as a collector street through the site. GALBRAITH said, however, that it was his understanding "R-5", permitting 12.4 dwelling units per acre, would not be satisfactory to the applicant.

About 13 people stood as evidence of their opposition to this application.

HAROLD BECK, counsel for the applicant and also speaking as the person who has contracted to acquire the property for the development of garden apartments, said the 33 acres has been vacant for at least 8 years, it definitely has value for apartment development and there is a need for such to service the downtown area. He pointed out that the city as a whole has an apartment vacancy of less than 1%.

As far as the proposed development, BECK said they would not be of low income classification that has sometimes upset a community, such as FHA or rent subsidy housing, but would cater to the upper middle class development, with a monthly rental of \$180 to \$300.

BECK said that while the "R-6" would permit approximately 950 units, they are proposing 738 units as he himself feels that 950 would be too many for this site. He said that he would be willing to file a CUP to limit the development under the "R-6" classification if the Commission is favorable to this request. He considered it unfortunate that there is not a classification between the "R-5" and the "R-6" because in this particular case the "R-5" would allow only 412 units, which is not enough to be economically feasible, and yet the "R-6" permits too many. He pointed out also that under the present duplex zoning, 462 units would be permitted, so he would be better off under the existing zoning than under the "R-5" district.

BECK displayed an architect's rendering of the development proposed, and he pointed out the club house, the lake which will be restored and the various structures, and said they plan a first class operation. BECK continued that the cost per square foot of the type of building that could be erected for duplex development would not be economical. Economically, one cannot

build that type of property for rent in an area such as this, but must develop a complex with sufficient units to successfully compete in the rental market as it exists. If developed under the "R-5", BECK suggested that one would have to plan on two-story units. He said they estimate the units proposed would cost around \$13,000 which he considered comparable to the single-family homes in the area and even in excess of some. He said it will be a nice attractive operation, but that he must have the "R-6" classification to make it economical. He stated that one reason it has probably remained vacant so long is that it has to be made available on an economic basis and they need the proper basis in order to do so.

BECK said the 738 units proposed is approximately 22 or 23 units per acre, based on 33.32 acres; they propose to use a total of only 191,000 square feet for building, or 4.3 acres and there would be 9.5 acres of open area for tennis courts, swimming pool, lake, trees and shrubs, etc.

BECK pointed out that the owner of the property is a church and while it isn't a burden to the owner, as it is tax free, they do not need it for any religious purpose, and something should be done with the ground. He maintained that single-family development is out of the question, based on costs of construction at this time and the market. BECK said that possibly the people who proposed development previously when a zone change was requested had some reason that 10 units per acre would pay out, but he could not agree that they would. He said they have developed a large number of tracts and apartments and have a good idea of what it takes from the economic standpoint, and it was his belief that in the neighborhood of 700 units would be needed to be economically feasible.

BECK said if the Commission reacts favorably to this request he would be willing that it be deferred so far as submitting to the City Commission until he could present a CUP to limit the number of units to 738 as he is proposing, and then submit the proposal as a unit to the City Commission.

BECK said he met with the residents of the area several weeks ago and presented drawings and information of what they propose, including pictures of some of their other developments. He said the residents recognize that some use should be made of subject property, but were opposed to the density requested; they were most cooperative in discussing the matter, but BECK said he could not accept "R-5", but would need "R-6" and would submit a CUP.

The extension of Sheridan through subject property, BECK felt, was not appropriate for discussion in connection with zoning, maintaining that it would be considered at the platting stage. He questioned whether the residents would want the street extended. He said in this case the extension would mean the dedication of the street by the applicant (owner of property on both sides of the street alignment), then when paved, the same owner would be expected to pay for paving, unless it is assessed city at large.

BECK felt that with "R-6" and a CUP, he could provide a very desirable development which could be developed as a community within itself.

When questioned as to the possibility of the City acquiring the property for a park site, BECK said such had been proposed to the City, but there is already a park across the street which is adequate in the area.

TAYLOR asked why he considered it inappropriate to bring up the possibility of the extension of Sheridan at this time, and BECK said he considered it a question of platting to be considered at that time. TAYLOR pointed out that the Commission is responsible for the transportation plan also and BECK agreed that it should be considered, but wanted to avoid any possibility of a trade-off of street for zoning.

VINCENT BOGART, attorney representing home owners in the area, spoke in opposition. He pointed out that at the consideration of the application several years ago, only 222 units were proposed and the Commission saw fit to deny that density. He agreed that the property has been vacant for sometime, and as for the economics of development, he pointed out that the Commission recently has considered several other cases for "R-6" zoning, for which the applicants have accepted "R-5" and such areas have been developed under "R-5" zoning and apparently it has been economically feasible. He considered that "R-5" zoning would be most appropriate for this area. He suggested the price being paid for the land would have something to do with whether or not it could be economically developed under the "R-5" zoning.

BOGART agreed that the residents of the area did meet with Mr. Beck and he presented his plan and it was agreed that it sounded like a very desirable development, except for the density proposed. He pointed out that in the event Mr. Beck's plan does not materialize, there would be "R-6" which would permit, for example, based on 60% in one bedroom units, 2917 population in that area, which is more population than 50% of the cities in Kansas. He was opposed to locating that much population in this area of principally single family homes with no consideration to police, fire, health and other needed services. He said the residents agree that the property should be utilized but they do not want the density proposed by the plan submitted, which actually means another city in a space of 30 some acres. He was concerned for what might develop if this plan does not go through.

BOGART did not feel that the economic feasibility should be a determining factor in granting zoning.

HERMAN NEELY, 226 North Gow, spoke in opposition. He felt the "R-6" density would be detrimental to residential property owners in the area, and he referred to the comparison made by Mr. Bogart that that number of families would represent as much population in this one area equal to that of many small towns in Kansas. He pointed out that many of the surrounding owners are retired people on fixed incomes and many widows whose properties would be devalued and less desirable as homes.

NEELY also questioned the marketing of the apartments, pointing out that a recent news article indicated that Mr. DeBoer felt the demand for garden apartments is strained at this time. He was concerned for what would happen to the property if what Mr. Beck plans at this time does not occur and is not successful - it could be sold to someone else for a development of even a less desirable use in this area. He was concerned about night-time activities of such concentrated population. NEELY stated that he felt Mr. Beck has a good plan, except that the density is too high. When questioned as to whether he desired Sheridan to be extended through subject property, NEELY said he felt it should be to relieve some of the traffic which is bound to occur on other neighborhood streets if what is planned is permitted.

MRS. IRWIN, 3115 West Douglas, spoke in opposition, and said their property is directly across the street (both 3115 West Douglas where they live, and 3119 West Douglas which they also own). She stated that at the neighborhood meeting with Mr. Beck, he would not give direct answers to questions as to type of structure, number of units of one, two and three bedrooms, family structure, etc., and this uncertainty is of much concern to the residents. She felt that the type of rental and density would greatly affect the value of the surrounding area. She said Mr. Beck showed some drawings but indicated he was not certain that the specific plan shown would actually be built on subject property. He also said the project would be constructed in four phases and if the initial phase did not produce a profit, there would be a possibility that the entire project would not be completed.

MRS. IRWIN said that Mr. Beck had indicated to the residents that he has an option to purchase the remaining 6 acres (present location of Villa Christi Retreat House) and if he obtains that and secures "R-6" zoning, it could result in 1035 units on the 39 acres that would be involved. As for restrictive covenants limiting the number of units, MRS. IRWIN said it is her understanding they are no good, not legal or binding and even with restrictive covenants if the plan does not result in actual construction, Mr. Beck could sell the property to someone else and with "R-6" zoning the new owner would be free to build to the maximum density permitted.

MRS. IRWIN stated that there is already a traffic problem due partly to the curve in Douglas. She noted that Douglas is not a wide street and being on the curve, it is very difficult for them to back out of their driveway. She said it is her understanding that it is proposed by Mr. Beck to leave the entrance at its present point, which is directly across the street from their driveway, and with the density proposed, she anticipated it would really be a traffic problem.

She pointed out that the proposal is to have 1.5 parking spaces per unit, which would mean a great deal more traffic, and add to that other movement of traffic in and out of the complex, it would create a very serious traffic hazard. It was the opinion of Mrs. Irwin that if this plan is developed, then Douglas would have to be widened, and she emphasized that she is strongly opposed to the density contemplated.

There was brief discussion of the possibility of limiting the number of people to the various size units, and it was brought out that unit occupancy is planned to be much less than anticipated under the previous application and plan for development for low income families.

HARRISON said he owns property at 3330 West Douglas and would abstain from voting on this case. HENNESSY agreed that he would have a financial interest and should abstain.

MOTION: That the Planning Commission recommend to the City Commission that this application not be approved. Burnett moved.

BURNETT said he thought "R-6" would allow too much density and the applicant has stated he could not accept "R-5".

JACKSON said his main concern also was the density factor.

TAYLOR said she appreciated the efforts for compromise with the neighborhood and thought the plans shown were desirable, but since the applicant won't consider a lower density or discuss the value of Sheridan extending through the property as a collector street, she was opposed to the request.

HENNESSY said he always liked to see every possible chance for a compromise made and felt that the property really should be developed in some manner, but agreed that there apparently is no chance of a compromise.

BECK said he would be willing to file a CUP restricting the number of units per acre. He stated that at this time he has a client that needs zoning for the number of units stated earlier (738) and that 460 under the present "A" zoning or 412 under the "R-5" zoning is not enough.

TAYLOR seconded the above motion and it carried by a vote of 4 in favor (Burnett, Taylor, Jackson and Kamen) and 1 opposed (Hennessy). Harrison abstained.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 10, 1974:

- 25a. Case No. Z-1480 - Catholic Diocese of Wichita requests change from "A" to "R-6" for:

Beginning on the north line of Douglas Avenue at the southeast corner of Mt. Carmel 4th Addition; thence easterly on the north line of Douglas Av. to the west line of St. Paul Av.; thence northerly on the west line of St. Paul Av. to the south line of Second Street; thence westerly on the south line of Second Street to the northeast corner of said Mt. Carmel 4th Addition; thence south on the east line of said Addition to place of beginning, except as follows: Beginning 30 feet south and approximately 310 feet west of the point where the midline of Second Street intersects the midline of St. Paul Av.; thence south 387 feet; thence west 675 feet; thence north 387 feet; thence east along the south line of Second Street to the point of beginning, the entrance to said parcel to be off of Second Street, said tract containing 6 acres, more or less. All located in the south half of Section 24, Township 27 South, Range 1 West of the 6th P.M. Generally located on the west side of St. Paul between 2nd Street and Douglas Avenue.

- 25b. Case No. DP-61 - Catholic Diocese of Wichita requests approval of a Residential Community Unit Plan for:

Beginning on the north line of Douglas Avenue at the southeast corner of Mt. Carmel 4th Addition; thence easterly on the north line of Douglas Avenue to the west line of St. Paul Avenue; thence northerly on the west line of St. Paul Avenue to the south line of Second Street; thence westerly on the south line of Second Street to the northeast corner of said Mt. Carmel 4th Addition; thence south on the east line of said Addition to place of beginning, in the south half of Section 24, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, containing 39 acres, more or less, except six acres which encompasses the Villa Christi Retreat House and grounds described as follows: Beginning 30 feet south and approximately 310 feet west of the point where the middle of Second Street intersects the midline of St. Paul Avenue; thence south 387 feet; thence west 675 feet; thence north 387 feet; thence east along the south line of Second Street to the point of beginning, the entrance to said parcel to be off of Second Street. Generally located on the west side of St. Paul between 2nd Street and Douglas Avenue.

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

Comments

1. The property involved in this application has considerable history, having been the object of three previous zone change requests from "A" to "B" (Z-0982, Z-1034 and Z-1147) and a Residential Community Unit Plan (DP-30 - Mt. Carmel Homes, CUP). On April 25, 1968, the Planning Commission recommended approval of Z-0982, subject to the submission and approval of a residential CUP. The case was referred back to the MAPC by the City Commission on May 14, and in July of 1968 the case was withdrawn. Zone Case Z-1034 was approved for "B" zoning by the City Commission on October 10, 1968, subject to platting and the submission of voluntary restrictive covenants. However, it was the ruling of the Sedgwick County District Court that all of the final action of both Planning Commission and City Commission was void inasmuch as the ordinance prohibiting the re-filing of the case within one year was found to have been violated (January 23, 1969).

The "B" classification was again requested for the property (Z-1147), but was recommended for denial by the Planning Commission on October 9, 1969. The case was referred back by the City Commission, and the Planning Commission once more recommended that it be denied. There were protests (43.63%)

which required a 4/5ths vote of the City Commission for approval. A 2-3 vote on the motion to deny resulted in the denial of zone Case No. Z-1147 (November 18, 1969)

2. On February 8, 1973, the Planning Commission considered zone Case Z-1480 and recommended that it not be approved. On February 27, 1973, the City Commission, at the request of the attorney for the applicant, referred this case back to the MAPC to be reconsidered upon submission of a Community Unit Plan for subject property.
3. The Planning Commission has a general policy of looking with favor on higher density type residential uses when adjacent to major thoroughfares, depending upon the size of the tract and the general characteristics of the surrounding neighborhood. Subject property contains approximately 33.5 acres and is surrounded primarily by single-family homes and a park.
4. The applicant has requested the "R-6" General Residence District which permits a density of approximately 29 dwelling units per acre and limits the height of structures to 35 feet, the same height limitation imposed in the "AA" and "A" districts.
5. It should be pointed out that although the original proposal (Z-0982 and DP-30) was for only 22 acres, the density projected was for 10 dwelling units per acre for a total of 222 dwelling units. Based on the increased size of the tract and the 17 dwelling units per acre proposed by the applicant, the developer could construct 562 dwelling units on the property. This is substantially higher than the original proposal of 222 units which was strongly opposed by adjacent property owners. If the acts of prior Commissions (both Planning and City) were reasonable and correct, there have been no significant changes in the area which would justify the increase in density.
6. In addition to density, the major concern of the City Engineer, Traffic Engineer and Planning Department, is that Sheridan has not been designated through the site as a collector. It should be noted that in consideration of previous applications, Sheridan Avenue has been required as a collector street through subject property. The Transportation Plan designates Sheridan, Second and St. Paul as collectors, and Douglas as a major street.
7. As permitted under the Residential CUP provisions of the zoning ordinance, the applicant has submitted a preliminary residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.

8. This Residential Community Unit Plan proposes an approximate 33.5 acre apartment development, the density of which shall not exceed 17 dwelling units per acre, or a total of 562 dwelling units for the entire site. In addition to indicating the proposed building locations for apartments, the Development Plan indicates information on maximum building coverage, maximum building heights, setbacks for structures, proposed useable open space, screening, means of ingress and egress in and out of the area, interior circulation and proposed parking ratio.
9. Should the Planning Commission determine that the request for "R-6" zoning is appropriate and find that the four conditions listed in comment #7 have been satisfied, the following are recommended conditions of approval:
 - a. 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.
 - b. The street right-of-way for Douglas on the face of the plan shall reflect 60 feet of half-street right-of-way back a distance of 200 feet in either direction from the major entrance and 50 feet for the balance of the frontage, and the building setback lines adjusted accordingly. The 15 feet of landscaping along Douglas shall also be adjusted to be adjacent to street right-of-way.
 - c. Indicating 70 feet of street right-of-way for Sheridan on the face of the plan.
 - d. General Provision #15 is not legible and shall be corrected.
 - e. General Provision #16 regarding sidewalks on St. Paul and Douglas, shall be deleted inasmuch as this is a matter to be resolved by City Commission at the time of platting. It should be pointed out that a sidewalk already exists on Douglas.
 - f. The location of the secondary signs referred to in General Provision #7 shall be indicated on the face of the plan or the reference to such signs deleted.
 - g. 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.
 - h. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - i. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

HENNESSY commented about the possibility of "R-5" zoning, which he thought might be more desirable than the density allowed under "R-6".

HAROLD BECK, on behalf of the petitioner and also for the contract purchaser of the property, spoke in favor of the proposal. He stated that most of the Commissioners have heard his previous remarks when Z-1480 was considered about a year ago. He stated that VanBec (developers of the property) are apartment developers from Albuquerque

to Jacksonville, Florida, and presently have 2130 units under construction. He said they are well informed on apartment development, and in spite of some unemployment in the Wichita area, a national investment magazine has recommended nationally that Wichita is a desirable city for investment in apartments.

Referring back to the application, BECK noted that "R-5" allows approximately 12 units per acre, and "R-6" allows approximately 29 units per acre.

He pointed out that homes in the general area are 30, 40 to 50 years old and that this is not an area which at this time can be developed for single-family residences and this was recognized when the area was designated as duplex zoning. BECK said that under the present duplex zoning, 460 units could be constructed, but they would only be of the type which would rent for from \$125 to \$150 per month, and he did not feel that people living in the area now would want that kind of housing. Further, it is not economical to build 460 duplexes of the type that would be desirable. He maintained that one could not build 460 units in subject area unless they are willing to accept only 4 to 5 percent on their money. On the other hand, BECK stated, development would have to be of the luxury type which he is proposing.

BECK said his proposal is for 562 units under the "R-6" zoning, even though such zoning actually allows over 900 units. He recalled that a year ago their proposal was for 738 units, but since then they have tried to reorganize their plan where it would be economical for them and perhaps more acceptable to residents of the area. He commented that while he did not know the value of homes in the area, he surmised some around \$10,000 and some considerably more, but the units they propose will cost an average of \$13,000 per unit.

BECK stressed the fact that the property is going to be developed as it has remained vacant some time. He referred to a previous plan several years ago when something over 200 units were proposed on 22 acres, and in this respect, stated that it was not a sophisticated group making the proposal and he felt it could not have been done successfully as it would not have paid out.

BECK maintained that any development has to be economically sound; that it will either be an instant slum or developed economically in a desirable manner. He said his proposal will cost about 8 million dollars, which indirectly will add to the tax base, and that any development has to figure out dollarwise.

ARNHOLZ brought up the fact that the staff has suggested Sheridan be extended through subject property, and said he did not consider it important and was in favor of not making this requirement.

As for Sheridan, BECK said the plan is to generate atmosphere for a total community in itself, to draw people as renters and to pay \$180 to \$300 per month, and it is necessary for the entire 33 acres to be utilized as the total community. He said there will be a swimming pool, open space, the lake and other recreational activities provided, and that as much of the trees and shrubbery would be retained as possible. He pointed out that in their plan, much of the open space is designated where Sheridan might be extended; however, it was because of the large electric line which he thought Kansas Gas & Electric would oppose moving because of the tremendous cost involved. He said they do not intend to remove the screening on the east side along St. Paul; that it is as valuable to the developer as to the neighbors, the lake will not be a nuisance; there will be screening on the west; and the fact that there is only one point of access (Douglas) makes it easier to control so far as the possibility of unauthorized persons being on the premises, whether for larceny or nuisance.

BECK pointed out that if Sheridan is extended, it will split the total community concept and result in 2.21 acres being on the west side of Sheridan, and in addition, the extension would reduce the acreage for development by 5.5 acres. He maintained that the area on the west side could never be made a part of the total community. He stated also that with the extension of Sheridan would come the cost of paving, which would be payable by the applicant as owner of property on both sides of the street.

In view of the above possibilities, BECK said that development on the west side of Sheridan would more than likely be low cost duplexes as any other kind would not be economically feasible.

Sheridan was included in the Master Transportation Plan, BECK said, a number of years ago before the advent of some other things which have occurred on the west side of town. It was proposed as a collector street but runs actually only one half mile up to Zoo Boulevard and deadends at Central; on the south side it goes to Kellogg. BECK stated further that this community does not have a great number of children; there are some, and they utilize Gow in walking to school. He said he did not blame people on Gow for wanting Sheridan through because it would eliminate traffic on their street.

BECK said that whether the matter of extension of Sheridan is decided now or in connection with a plat, he presently is asking for 562 units on the entire tract; that they have come down from 738 proposed a year ago; and they cannot economically develop only 460 units.

TAYLOR commented that as long as Sheridan is still designated as a collector street in the Transportation Plan, then it should be considered as a policy and discussed at this time.

BECK said that he had been advised by the Director of Planning that the Transportation Plan would not have to be amended before there could be a determination made as to whether or not Sheridan would be required in this plan.

HENNESSY brought up the possibility of increased traffic in the general area.

BECK said that basically they operate adult complexes, and that the number of children are limited, but he did not think any increased traffic would have a material affect on the area, especially when there is only one entrance/exit and that being on Douglas. He did not think their proposal would have any adverse or detrimental affect on any of the surrounding development. He said he had told the residents in the area that while he does not propose single family development, what he is offering is better than anything proposed heretofore for development of the property, and he felt would be an advantage rather than a detriment to the area in general.

HERMAN NEELY, 226 Gow, said that while their dealings with Mr. Beck have been very congenial, and he thought it was a good plan, his home is adjacent to the area while Mr. Beck lives 17 or 18 miles away and he (Neely) was concerned about the density proposed and noted that the density ratio would be about 2.6 to 1 when compared to the surrounding area. NEELY pointed out also that many people in the area have fixed incomes and their home represents their savings; 31 are retired and there are 20 widows; over 80% of the homes are owner occupied which he thought probably was not the case in many other similar areas in Wichita. NEELY reminded the Commission that the people in subject area are not so different from those in the Westlink area where a similar development was not allowed because of the density and adverse affect on homes in the area.

NEELY said it is impossible during rush hours to make a left turn from Douglas onto Gow; further, he has been before this Commission each year for the past six years and he, too, would like to see some type of development on the property.

When questioned as to how he thought it should be developed, NEELY said he was not sure, but that they had not been offered very many decent alternates until now.

ARNHOLZ thought the development proposed would increase property values in the area, but would not increase taxes. He commented that the owners to the west really do maintain their homes although they are not particularly expensive homes, and he considered this an important development to increase adjoining property values. He noted that west side property has always been a desirable market.

NEELY said he, of course, was not sure what affect it might have on other properties in the area, but he was inclined to be skeptical of anything the Catholic Diocese wants, as they have not even kept the premises mowed; and he agreed something should be developed on the property.

MRS. OMA RIDDEL, 202 North Gow, felt that the property should be utilized in some manner, but that the density proposed is too much for the area to carry, and she was in favor of Sheridan being extended through the site. She pointed out that it doesn't actually deadend at Central, but runs into Zoo Boulevard. When questioned, she indicated she, of course, would not like to see any developer put up undesirable housing units of any kind. Further, she said she purchased her home only 2 1/2 years ago and had she known about this proposal, she would not have done so.

ARNHOLZ thought, because of the small size of the single-family lots in the area, that the density might not be too much different than what is proposed. LAKIN estimated the density of the adjacent areas to be about 4 1/2 to 5 units per acre after taking out the streets.

ALAN MCHENRY, architect for the applicant, said they have learned from the Administrative Office of the School Board that Second Street is the dividing line between school zones, and so far as children getting to school, Sheridan was not considered essential. MCHENRY stated that Sheridan cannot function as a collector street, as First Street in the area to the west has been vacated, and it would only serve the area between 2nd and Douglas. He commented also on the fact that if Sheridan is required, it would mean the elimination of much of the open space planned, which would also adversely affect the economics of the development.

LAKIN said the purpose of a collector street is not to move people from one side of town to the other, but to move people from within an area to arterials, and whatever the street, whether Sheridan or St. Paul in this general area, its basic function would be to lead traffic to the arterials. He pointed out also the park and schools in this area, and said the "world won't crumble" if Sheridan is not extended; that while it may make a better proposal for the developer, it may provide a better community function if it is extended as a collector through the site as proposed on the Transportation Plan.

When questioned, BECK said all the units would be rental.

ARNHOLZ said he could not see the importance of Sheridan and considered the proposal an important development for Wichita and the general area.

CHAIRMAN TAYLOR suggested the Commission should recognize the plan and policy already established and that until it is amended, it stands as policy.

LAKIN said that so far as following the Plan, he had pointed out to Mr. Beck that Sheridan is shown as a collector street in the Plan, but if it is the Commission's decision to not require Sheridan, then at the next update of the Plan, it could be removed as a collector street at that time.

Hill asked the staff if, in view of what has developed in the area since the plan was adopted, they would recommend that Sheridan should be still considered as a collector street, or should possibly some other street in the area be so designated.

LAKIN said he did not know of anything that has happened in this area except this proposal. He said that while most apartments in Wichita are self-contained, there are others in the country where they have their own street system. He stated that it is a judgment matter for the Commission, and while he preferred the extension be required, perhaps as Mr. Arnholz pointed out, it isn't the most important matter of all transportation items discussed.

CHAIRMAN TAYLOR asked for those in opposition and about 10 people stood to indicate their opposition.

GALBRAITH pointed out that there are presently billboards on the property and if the Commission recommends approval, he suggested that their removal be one of the requirements.

MOTION: That the Planning Commission recommend to the City Commission that the zone change request (Z-1480) and its associated CUP (DP-61) be approved subject to Sheridan not being required to be extended through subject property as a collector street, and subject to the following conditions:

- a. 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.
- b. The street right-of-way for Douglas on the face of the plan shall reflect 60 feet of half-street right-of-way back a distance of 200 feet in either direction from the major entrance and 50 feet for the balance of the frontage, and the building setback lines adjusted accordingly. The 15 feet of landscaping along Douglas shall also be adjusted to be adjacent to street right-of-way.
- c. All existing billboards on subject property shall be removed prior to the issuance of any building permit.
- d. General Provision #15 is not legible and shall be corrected.
- e. General Provision #16 regarding sidewalks on St. Paul and Douglas, shall be deleted inasmuch as this is a matter to be resolved by City Commission at the time of platting. It should be pointed out that a sidewalk already exists on Douglas.
- f. The location of the secondary signs referred to in General Provision #7 shall be indicated on the face of the plan or the reference to such signs deleted.
- g. 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.
- h. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- i. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Armholz moved, Rising seconded and it carried by a vote of 6 in favor (Armholz, Rising, Hopper, Hill, Gragert and Hennessy) and 1 opposed (Taylor). (Gardenhire, Blakey and Kamen absent.)

January 11, 1974

Mr. Harold T. Beck
Suite 215, Page Court
220 West Douglas
Wichita, Kansas 67202

Re: Z-1480 - "A" to "R-6" and
DP-61 - Residential Com-
munity Unit Plan - West
side of St. Paul between
2nd and Douglas

Dear Mr. Beck:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1974, the above-captioned cases were considered. It was the action of the Planning Commission to recommend approval of the zone change request and its associated Community Unit Plan, subject to Sheridan not being required to be extended through subject property as a collector street, and subject to the following conditions:

- a. 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.
- b. The street right-of-way for Douglas on the face of the plan shall reflect 60 feet of half-street right-of-way back a distance of 200 feet in either direction from the major entrance and 50 feet for the balance of the frontage, and the building setback lines adjusted accordingly. The 15 feet of landscaping along Douglas shall also be adjusted to be adjacent to street right-of-way.
- c. All existing billboards on subject property shall be removed prior to the issuance of any building permit.
- d. General Provision #15 is not legible and shall be corrected.
- e. General Provision #16 regarding sidewalks on St. Paul and Douglas, shall be deleted inasmuch as this is a matter to be resolved by City Commission at the time of platting. It should be pointed out that a sidewalk already exists on Douglas.

Page 2 - Mr. Harold T. Beck
January 11, 1974

- f. The location of the secondary signs referred to in General Provision #7 shall be indicated on the face of the plan or the reference to such signs deleted.
- g. 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.
- h. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- i. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

It is necessary that nine amended copies of the CUP be returned to our office by 5:00 p.m. on January 21, 1974, for this matter to be forwarded to the Board of City Commissioners for their consideration at their regular meeting on January 29, 1974, such meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Catholic Diocese of Wichita, 424 North Broadway 67202
Herman Noeley, 226 North Gow 67203
Mary Louise Irwin, 3119 West Douglas 67213
Oma Riddle, 202 North Gow 67203
Alan McHenry, Architect, Century Plaza Building 67202
City Manager's Office

January 14, 1974

Mr. Herman Neeley
226 North Gow
Wichita, Kansas 67203

Re: Z-1480 - "A" to "R-6" and
DP-61 - Residential Com-
munity Unit Plan - West side
of St. Paul between Douglas
and 2nd Street

Dear Mr. Neeley:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1974, the above-captioned applications were considered. It was the action of the Commission to recommend approval of the requests subject to conditions as shown in the enclosed copy of our letter to Mr. Beck.

Although you submitted protests when this zone case was considered in February of 1973, since then the case has been re-advertised, and if you are still interested in submitting protests, it is necessary that new petitions be filed. We are enclosing one for your use. Additional copies of the protest petition may be obtained from our office if there are others in the neighborhood who wish to register their opposition. It is necessary that petitions be submitted in the Office of the City Clerk by 5:00 p.m. on January 24.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
Enclosure
cc: Oma Riddle, 202 North Gow 67203
Mary Louise Irwin, 3119 West Douglas 67213

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: January 10, 1974

Case No. Z-1480 - "A" to "R-6"

Referred back to the Metropolitan Area Planning Commission
on the basis of a Community Unit Plan.

Location:

Generally located on the West side of St. Paul between
Douglas and 2nd Street.

Case History:

MAPC	1-25-73	Deferred to MAPC meeting of Feb. 8, 1973
MAPC	2-8-73	Not approved
BCC	2-27-73	Referred back to MAPC

City Commission Minutes of February 27, 1973, are attached.

Page 2 - Case Z-1480 and DP-61
January 10, 1974

Z-1480 - "A" to "R-6" - MAPC: 2-8-73 - Denied. BCC: 2-27-73 -
Referred back to MAPC at the request of the applicant for con-
sideration of a CUP.

Comments

1. The property involved in this application has considerable history, having been the object of three previous zone change requests from "A" to "D" (Z-0982, Z-1034 and Z-1147) and a Residential Community Unit Plan (DP-30 - Mt. Carmel Homes, CUP). On April 25, 1968, the Planning Commission recommended approval of Z-0982, subject to the submission and approval of a residential CUP. The case was referred back to the MAPC by the City Commission on May 14, and in July of 1968 the case was withdrawn. Zone Case Z-1034 was approved for "D" zoning by the City Commission on October 10, 1968, subject to platting and the submission of voluntary restrictive covenants. However, it was the ruling of the Sedgwick County District Court that all of the final action of both Planning Commission and City Commission was void inasmuch as the ordinance prohibiting the refiling of the case within one year was found to have been violated (January 23, 1969).

The "D" classification was again requested for the property (Z-1147), but was recommended for denial by the Planning Commission on October 9, 1969. The case was referred back by the City Commission, and the Planning Commission once more recommended that it be denied. There were protests (43.63%) which required a 4/5ths vote of the City Commission for approval. A 2-3 vote on the motion to deny resulted in the denial of zone Case No. Z-1147 (November 18, 1969).
2. On February 8, 1973, the Planning Commission considered zone Case Z-1480 and recommended that it not be approved. On February 27, 1973, the City Commission, at the request of the attorney for the applicant, referred this case back to the MAPC to be reconsidered upon submission of a Community Unit Plan for subject property.
3. The Planning Commission has a general policy of looking with favor on higher density type residential uses when adjacent to major thoroughfares, depending upon the size of the tract and the general characteristics of the surrounding neighborhood. Subject property contains approximately 33.5 acres and is surrounded primarily by single-family homes and a park.
4. The applicant has requested the "R-6" General Residence District which permits a density of approximately 29 dwelling units per acre and limits the height of structures to 35 feet, the same height limitation imposed in the "AA" and "A" districts.
5. It should be pointed out that although the original proposal (Z-0982 and DP-30) was for only 22 acres, the density projected was for 10 dwelling units per acre for a total of 222 dwell-

ing units. Based on the increased size of the tract and the 17 dwelling units per acre proposed by the applicant, the developer could construct 562 dwelling units on the property. This is substantially higher than the original proposal of 222 units which was strongly opposed by adjacent property owners. If the acts of prior Commissions (both Planning and City) were reasonable and correct, there have been no significant changes in the area which would justify the increase in density.

6. In addition to density, the major concern of the City Engineer, Traffic Engineer and Planning Department, is that Sheridan has not been designated through the site as a collector. It should be noted that in consideration of previous applications, Sheridan Avenue has been required as a collector street through subject property. The Transportation Plan designates Sheridan, Second and St. Paul as collectors, and Douglas as a major street.
7. As permitted under the Residential CUP provisions of the zoning ordinance, the applicant has submitted a preliminary residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
8. This Residential Community Unit Plan proposes an approximate 33.5 acre apartment development, the density of which shall not exceed 17 dwelling units per acre, or a total of 562 dwelling units for the entire site. In addition to indicating the proposed building locations for apartments, the Development Plan indicates information on maximum building coverage, maximum building heights, setbacks for structures, proposed useable open space, screening, means of ingress and egress in and out of the area, interior circulation and proposed parking ratio.

9. Should the Planning Commission determine that the request for "R-6" zoning is appropriate and find that the four conditions listed in comment #7 have been satisfied, the following are recommended conditions of approval:
 - a. 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.
 - b. The street right-of-way for Douglas on the face of the plan shall reflect 60 feet of half-street right-of-way back a distance of 200 feet in either direction from the major entrance and 50 feet for the balance of the frontage, and the building setback lines adjusted accordingly. The 15 feet of landscaping along Douglas shall also be adjusted to be adjacent to street right-of-way.
 - c. Indicating 70 feet of street right-of-way for Sheridan on the face of the plan.
 - d. General Provision #15 is not legible and shall be corrected.
 - e. General Provision #16 regarding sidewalks on St. Paul and Douglas, shall be deleted inasmuch as this is a matter to be resolved by City Commission at the time of platting. It should be pointed out that a sidewalk already exists on Douglas.
 - f. The location of the secondary signs referred to in General Provision #7 shall be indicated on the face of the plan or the reference to such signs deleted.
 - g. 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.
 - h. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - i. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
-

ZONE CHANGE REQUEST
(Z-1480)

Mt. Carmel 4th
Addition

Plg. Comm.
recommendation

Director of Planning

--Motion made to
return to MAPC

Comm. Stevens
Vincent Bogart

Comm. Stevens
Harold Beck

Comm. Stevens
Herman Neely

--Motion carried

Report from the Metropolitan Area Planning Commission (Z-1480) in regard to petition to change from "A" to "R-6" beginning on the north line of Douglas Avenue at the southeast corner of Mt. Carmel 4th Addition; thence easterly on the north line of Douglas Avenue to the west line of St. Paul Avenue; thence northerly on the west line of St. Paul Avenue to the south line of Second Street; thence westerly on the south line of Second Street to the northeast corner of said Mt. Carmel 4th Addition; thence south on the east line of said Addition to place of beginning, except as follows: Beginning 30 feet south and approximately 310 feet west of the point where the midline of Second Street intersects the midline of St. Paul Avenue; thence south 387 feet; thence west 675 feet; thence north 387 feet; thence east along the south line of Second Street to the point of beginning, the entrance to said parcel to be off Second Street, said tract containing 6 acres, more or less; all located in the south half of Section 24, Twp. 27 S, R 1 W of the 6th P.M., generally located on the northwest corner of Douglas and St. Paul, presented. Planning Commission recommended that this application not be approved.

Robert A. Lakin, Director of Planning, reviewed the application with the Commission and stated that 40% valid protest petitions of the property within 200 feet have been filed as provided by law and a 4/5ths vote would be required on the part of the Commission to approve the change in zoning. He further noted that a letter had been filed by the applicant requesting that the matter be returned to the Metropolitan Area Planning Commission to be reconsidered for a Community Unit Plan.

Greene moved that the application be returned to the Metropolitan Area Planning Commission for reconsideration on the basis of a Community Unit Plan.

Commissioner Stevens inquired of Vincent Bogart, Attorney for the protestors, if a CUP would be agreeable, and Mr. Bogart stated that they had been working with the applicant and it was their feeling that "R-5" would be the proper density for the area. He further stated that a CUP based on the present zoning would be preferable, which would allow 460 units. He stated that they would have no objection to a CUP, but they would like it to be overlaid with "R-5" zoning rather than "R-6".

Commissioner Stevens inquired of Harold Beck, Counsel for the applicant, if "R-5" would be acceptable, and Mr. Beck stated that he could not accept "R-5" as it would not be economically feasible to develop the property under that limitation. He stated that under the present "A" zoning a CUP would allow more units than "R-5". He requested that the matter be referred back to the Metropolitan Area Planning Commission without stipulating any zoning classification. He felt that an agreeable solution could be worked out as to density.

Commissioner Stevens inquired of Herman Neely, a resident in the area who had appeared before the Planning Commission in opposition to the requested change in zoning, if the property owners would object to zoning under a Community Unit Plan, and Mr. Neely stated that he did not believe so.

Commissioner Greene's motion carried unanimously.

DP-61 - 509 Notices sent to Property Owners 12-27-73

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

December 27, 1973

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, January 10, 1974, 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 RESIDENTIAL DEVELOPMENT, known as "Woodlake" for property legally described as follows:

DP-61 - Beginning on the North line of Douglas Avenue at the southeast corner of Mt. Carmel 4th Addition; thence easterly on the north line of Douglas Avenue to the west line of St. Paul Avenue; thence northerly on the west line of St. Paul Avenue to the south line of Second Street; thence westerly on the south line of Second Street to the northeast corner of said Mt. Carmel 4th Addition; thence south on the east line of said Addition to place of beginning, in the South Half of Section 24, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, containing 39 acres, more or less; except six (6) acres which encompasses the Villa Christi Retreat House and grounds described as follows: Beginning 30 feet South and approximately 310 feet west of the point where the midline of Second Street intersects the midline of St. Paul Avenue; thence south 387 feet; thence west 675 feet; thence north 387 feet; thence east along the south line of Second Street to the point of beginning, the entrance to said parcel to be off of Second Street. Generally located on the West side of St. Paul between 2nd Street and Douglas Avenue.

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

This Residential Community Unit Plan on file proposes an approximate 33.5 acre apartment development, the density of which shall not exceed 17 dwelling units per acre, or a total of 562 dwelling units for the entire site. In addition to indicating the proposed building locations for apartments, the Development Plan indicates information on maximum building coverage, maximum building heights, setbacks for structures, proposed usable open space, screening, means of ingress and egress in and out of the area, interior circulation and proposed parking ratio.

The hearing of 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.

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



ON SAFETY
PHASE II

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE December 20, 1973

TO John Richter, Planning Analyst

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Sketch Plat of Woodlake Addition

The sketch plat you submitted to our office of Woodlake Addition does not show the extension with Sheridan Avenue throughout the proposed plat. I believe that Sheridan is shown on all maps as a proposed collector through this area. It would be our recommendation that Sheridan be extended on this plat.

Previously, we discussed the requirements for additional right-of-way and a deceleration lane from the entrance on Douglas Avenue opposite Mt. Carmel. The right-of-way shown on this plat is satisfactory; however, we would also recommend the guaranteeing of the construction of acceleration and deceleration lanes.

William G. McKinley
Assistant Traffic Engineer

WGM/gl
cc: R. W. Bruggeman



December 13, 1973

Harold T. Beck
Attorney at Law
Suite 215, Page Court
Wichita, Kansas 67202

Re: DP-61 - Community Unit Plan

Dear Mr. Beck:

We have reviewed the preliminary plan of the Residential Community Unit Plan for "Woodlake" located at the northwest corner of St. Paul and Douglas containing approximately 33 acres. The following are our comments as well as other departments of the City concerning this proposed project.

The major concern of the City Engineer, Traffic Engineer as well as the Planning Department is that Sheridan has not been extended through subject property. Sheridan is designated as a collector street in the adopted Comprehensive Plan and should be shown on the C.U.P. as a dedicated street, 70 feet in width. Also, Douglas is a major street and you should allow for a 50-foot half-street dedication from the existing center line of the improvement. In addition, 60 feet of half-street right-of-way should be indicated 200 feet in either direction from the center of the major street opening on Douglas thence tapered 150 feet to meet the 50 foot dedication. It should be pointed out that the rights-of-way for Douglas indicated on the plan are 10 feet short of the 50 and 60 feet according to the scale of inch=60 feet. This should be corrected and the building setback line and building locations adjusted accordingly.

Under General Provision #3 you indicate that there will be no curb cuts to 2nd Street while the plan proposes two fire-truck entryways which would require curb cuts. It is suggested that the curb cut provision be reworded to provide for complete access control to St. Paul and 2nd Street except for 2 openings to 2nd Street for emergency vehicles which would be barricaded with breakaway gates.

Harold T. Beck, Attorney
December 13, 1973
Page 2

It should be pointed out that the zoning ordinance provides that in residential zoning districts, off-street parking spaces and circulation aisles (except points of ingress and egress), shall not occupy any part of the required front yard. It will, therefore, be necessary that private drive adjacent to St. Paul be moved to the west. Also, it would not appear that there is sufficient room for a 24 foot drive as indicated if the existing trees are to be retained. The width of the planting screen along St. Paul should be reflected on the face of the plan.

General Provision #2 is not clear as to what the figure of 520,000 square feet is supposed to represent inasmuch as 16% of the total area is approximately 230,000 square feet. If the 520,000 figure is intended to be maximum gross floor area it should be so stated. Also the maximum building height should be changed to 35 feet as limited by the "R-6" zoning district.

One other major item of concern is the suggested need for 10 directional signs having a maximum of 16 sq. ft. With a site plan proposing only one entrance we see no justification for 10 directional signs. Based on the City Commission interest in eliminating "sign clutter" we suggest that your sign needs be reevaluated and their location designated on the plan.

In addition to these comments, the following additions or changes should be indicated on the plan:

1. All streets and circulation within the development should be designated as firelane easements on the face of the plan.
2. Add the following sentence to General Provision #7:
"Prior to the issuance of any building permits the existing billboards shall be removed from subject property".
3. Add the following sentence to General Provision #3:
"At the time of platting the developer shall guarantee the closing of the existing curb returns at Second and St. Paul and Douglas and St. Paul".

A revised development plan with the suggested changes should be submitted for our review prior to a public hearing. It is necessary that we receive 14 revised copies by Wednesday, December 26, 1973, for this item to appear on the Planning Commission agenda for January 10, 1974. A copy of the C.U.P. with our notations is being forwarded to Alan M. McHenry.

Harold T. Beck, Attorney
December 13, 1973
Page 3

If you have any questions concerning our comments, please do not hesitate to call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GLS:rme

cc: Alan M. McHenry, Architect
Century Plaza Building, 67202

WICHITA-SEDGWICK COUNTY

DATE

November 15, 1973

METROPOLITAN AREA PLANNING DEPARTMENT

M. S. Mitchell, Superintendent of Public Works Maintenance
Paul Graves, Traffic Engineer
✓ Dick Linn, City Engineer
FROM Jack H. Galbraith, Chief Planner *JHG*

**SUBJECT DP-61 Community Unit Plan - On the West side of St. Paul
between 2nd Street and Douglas Avenue.**

Attached for your information and files is the CUP submitted on the Mt. Carmel site on west Douglas. We would appreciate your reviewing this CUP, taking into consideration drainage, access control, necessary additional right-of-way for Douglas, etc. Also, please note that although Sheridan is designated as a collector street on the comprehensive plan, the applicant does not desire to have Sheridan extended into this site. We would appreciate your comments on this by Monday, November 26, 1973 so we can transmit them and our comments to the applicant.

JHG:rw

attachment

Drainage - consider at time of plotting

*Sheridan - designated as a collector.
Only route logical between
West St. & Meridian. Schools,
Parks, etc. establish Sheridan
as the most desirable location
for collector street.*

JHG

November 15, 1973

M. S. Mitchell, Superintendent of Public Works Maintenance
Paul Graves, Traffic Engineer
Dick Linn, City Engineer
Jack H. Galbraith, Chief Planner

DP-61 Community Unit Plan - On the West side of St. Paul
between 2nd Street and Douglas Avenue.

Attached for your information and files is the CUP submitted
on the Mt. Carmel site on west Douglas. We would appreciate
your reviewing this CUP, taking into consideration drainage,
access control, necessary additional right-of-way for Douglas,
etc. Also, please note that although Sheridan is designated
as a collector street on the comprehensive plan, the applicant
does not desire to have Sheridan extended into this site. We
would appreciate your comments on this by Monday, November 26,
1973 so we can transmit them and our comments to the applicant.

JHG:rv

attachment

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

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

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

- a. Applicant Catholic Diocese of Wichita, a non-profit corporation

Address 424 North Broadway Phone 263-6262
Wichita, Kansas 67202

Agent Harold T. Beck
Suite 215 Page Court

Address 220 West Douglas Phone 263-6265
Wichita, Kansas 67202

- b. Applicant _____

NOTE:

Address Please forward copies of all Phone _____
notices and information to

Agent Harold T. Beck at above address.

Address _____ Phone _____

- c. Applicant N/A

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 for C.U.P. and legally described as Lot(s)

_____, Block(s) _____

See below Addition.

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

See attached legal description

- II.B There are 33.3 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) No address; see below

The general location is (use appropriate section)

- a. at the northwest corner of Douglas
and St. Paul; or
- b. on the West side of St. Paul (Ave.,
~~Street~~) between 2nd (~~Ave., Street~~) and
Douglas (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.

_____ Catholic Diocese of Wichita
By _____ By Harold T. Beck
Authorized Agent (if any) Authorized Agent (if any)
Harold T. Beck
220 West Douglas
Wichita, Kansas 67202

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

V. OFFICE USE ONLY

This application was received at the Planning Department at
5:05 (AM, PM) on November 14, 1973 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400⁰⁰.

D. Lynn Shirkley Name
Jr. Planner Title

Beginning on the north line of Douglas Avenue at the southeast corner of Mt. Carmel 4th Addition; thence easterly on the north line of Douglas Avenue to the west line of St. Paul Avenue; thence northerly on the west line of St. Paul Avenue to the south line of Second Street; thence westerly on the south line of Second Street to the northeast corner of said Mt. Carmel 4th Addition; thence south on the east line of said Addition to place of beginning, in the South Half of Section 24, Township 27 South, Range 1 West of the 6th P. M., Sedgwick County, Kansas, containing 39 acres, more or less; except six (6) acres which encompasses the Villa Christi Retreat House and grounds described as follows: Beginning 30 feet South and approximately 310 feet west of the point where the midline of Second Street intersects the midline of St. Paul Avenue; thence south 387 feet; thence west 675 feet; thence north 387 feet; thence east along the south line of Second Street to the point of beginning, the entrance to said parcel to be off of Second Street, said tract containing 33 acres, more or less.

OWNERSHIP LIST

Lot	Addition	Property Owner
W $\frac{1}{2}$ lot 1 W $\frac{1}{2}$ N 10' lot 2	Clark's Addition	Orville R. Turner 524 South Fern Wichita, Kansas 67213
E $\frac{1}{2}$ lot 2 exc N 11.7'	Same	Stephen L. Daniels and Janet L. Daniels 349 North Sheridan Wichita, Kansas 67203
E $\frac{1}{2}$ lot 1 E $\frac{1}{2}$ N 11.7 $\frac{1}{2}$ lot 2	Same	Audy E. Turney & Fairy M. 415 N. Sheridan Wichita, Kansas 67203
S 90' W $\frac{1}{2}$ lot 2	Same	Blanche F. Turner 350 Joann Wichita, Kansas 67203
E $\frac{1}{2}$ lot 3	Same	Floyd A. Goerzen Joyce Ann Goerzen 347 N. Sheridan Wichita, Kansas 67203
W $\frac{1}{2}$ lot 3	Same	Ernest C. Folkers & Eloise 340 Joann Wichita, Kansas 67203
E $\frac{1}{2}$ lot 4	Same	Thomas E. Luinstra & Carol Address Unknown
W $\frac{1}{2}$ lot 4	Same	Ernest C. Folkers & Eloise 340 Joann Wichita, Kansas 67203
W $\frac{1}{2}$ lot 5	Same	Carl W. Conroy & Jo Lorene Address Unknown
E $\frac{1}{2}$ lot 5	Same	F. T. Stockwell Address Unknown
lot 6 exc W 200'	Same	Robert Howard Thacker & Rochelle Judy Thacker Address Unknown
W 200' lot 6	Same	Donald C. Reed & Betty Address Unknown
N 150' lot 7	Same	Herbert A. Stapanek Leah Mae Stapanek Address Unknown
✓ lot 7 exc N 150'	Same	Harold W. Connett and Myrle F. Connett 3302 West 2nd 67203

Returned
mailed to:
K13
August
432563

Lot	Addition	Property Owner
✓ 8	Clark's Addition	✓ R. F. McCaulley and Lucille M. McCaulley 3320 West 2nd Wichita, Kansas 67203
✓ 9	Same	✓ Richard C. Asbell 3405 East Osie Wichita, Kansas 67218
E 51' of S 148' lot 11	Same	✓ Gerold K. Bader & Fay M. 151 North Gow Wichita, Kansas 67203
W 34.5' lot 11 S 148' lot 12	Same	✓ Marcelino Diaz and Ancira A. Diaz 3422 West 2nd Wichita, Kansas 67203
Beginning 64' South of NW corner lot 12 thence South 63', E 170.5', N 63' W 170' to beginning, except West 30 feet		✓ Jerold D. Stage and Bonnie J. Stage Address Unknown
N 100' lot 10	Same	✓ John E. Martin and Cornelia V. Martin 150 South Richmond Wichita, Kansas 67217
lot 10 exc N 100'	Same	✓ Frank D. Collier and Inis M. Collier 152 N. Charles Wichita, Kansas 67203
S 47' E 150' lot 13	Same	✓ Fred L. Harris 329 Joann Wichita, Kansas 67203
Lot 14	Same	✓ Raymond Brockman and Evelyn Brockman 335 Joann Wichita, Kansas 67203
W½ lot 15	Same	✓ Floyd B. Van Ness Lloyd E. Van Ness 339 Joann Wichita, Kansas 67203
E½ lot 15	Same	Same
lot 16	Same	✓ A. P. Murphy and Pauline E. Murphy 347 Joann Wichita, Kansas 67203

Lot	Block	Addition	Property Owner
S 75' of E 140' lot 17		Clark's Addition	Mid Kansas Federal Savings and Loan Assoc. 230 South Market Wichita, Kansas 67202
2	1	Sarah Addition	Norene M. Riley 4210 Menlo Drive Wichita, Kansas 67218
3	1	Same	D Mid Kansas Federal Savings and Loan Association 230 South Market Wichita, Kansas 67202
4	1	Same	Charles E. Siruta and Sandra L. Siruta 3401 Caroline Wichita, Kansas 67203
1		Floyd Humphrey Addition	Floyd A. Humphrey and Edith M. Humphrey 3404 West 2nd Wichita, Kansas 67203
1		Lynn Lowrey 2nd Add.	Maxine V. Griffiths 324 High 67203 Victor A. Clocksin Address Unknown
2		Same	Lynn Lowrey & Myrtle 2028 North Gow Wichita, Kansas 67203
1		John T. Davis Addition	Henry Lester Winn and Carolyn R. Winn 312 N. Knight Wichita, Kansas 67203
2		Same	Grace Ruffle Address Unknown
4		Same	Charles E. Durham and Donna J. Durham 321 High Wichita, Kansas 67203
5		Same	Ben E. Peel & Carolyn L. 317 High Wichita, Kansas 67203
lots 6 & 8		Same	John T. Davis and Edna M. Davis Address Unknown

Lot	Block	Addition	Property Owner
7		John T. Davis Addition	William R. Haynes and Geraldine Haynes 3440 West 2nd Wichita, Kansas 67203
2		Scott-Bader Addition	Harry A. Holeman and Ona 339 High Wichita, Kansas 67203
3 & 4		Same	Gerold K. Bader & Fay M. 151 N. Gow Wichita, Kansas 67203
13	C	Robb Addition	Dennis Wayne Franklin Address Unknown
14	C	Same	Oscar B. Snyder and Mabel 421 N. Sheridan Wichita, Kansas 67203
S 50.8' of E 190' lot 30 exc E 30 for st.		Knight's Acres	Edward L. Halgunseth 345 High Wichita, Kansas 67203
E 190' lot 30 exc E 30', exc N 55' and exc S 50'8"		Same	James L. McFerrin and Vada V. McFerrin 359 High Wichita, Kansas 67203
2		Toler Hatfield Addition	Charles O. Jockers and Dorothy D. Jockers 440 N. Sheridan Wichita, Kansas 67203
3		Same	Ronald L. Clupny and Jacqueline S. Clupny 417 N. Mt. Carmel Wichita, Kansas 67203
1		Toler Hatfield 2nd Add.	M. L. Boyd & Mary A. 411 N. Mt. Carmel Wichita, Kansas 67203
2		Same	Wayne E. Smith & Juanita 409 N. Mt. Carmel Wichita, Kansas 67203
lots 3 & 4		Same	Clyde C. Creed & Oneita J. 401 N. Mt. Carmel Wichita, Kansas 67203
1		Mount Carmel 2nd Add.	Joe G. Walker & Mary K. Address Unknown
2		Same	John U. Souza & Beatrice 337 N. Mt. Carmel 67203

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Lot	Block	Addition	Property Owner
3		Mount Carmel 2nd Add.	John Edward Adams and Phyllis Jean Adams 333 N. Mt. Carmel Wichita, Kansas 67203
4	Same		Frank Spurrier & Mabel 212 South St. Paul Wichita, Kansas 67213
5	Same		Thomas Eugene Bechtold and Norma Jean Bechtold 327 N. Mt. Carmel Wichita, Kansas 67203
6	Same		Lee Everett Rhodes and Edna E. Rhodes 321 N. Mt. Carmel Wichita, Kansas 67203
13	Same		Lewis Eugene Cain and Anlita June Cain Address Unknown
14	Same		Barbara L. Ingram 326 N. Sheridan Wichita, Kansas 67203
15	Same		Terry W. Trimm & Helen J. 332 N. Sheridan Wichita, Kansas 67203
16	Same		Community Center Credit Union 1613 East Central Wichita, Kansas 67219
17	Same		Mildred N. Safford Address Unknown
18	Same		Paul H. Gerling & Amy G. 1213 Farmstead Wichita, Kansas 67208

Lot	Block	Addition	Property Owner
W 44' 17' E 88' 48 & 50		J. O. Davidsons 2nd Add.	Dora M. Hastings 2720 West 3rd Wichita, Kansas 67203
E 44' 17' 48 & 50		Same	Albert C. McCurdy and Eva Annis McCurdy 2716 West 3rd Wichita, Kansas 67203
W 45' 17' 46,48,50		Same	Clarence H. Law and Mildred D. Law 2724 West 3rd Wichita, Kansas 67203
39	18	Same	George D. Crisler & Eva L. 409 N. Gordon Wichita, Kansas 67203
41	18	Same	Same
43	18	Same	Bertha P. Moore Address Unknown
45	18	Same	Same
47	18	Same	John A. Moore & Ethel I. 2805 West 3rd Wichita, Kansas 67203
49	18	Same	Same
36	18	Same	John Bode Milburn Virginia R. Milburn Address Unknown
38	18	Same	Same
40	18	Same	D. L. Haner & Helen P. Address Unknown
42	18	Same	Same
44	18	Same	Frank Lee Address Unknown
46	18	Same	Same
48	18	Same	A. H. Webb Address Unknown
50	18	Same	Same
33	19	Same	Virgilene Shelley 411 N. St. Paul 67203

Lot	Block	Addition	Property Owner
35	19	J. O. Davisons 2nd Add.	Oral McCall & Dorothy Address Unknown
37	19	Same	Same
39	19	Same	Same
41	19	Same	Myrl Q. James & S. Wynema 405 N. St. Paul Wichita, Kansas 67203
43	19	Same	Same
45	19	Same	Gary A. Hefley & Gayla F. 403 N. St. Paul Wichita, Kansas 67203
47	19	Same	Same
49	19	Same	Same
N 16.5'			
34	19	Same	J. L. Houser & Margaret 422 Clayton Wichita, Kansas 67203
S 8.5'			
34	19	Same	Sarah E. Rose & Ellen M. 418 Clayton Wichita, Kansas 67203
36	19	Same	Same
N 8.25'			
38	19	Same	Same
S 17.75'			
38	19	Same	William M. Jacks Dolores A. Jacks Address Unknown
40	19	Same	Same
42	19	Same	Leota Keck Address Unknown
44	19	Same	Same
46	19	Same	Ruth M. Means 1302 Lewellen Wichita, Kansas 67203
48	19	Same	Same
50	19	Same	Same

Lot	Block	Addition	Property Owner
31	20	J. O. Davidson's 2nd Add.	Loretta Stout 423 Clayton Wichita, Kansas 67203 Sheila Harrity Address Unknown
33	20	Same	Same
35	20	Same	Etta Riffel 407 Clayton Wichita, Kansas 67203
37	20	Same	Same
39	20	Same	Same
41	20	Same	Same
43	20	Same	Same
45	20	Same	Same
47	20	Same	Same
49	20	Same	Same
32	20	Same	Tina A. Weaver 422 N. Custer Wichita, Kansas 67203
34	20	Same	Same
36	20	Same	Glenn V. Roux & Betty J. 420 N. Custer Wichita, Kansas 67203
38	20	Same	Same
40	20	Same	Patrick Thomas Kelcher Marie Elaine Kelcher 416 N. Custer Wichita, Kansas 67203
42	20	Same	Same
W 63' 44	20	Same	Harold L. Stewart 3024 West 3rd Wichita, Kansas 67203
W63' 46	20	Same	Same
W63' 48 & 50	20	Same	Same

Lot	Block	Addition	Property Owner
E 70' exc W 3½' lots 44,46 48, 50	20	J. O. Davidson's 2nd Add.	Steve J. McCoy and R. Donna McCoy Address Unknown
31	21	Same	Lawrence Brunsteter Jo Ann Brunsteter 421 Custer Wichita, Kansas 67203
33	21	Same	Sherman J. Covell & Nora 415 N. Custer Wichita, Kansas 67203
35	21	Same	Same
37	21	Same	Same
39	21	Same	Same
41	21	Same	Rudolph Joseph Moeder and Laurine C. Moeder 411 N. Custer Wichita, Kansas 67203
43	21	Same	Same
N 12½'	21	Same	Same
45	21	Same	Same
S½ 45	21	Same	Grace Haughey 401 N. Custer Wichita, Kansas 67203
47	21	Same	Same
49	21	Same	Same
32	21	Same	Drue S. Mayfield & Catharine 426 N. Mt. Carmel Wichita, Kansas 67203
34	21	Same	Lucile E. Cartwright 422 N. Mt. Carmel Wichita, Kansas 67203
			Marjorie Ann Freitag & J.E. Address Unknown
36	21	Same	Same
38	21	Same	Elbert E. Weatherson and Frances G. Weatherson Address Unknown
40	21	Same	Same

Lot	Block	Addition	Property Owner
42	21	J. O. Davidsons 2nd Add.	H. Edna Oliver and Sherry K. Oliver 406 N. ME. Carmel Wichita, Kansas 67203
44	21	Same	Same
N 12½' 46	21	Same	Carrol R. Felker 3120 West 3rd Wichita, Kansas 67203
S½46	21	Same	Same
48	21	Same	Same
50	21	Same	Same
1	22	Same	Kendall Clair Tector and Kathleen S. Tectorr 359 N. Custer Wichita, Kansas 67203
3	22	Same	Same
5	22	Same	Fidelity Insurance Agency 231 S. Market Inc. Wichita, Kansas 67203
7	22	Same	Same
9	22	Same	Liza Pilens 355 N. Custer Wichita, Kansas 67203
11	22	Same	Same
13	22	Same	Ethel W. Leverett Address Unknown
15	22	Same	Same
17	22	Same	William R. Bole & Louise 343 N. Custer Wichita, Kansas 67203
19	22	Same	Same
N 10' 21	22	Same	Same
S 15' 21	22	Same	Mayo S. Richcreek & Mildred Richcreek 337 N. Custer Wichita, Kansas 67203
23	22	Same	Same

Lot	Block	Addition	Property Owner
N 21' 25	22	J. O. Davidson's 2nd Add.	<i>D</i> Mayo S. Richcreek Mildred Richcreek 337 N. Custer Wichita, Kansas 67203
S 4' 24	22	Same	Paul Silveous & Garnet 331 N. Custer Wichita, Kansas 67203
27	22	Same	Same
29	22	Same	Same
31	22	Same	Lewis Z. Massey & Mabel 325 N. Custer Wichita, Kansas 67203
33	22	Same	Same
35	22	Same	Ethel L. Burtis 319 N. Custer Wichita, Kansas 67203
37	22	Same	Same
39	22	Same	Allen Terrel & Grace V. 108 Bonnie Brae Wichita, Kansas 67206
2	22	Same	Howard Hardin McKenna Florence McKenna 352 N. Mt. Carmel Wichita, Kansas 67203
4	22	Same	Same
6	22	Same	Henrietta Kruse 350 N. Mt. Carmel Wichita, Kansas 67203
8	22	Same	Same
10	22	Same	Samuel E. Keeler & Opal 346 N. Mt. Carmel Wichita, Kansas 67203
12	22	Same	Same
14	22	Same	Jimmie C. Davis & Mary A. 340 N. Mt. Carmel Wichita, Kansas 67203
16	22	Same	Same
18 20	22	Same	Peggy L. Duff 334 N. Mt. Carmel Wichita, Kansas 67203

Lot	Block	Addition	Property Owner
22	22	J. O. Davidsons 2nd Add.	Arnold J. Gregory 328 N. Mt. Carmel Wichita, Kansas 67203
24	22	Same	Same
26	22	Same	Gornelia H. Keimig 326 N. Mt. Carmel Wichita, Kansas 67208
28	22	Same	Same
30	22	Same	Kenneth L. Pugh & Evelyn 322 N. Mt. Carmel Wichita, Kansas 67203
32	22	Same	Same
34	22	Same	James B. Hendricks and Elia Jean Hendricks 318 N. Mt. Carmel Wichita, Kansas 67208
36	22	Same	Same
38	22	Same	James A. Adams & Carol J. 314 N. Mt. Carmel Wichita, Kansas 67203
✓ 40	22	Same	Same
1	23	Same	E. I. Pankratz & Mary V. 359 Clayton Wichita, Kansas 67203
3	23	Same	Same
5	23	Same	Same
7	23	Same	Same
9	23	Same	Chester Long & Marjorie 351 Clayton Wichita, Kansas 67203
11	23	Same	Same
13	23	Same	Same
15	23	Same	W. E. Parker & Bertha M. 345 Clayton Wichita, Kansas 67203
17	23	Same	Same
N $\frac{1}{2}$ 19	23	Same	Same

Lot	Block	Addition	Property Owner
S $\frac{1}{2}$ 19	23	J. O. Davidsons 2nd Add.	Ross Lynn Lamp & Linda K. 1421 Lieunett Wichita, Kansas 67203
21	23	Same	Same
N 7 $\frac{1}{2}$ ' 23	23	Same	Same
S17 $\frac{1}{2}$ ' 23	23	Same	Virgle A. Casey & Maxine 1028 Acadia Wichita, Kansas 67212
25	23	Same	Same
27	23	Same	Same
N 6' 29	23	Same	Same
S19' 29	23	Same	Frances J. Ridder & Anne 101 South Robin Road Wichita, Kansas 67209
31	23	Same	Same
33	23	Same	Herbert A. Sapanek & Leah Mae Sapanek Address Unknown
35	23	Same	Same
37	23	Same	Same
39	23	Same	Lewis Schetrompf & Audrey 311 Clayton Wichita, Kansas 67203
✓ 41	23	Same	Same
43	23	Same	Same
2	23	Same	Mike Solomon & Eva 3021 West 3rd Wichita, Kansas 67203
4	23	Same	Same
6	23	Same	Same
8	23	Same	Same
10	23	Same	Tolis I. Pilens & Eleanor 354 N. Custer Wichita, Kansas 67203
12	23	Same	Same

Lot	Block	Addition	Property Owner
14	23	J. O. Davidsons 2nd Add.	Mary L. Masters 348 North Custer Wichita, Kansas 67203
16	23	Same	Same
18	23	Same	Hazel Jeane Lindsay 342 N. Custer Wichita, Kansas 67203
20	23	Same	Same
22	23	Same	Martin Silva & Raquel 336 N. Custer Wichita, Kansas 67203
24	23	Same	Same
26	23	Same	Antoine R. White & Alma B. 3825 South Seneca Wichita, Kansas 67217
28	23	Same	Same
30	23	Same	Herbert A. Stepanek & Leah 424 N. Exposition Mae Wichita, Kansas 67203
32	23	Same	Same
34	23	Same	Same
36	23	Same	Same
38	23	Same	Same
40	23	Same	Same
1	24	Same	Norman C. Bailey & Irma 365 N. St. Paul Wichita, Kansas 67203
3	24	Same	Same
5	24	Same	Same
7	24	Same	Same
9	24	Same	Same
11	24	Same	Lawrence T. Wickersham Edna Wickersham 351 N. St. Paul
13			

Lot	Block	Addition	Property Owner
15	24	J. O. Davidsons 2nd Add.	Earl E. Groves & Etta V. 345 N. St. Paul Wichita, Kansas 67203
17	24	Same	Same
19	24	Same	Harry C. Brown 335 N. St. Paul Wichita, Kansas 67203
21	24	Same	Same
23	24	Same	Same
25	24	Same	L. F. Graves & Minnie A. 1513 West 20th St. Wichita, Kansas 67203
27	24	Same	Same
29 & 31	24	Same	Helen L. Luinstra 1102 N. Gow Wichita, Kansas 67203 Harold V. Chapman Address Unknown
33	24	Same	Joseph E. Gooch & Susan K. 2604 West 11th Wichita, Kansas 67203
35	24	Same	Same
37	24	Same	Virginia M. Rose 319 N. St. Paul Wichita, Kansas 67203
39	24	Same	Same
✓ 41	24	Same	Carl G. Bogle & Sharon K. 313 N. St. Paul Wichita, Kansas 67203
2	24	Same	Carl E. Jones & Katherine 358 Clayton Wichita, Kansas 67203
4	24	Same	Same
N $\frac{1}{2}$ 6	24	Same	Same
S $\frac{1}{2}$ 6	24	Same	Mabel Clara James Ralph V. James 354 Clayton Wichita, Kansas 67203
all 8 & 10			

Lot	Block	Addition	Property Owner
12	24	J. O. Davidsons 2nd Add.	✓ C. Ernest Fry & Evelyn E. 9816 Bekemeyer Wichita, Kansas 67212
14	24	Same	Same
16	24	Same	✓ Bethel Baptist Church Inc. 3600 West 2nd Wichita, Kansas 67203
18	24	Same	Same
20	24	Same	✓ Tamplin J. Cox & Ray F. 340 Clayton Wichita, Kansas 67203
22	24	Same	Same
24	24	Same	✓ James E. Saighman Alberta E. Saighman 334 Clayton Wichita, Kansas 67203
26	24	Same	Same
28	24	Same	Same
30	24	Same	✓ Garry Leon Moley Address Unknown
32	24	Same	Same
40	24	Same	Same
42	24	Same	Same
44	24	Same	Same
34	24	Same	✓ Anna B. Dougherty 1917 University Wichita, Kansas 67213
36	24	Same	Same
38	24	Same	Same
W $\frac{1}{2}$ 1	25	Same	✓ Ethel Inez Moore 822 South Millwood Wichita, Kansas 67213
W $\frac{1}{2}$ 3	25	Same	Same
W $\frac{1}{2}$ 5	25	Same	Same
W $\frac{1}{2}$ 7	25	Same	Same

Lot	Block	Addition	Property Owner
W $\frac{1}{2}$ 9	25	J. O. Davidsons 2nd Add.	D Ethel Inez Moore 822 South Millwood Wichita, Kansas 67213
W $\frac{1}{2}$ of N 8 1/3' lot 11	25	Same	Same
E $\frac{1}{2}$ 1	25	Same	Lawrence Cowan & Mary E. 2801 East 3rd Wichita, Kansas 67203
E $\frac{1}{2}$ 3	25	Same	Same
E $\frac{1}{2}$ 5	25	Same	Same
E $\frac{1}{2}$ 7	25	Same	Same
E $\frac{1}{2}$ 9	25	Same	Same
E $\frac{1}{2}$ of N 8 1/3' lot 11	25	Same	Same
S 16 2/3' lot 11	25	Same	Delilah C. Johnson 337 N. Gordon Wichita, Kansas 67203 William H. Chappell Marguerite Bosley Address Unknown
13	25	Same	Same
15	25	Same	Same
17	25	Same	Richard Walter Gordon Pamela L. Gordon 333 N. Gordon Wichita, Kansas 67203
19	25	Same	Same
21	25	Same	Same
23	25	Same	Randall J. Varbel & Marsha 4100 Del Sienna Wichita, Kansas 67212
25	25	Same	Same
27	25	Same	Same

Lot	Block	Addition	Property Owner
29	25	J. O. Davidsons 2nd Add.	Patricia G. Cunningham Address Unknown
31	25	Same	Same
33	25	Same	Maxine M. Nelson 322 N. Gordon Wichita, Kansas 67203
35	25	Same	Same
37	25	Same	Ira F. Greenawalt & Pearl 319 N. Gordon Wichita, Kansas 67203
39	25	Same	Same
41	25	Same	John C. Donahue & Ruth 311 N. Gordon Wichita, Kansas 67203
43	25	Same	Same
45	25	Same	Alvena E. Lessenden 301 N. Gordon Wichita, Kansas 67203
47	25	Same	Same
49	25	Same	Same
51	25	Same	Same
2	25	Same	David L. Adamson 360 N. St. Paul Wichita, Kansas 67203
4	25	Same	Same
6	25	Same	Same
8	25	Same	Charles R. Hunt Jr. Phyllis Ann Hunt 356 N. St. Paul Wichita, Kansas 67203
10	25	Same	Same
12	25	Same	Gary A. Walker & Ruth A. 350 N. St. Paul Wichita, Kansas 67203
14	25	Same	Same
16 18	25	Same	Elwin E. McDonald & Josie 346 N. St. Paul 67203

Lot	Block	Addition	Property Owner
20	25	J. O. Davidsons 2nd Add.	Lester C. Arvin & Kay K. Route #1 Rose Hill, Kansas 67133
22	25	Same	Same
24	25	Same	Richard John Burns Lois M. Burns 1230 Reece Road Goddard, Kansas 67052
26	25	Same	Same
28	25	Same	Same
30	25	Same	Eugene T. Scheidt Norma F. Scheidt 117 North Doris Wichita, Kansas 67212
32	25	Same	Same
34	25	Same	Jack T. Knight & Beatrice 322 N. St. Paul Wichita, Kansas 67203
36	25	Same	Same
38	25	Same	Mary Louise Robinson Address Unknown
40	25	Same	Same
42	25	Same	Vera F. Shearer 310 N. St. Paul Wichita, Kansas 67203
44	25	Same	Same
1	25	Replat of Lots 46,48,50,52 J. O. Davidsons 2nd Add.	Harold R. Littlejohn Mary Louise Littlejohn 316 N. St. Paul Wichita, Kansas 67203
2		Same	Lorena J. Black Address Unknown
E 83' 1,3,5	26	J. O. Davidsons 2nd Add.	Katherine N. Stanley 359 N. Edwards Wichita, Kansas 67203 Richard Young Kaye Maddox Address Unknown

Lot	Block	Addition	Property Owner
W 50' 1,3,5	26	J. O. Davidsons 2nd Add.	Rosa G. Cox 220 North Spruce Wichita, Kansas 67214
7	26	Same	Edith H. Christensen John G. Christensen 355 N. Edwards Wichita, Kansas 67203
9	26	Same	Same
11	26	Same	Same
13	26	Same	Darrell E. Vincent Janice L. Vincent 347 N. Edwards Wichita, Kansas 67203
15	26	Same	Same
17	26	Same	B. F. Watson & Mattie M. 331 N. Edwards Wichita, Kansas 67203
19	26	Same	Same
21	26	Same	Frank Burke & May Address Unknown
23	26	Same	Same
25	26	Same	Same
27	26	Same	Same
29	26	Same	Clarence P. Ioerger Ruth K. Ioerger 336 N. Gordon Wichita, Kansas 67203
31	26	Same	Same
33	26	Same	Blanche Kaucher 321 N. Edwards Wichita, Kansas 67203
35	26	Same	Same
37	26	Same	Lawrence Seiwert & Anna 319 N. Edwards Wichita, Kansas 67203
39	26	Same	Same

Lot	Block	Addition	Property Owner
41	26	J. O. Davidsons 2nd Add.	Cecil R. Stiles & Velma 311 N. Edwards Wichita, Kansas 67203
43	26	Same	Same
45	26	Same	Oscar N. Bennett & Lena S. 307 N. Edwards Wichita, Kansas 67203
47	26	Same	Same
49	26	Same	Richard G. Cachard & Ruth 2702 West 2nd St. Wichita, Kansas 67203
51	26	Same	Same
E 50'	26	Same	Kathleen Simpson 2715 West 3rd Wichita, Kansas 67203
2,4,6, 8,10			
lots 2, 4,6,8,10 exc E 50'		Same	Herbert L. Shane and Adeline P. Shane 2721 West 3rd Wichita, Kansas 67203
10 exc 26 E 50'		Same	William L. Baker and Margie E. Baker 344 N. Gordon Wichita, Kansas 67203
12	26	Same	Same
14	26	Same	Same
16	26	Same	Eli G. Yanney & Julia 4007 Westport Wichita, Kansas 67212
18	26	Same	Same
20	26	Same	Clarence P. Ioerger Ruth K. Ioerger 336 N. Gordon Wichita, Kansas 67203
22	26	Same	Same
24	26	Same	Same
26	26	Same	Same
38	26	Same	Same
40&42	26	Same	Same

Lot	Block	Addition	Property Owner
28	26	J. O. Davidsons 2nd Add.	Alma R. Ridings 330 N. Gordon Wichita, Kansas 67203
30	26	Same	Same
32	26	Same	Wilma E. Wills Address Unknown
34	26	Same	Same
36	26	Same	Same
44	26	Same	Violet I. Lemon 770 N. Mt. Carmel Wichita, Kansas 67203
46	26	Same	Everett G. Henderson Virginia L. Henderson 308 N. Gordon Wichita, Kansas 67203
48	26	Same	Same
50	26	Same	Charles R. Lawson & Helen 2722 West 2nd Wichita, Kansas 67203
52	26	Same	Same
20	27	Same	N/A Clarence C. Wilson and E. Jeanne Wilson 914 Coolidge Wichita, Kansas 67203
22	27	Same	Jean & Clarence Burrell 328 N. Edwards Wichita, Kansas 67203
24	27	Same	Same
26	27	Same	H. C. Albin 324 N. Edwards Wichita, Kansas 67203
28	27	Same	Same
30	27	Same	Harold Frank Angle Betty L. Angle 320 N. Edwards Wichita, Kansas 67203
32	27	Same	Same
34 & 36	27	Same	John Lee Paul 318 N. Edwards 67203

Lot	Block	Addition	Property Owner
38	27	J. O. Davidson 2nd Add.	Harold W. Marvin and Robert A. Marvin 316 N. Edwards Wichita, Kansas 67203
40	27	Same	Same
42	27	Same	Ted Carol Coffman and Gertrude M. Coffman 306 N. Edwards Wichita, Kansas 67203
44	27	Same	Same
46	27	Same	E. W. Nath & Norine 302 N. Edwards Wichita, Kansas 67203
48	27	Same	Same
50	27	Same	Same
52	27	Same	Same
lots 1 and 3		Doughertys 2nd Addition	Russell E. Hollowell Rebecca E. Hollowell 257 N. Gordon Wichita, Kansas 67203
5 and 7		Same	Frank D. Minter & Mary G. 253 N. Gordon Wichita, Kansas 67203
9 and 11		Same	William J. Parker Lillian I. Parker 2544 Burns Wichita, Kansas 67203
13 and 15		Same	Mátilda K. Hilger 131 South Clarence Wichita, Kansas 67213
17 and 19		Same	Clarence Ellsworth Harper 237 N. Gordon Wichita, Kansas 67203
21 and 23		Same	Marilyn Thompson 624 N. Market Apt. 4 Wichita, Kansas 67214
25 and 27		Same	Leo H. Gehlen 1912 Meadowlake Augusta, Kansas 67010

Lot	Addition	Property Owner
29 and 31	Doughertys 2nd Addition	Helen E. Sitton 221 N. Gordon Wichita, Kansas 67203
33 and 35	Same	Forrest B. Dewey & Doris 335 N. Millwood Wichita, Kansas 67203
37 and 39	Same	John T. Davis & Edna M. Address Unknown
41 and 43	Same	Albert L. Cummins and Leona M. Cummins 207 N. Gordon Wichita, Kansas 67203
45 and 47	Same	Leo Sipult and Wyvon 201 N. Gordon Wichita, Kansas 67203
W 48' lots 1 and 3	Hutchison's 2nd Addition	Richard Dean Hinckley Donna J. Hinckley 1083 Verda Wichita, Kansas 67203
E 92' lots 1 & 3 exc E 64' of S 3' lot 3 and exc S 2' of W 28' of E 92' lot 3	Same	Aubrey C. Hawpe and Velma G. Hawpe 255 N. Edwards Wichita, Kansas 67203
E 64' of S 3' lot 3 and S 2' of W 28' of E 92' lot 3 all lots 5 and 7	Same	Earl S. Bowman and Hazel Fern Bowman 251 N. Edwards Wichita, Kansas 67203
9 and 11	Same	Mildred E. Rebenstorf 247 N. Edwards Wichita, Kansas 67203
13 and 15	Same	Margaret Hodges Address Unknown
17 and 19	Same	Mary L. St. Peter Address Unknown
21 and 23	Same	Violet Durant 1825 Fairview 67203
25 and 27	Same	Lillian Lorraine Deister Address Unknown
29 and 31	Same	Dewey L. Smith and Gladys 540 Redbarn Lane 67212

Lot	Addition	Property Owner
33	Hutchisons Second Addition	Amos M. Chaffin and Hazel Joy Chaffin 1106 Lulu Wichita, Kansas 67211
35	Same	Same
37	Same	E. C. Grow Address Unknown
39	Same	Same
41	Same	Thomas J. Scheidt 205 N. Edwards Wichita, Kansas 67203
43	Same	Same
45	Same	Charles A. Bonnace and Jean 201 N. Edwards Wichita, Kansas 67203
47	Same	Same
2	Same	Hannah Scarbrough 256 N. Gordon Wichita, Kansas 67203
4	Same	Same
N 10.88' lot 10	Same	Same
6 exc B 10.88'	Same	Bruce Elmer Lasater Sharon E. Lasater 250 N. Gordon Wichita, Kansas 67203
8	Same	Same
N 21.76' lot 10	Same	Same
10 exc N 21.76'	Same	Sandra A. Gleeson 246 N. Gordon Wichita, Kansas 67203
12	Same	Same
14	Same	Same
N 8.08' lot 16	Same	Same
16 exc N. 8.08'	Same	Margaret J. Ragsdale 236 N. Gordon Wichita, Kansas 67203

Lot	Addition	Property Owner
18	Hutchison's Second Add.	Floyd D. Montonye and Margarite Montonye Address Unknown
N 12.96' lot 20	Same	Same
S 11.6' lot 20	Same	Jerome H. Ridder and Patricia E. Ridder 232 N. Gordon Wichita, Kansas 67203
22	Same	Same
N 14.84' lot 24	Same	Same
S 9.72' lot 24	Same	David Catvin Smith and M. Elaine Smith 230 N. Gordon Wichita, Kansas 67203
26	Same	Same
28	Same	Same
30	Same	Ray E. Daffron and Dorothy L. Daffron 131 N. Robin Road Wichita, Kansas 67212
32	Same	Same
34	Same	Charles N. Lamkins and Thelma Fanelle Lamkins 218 N. Gordon Wichita, Kansas 67203
36	Same	Same
38	Same	Larry Lawrence Francis Ragsdell & Maxine H. 210 N. Gordon Wichita, Kansas 67203
40	Same	Same
42	Same	John W. Morrison and Helen L. Morrison Address Unknown
44	Same	Same
46	Same	Joe Betzen & Marcia 202 N. Gordon Wichita, Kansas 67203
48	Same	Same

Lot	Addition	Property Owner
E46' lots 2 & 4	Hutchison's Addition	Charles E. Slack Jr. Iona Slack 1219 Brady Wichita, Kansas 67204
W 94' lots 2 & 4	Same	Gabriella Armour and Doris A. Balcom 254 N. Edwards Wichita, Kansas 67203
6	Same	Charles Landwehr 250 N. Edwards Wichita, Kansas 67203
8	Same	Same
10	Same	Berniece R. Meyer and Martin R. Meyer 5355 S. Hydraulic Wichita, Kansas 67216
12	Same	Same
14	Same	Elen Thomas and Alberta Rosamond Thomas 244 N. Edwards Wichita, Kansas 67203
16	Same	Same
18	Same	Anna B. Dougherty 1917 University Wichita, Kansas 67203
20	Same	Same
22	Same	Same
24	Same	Same
26	Same	Same
28	Same	Same
30	Same	Noma G. Spurlock 220 N. Edwards Wichita, Kansas 67203
32	Same	Same
34	Same	Edward Buchholz & Cora M. 218 N. Edwards Wichita, Kansas 67203
36	Same	Same

Lot	Addition	Property Owner
38	Hutchison's Addition	Roy W. Kilmer and Dorothy L. Kilmer 212 N. Edwards Wichita, Kansas 67203
40	Same	Same
42	Same	Joseph E. Walker 206 N. Edwards Wichita, Kansas 67203
44	Same	Same
46	Same	G. E. Dunbar & Naomi 202 N. Edwards Wichita, Kansas 67203
		Joan Weigant Address Unknown
48	Same	Same
W 37½' lots 1,3,5,7	Same	Eloise Morris McMurtry Address Unknown
		Carolyn M. Kauffman Address Unknown
		Mary M. Boyd 13 Douglas Wichita, Kansas 67208
9	Same	Caldwell's Inc. Address Unknown
11	Same	Same
13	Same	Same
15	Same	Clarence O. Chasey and Mildred M. Chasey 239 N. Richmond Wichita, Kansas 67203
17	Same	Same
N 10.88' lot 19	Same	Same
19 exc N 10.88'	Same	Harold O. Peacock and Berniece V. Peacock 233 N. Richmond Wichita, Kansas 67203
21	Same	Same
23	Same	Same

Lot		Addition	Property Owner
25		Hutchison's Addition	Mary B. Hay 140 South Vine Wichita, Kansas 67213
27		Same	Same
29		Same	Dean J. Lindamood Vera I. Lindamood 221 N. Richmond Wichita, Kansas 67203
31		Same	Same
33		Same	Clyde Guinn McCall Charlton A. McCall 217 N. Richmond Wichita, Kansas 67203
35		Same	Same
37		Same	Gordon A. Zimmerman and Belle E. Zimmerman 215 N. Richmond Wichita, Kansas 67203
39		Same	Same
41		Same	Louis G. Hommertzheim and Freida K. Hommertzheim 203 N. Richmond Wichita, Kansas 67203
43		Same	Same
45		Same	Dewey D. Newby & Laura S. 201 N. Richmond Wichita, Kansas 67203
47		Same	Same
1	Blk 2	Academy Park Addition	Howard E. Walton & Fern 157 N. Richmond Wichita, Kansas 67203
2	Same	Same	Same
3	Same	Same	Leonora McCorgary and James T. McCorgary 155 N. Richmond Wichita, Kansas 67203
4	Same	Same	Same

Lot	Block	Addition	Property Owner
5	2	Academy Park Addition	Wayman Hawkins & Coleta 153 N. Richmond Wichita, Kansas 67203
6	2	Same	Same
7	2	Same	Marie McCann & Rose Roddy Address Unknown
8	2	Same	Same
9	2	Same	Gerald Richard Touts Kay Ann Touts 137 N. Richmond Wichita, Kansas 67203
10	2	Same	Same
11	2	Same	R. L. Jacobs 135 N. Richmond Wichita, Kansas 67203
12	2	Same	Same
13	2	Same	C. W. Rogers 133 N. Richmond Wichita, Kansas 67203
14	2	Same	Same
15	2	Same	Edward P. McGlynn and Ethel I. McGlynn 129 N. Richmond Wichita, Kansas 67203
16	2	Same	Same
17	2	Same	Mildred B. Amberg 1301 S. Maize Road Wichita, Kansas 67235
18	2	Same	Same
19	2	Same	Royce Schnert & Evelyn 119 N. Richmond Wichita, Kansas 67203
20	2	Same	Same
21	2	Same	Lawrence G. Lamb Helen Marilyn Lamb 2225 West Douglas Wichita, Kansas 67213
22	2	Same	Same

Lot	Block	Addition	Property Owner
23	2	Academy Park Addition	Bessie L. Fisher 156 N. Edwards Wichita, Kansas 67203
24	2	Same	Same
45	2	Same	Edward John Herschfeld Leslie Lynn Herschfeld Address Unknown
46	2	Same	Same
47	2	Same	Joseph J. Schermuly Jr. Velma L. Schermuly 2614 West Douglas Wichita, Kansas 67203
48	2	Same	Same
43	2	Same	Raymond F. Iserger and Margaret Iserger Address Unknown
44	2	Same	Same
41	2	Same	Franklin L. Everman Frances L. Everman 2622 West Douglas Wichita, Kansas 67203
42	2	Same	Same
39	2	Same	Lawrence C. Murphy and Philomena Murphy 114 N. Edwards Wichita, Kansas 67203
40	2	Same	Same
37	2	Same	J. S. Athens & Carol S. Arminta A. Athens 122 N. Edwards Wichita, Kansas 67203
38	2	Same	Same
35	2	Same	D. J. Tarpy & N. Irene 128 N. Edwards Wichita, Kansas 67203
36	2	Same	Same
33	2	Same	William H. Kimmons and Maxine J. Kimmons
34	2	Same	134 N. Edwards Wichita, Kansas 67203

Lot	Block	Addition	Property Owner
31	2	Academy Park Addition	Ronald Dean Schulze and Donna K. Schulze 138 N. Edwards Wichita, Kansas 67203
32	2	Same	Same
29	2	Same	Ivan Shumway & Harriet 1609 N. Illinois Wichita, Kansas 67203
30	2	Same	Same
27	2	Same	Maude A. Hughey 144 N. Edwards Wichita, Kansas 67203
28	2	Same	Same
26	2	Same	Elizabeth Hoda Address Unknown
25	2	Same	Same
1	3	Same	W. H. Pratz & Nellie 163 N. Edwards Wichita, Kansas 67203
2	3	Same	Same
3	3	Same	Raymond Cecil Griffith and Dorothy S. Griffith 120 N. Sedgwick Wichita, Kansas 67203
4	3	Same	Same
5	3	Same	Dorothy D. Luce 151 N. Edwards Wichita, Kansas 67203
6	3	Same	Same
7	3	Same	L. A. Creasey 147 N. Edwards Wichita, Kansas 67203
8	3	Same	Same
9	3	Same	Warren Joseph Finch Jr. Virginia K. Finch 141 N. Edwards Wichita, Kansas 67203
10			
11			
12			

Lot	Block	Addition	Property Owner
13	3	Academy Park Addition	James W. Paxton and Vera M. Paxton 133 N. Edwards Wichita, Kansas 67203
14	3	Same	Same
15	3	Same	Francis M. Wilson & Viola 127 N. Edwards Wichita, Kansas 67203
16	3	Same	Same
17	3	Same	Virginia Blanchat 123 N. Edwards Wichita, Kansas 67203
18	3	Same	Same
19	3	Same	Calvin Roy Overfield and Olive R. Overfield 119 N. Edwards Wichita, Kansas 67203
20	3	Same	Same
21	3	Same	Zarion W. Stanbrough Nadine Stanbrough 162 N. Gordon Wichita, Kansas 67203
22	3	Same	Same
N $\frac{1}{2}$ 23	3	Same	Same
S $\frac{1}{2}$ 23	3	Same	Same
24	3	Same	Same
25	3	Same	Same
26	3	Same	John B. Kramer & E. Louise Address Unknown
27	3	Same	Same
N 14' lot 28	3	Same	Same
S 11' 28	3	Same	Robert F. Page & Edith E. 138 N. Gordon Wichita, Kansas 67203
29	3	Same	Same
N 17' 30	3	Same	Same

Lot	Block	Addition	Property Owner
S 5' 32	3	Academy Park Addition	Clarence R. Gafford & Anna L. Gafford 132 N. Gordon Wichita, Kansas 67203
33	3	Same	Same
34	3	Same	Same
35	3	Same	Efton L. Fortner Thelma E. Fortner 126 N. Gordon Wichita, Kansas 67203
36	3	Same	Same
37	3	Same	Elizabeth M. Abel 122 N. Gordon Wichita, Kansas 67203
38	3	Same	Same
41	3	Same	Herbert L. Preheim Phyllis L. Preheim 2728 West Douglas Wichita, Kansas 67203
42	3	Same	Same
43	3	Same	Edward Lawrence & Winona 2722 West Douglas Wichita, Kansas 67203
44	3	Same	Same
45	3	Same	Donald R. Loveland and Marlene E. Loveland 2716 West Douglas Wichita, Kansas 67203
46	3	Same	Same
47	3	Same	Ira S. White & Angie 2708 West Douglas Wichita, Kansas 67203
48	3	Same	Same
49	3	Same	Beulah L. Stewart 2708 West Douglas Wichita, Kansas 67203
50	3	Same	Same

Lot	Block	Addition	Property Owner
51	3	Academy Park Addition	Byron E. Babb & Cleo V. 2702 West Douglas Wichita, Kansas 67203
52	3	Same	Same
1	4	Same	Hugh T. Hefley & Doris L. 161 N. Gordon Wichita, Kansas 67203
2	4	Same	Same
3	4	Same	Ray E. Brown 157 N. Gordon Wichita, Kansas 67203
4	4	Same	Same
5	4	Same	Mary A. Aaron 153 N. Gordon Wichita, Kansas 67203
6	4	Same	Same
7	4	Same	Donald Edwin Lynn Thelma J. Lynn 147 N. Gordon Wichita, Kansas 67203
8	4	Same	Same
9	4	Same	Ervy L. Jantz & Jean C. 141 N. Gordon Wichita, Kansas 67203
10	4	Same	Same
11	4	Same	Ruth Withrow 137 N. Gordon Wichita, Kansas 67203
12	4	Same	Same
13	4	Same	F. B. Thomas 131 N. Gordon Wichita, Kansas 67203
14	4	Same	Same
15	4	Same	Howard Pace Ellison Ethel B. Ellison 125 N. Gordon Wichita, Kansas 67203
16	4	Same	Same

Lot	Block	Addition	Property Owner
17	4	Academy Park Addition	Lloyd M. Jenkins and Lucille K. Jenkins Address Unknown
18	4	Same	Same
19	4	Same	R. R. Tucker and Esther L. Address Unknown
20	4	Same	Same
47	4	Same	Elizabeth Ann Schecher 2812 West Douglas Wichita, Kansas 67203
48	4	Same	Same
49	4	Same	Returned 12-31-73 and mailed to 138 N. St Paul 67203 Michael C. Wemmer Patricia J. Wemmer Benton, Kansas 67017
50	4	Same	Same
51	4	Same	Lillian Willinger 2802 West Douglas Wichita, Kansas 67203
52	4	Same	Same
89	Douglas	Smithson's Sub of Smithson's Addition	Clyde Holder & Ruth A. 2805 West Douglas Wichita, Kansas 67213
91	Same	Same	Same
93	Same	Same	J. W. Thomas & Pearl 2803 West Douglas Wichita, Kansas 67213
95	Same	Same	Same
97	Same	Same	Julius F. Miller Josephine E. Miller 2801 West Douglas Wichita, Kansas 67213
99	Same	Same	Same
101	Same	Same	Esther A. Harris 1644 Roanoke Wichita, Kansas 67218
103	Same	Same	Same

Lot	Block	Addition	Property Owner
5	Mt. Carmel	Smithson's Sub of Smithson's Addition	James W. Knowles & Irene 123 S. Mt. Carmel Wichita, Kansas 67213
7	Same	Same	Same
9	Same	Same	Carl W. Lauffer and Gwendolyn C. Lauffer 128 South Mt. Carmel Wichita, Kansas 67213
11	Same	Same	Same
13	Same	Same	Florence C. Teter 134 South Mt. Carmel Wichita, Kansas 67213
15	Same	Same	Same
17	Same	Same	Same
19	Same	Same	Lee V. Patterson and Vivian M. Patterson 136 South Mt. Carmel Wichita, Kansas 67213
21	Same	Same	Same
23	Same	Same	Clarence L. Owen and Virginia M. Owen 142 South Mt. Carmel Wichita, Kansas 67213
25	Same	Same	Same
27	Same	Same	Carol L. Kaufman and Robert J. Kaufman 150 South Mt. Carmel Wichita, Kansas 67213
29	Same	Same	Same
35	Same	Same	Bertha S. Mainz Address Unknown
37	Same	Same	Same
39	Same	Same	Shirley J. Du Pont 206 South Mt. Carmel Wichita, Kansas 67213
41	Same	Same	Same
43	Same	Same	Same
45	Same	Same	Same

Lot	Street	Addition	Property Owner
47	Mt. Carmel	Smithson's Sub of Smithson's Addition	Hazel Weyl 3057 South Fern Wichita, Kansas 67217
49	Same	Same	Same
51	Same	Same	Same
53	Same	Same	Same
55	Same	Same	Same
57	Same	Same	Same
59	Same	Same	Ronald Everett Brown Rebecca Susan Brown 232 South Mt. Carmel Wichita, Kansas 67213
61	Same	Same	Same
2	Same	Same	Marion A. Laughlin Carole A. Laughlin 117 South Mt. Carmel Wichita, Kansas 67213
4	Same	Same	Same
6	Same	Same	James W. Knowles and 123 South Mt. Carmel Wichita, Kansas 67213
8	Same	Same	Same
10	Same	Same	Jay L. Van Gilder Mabel I. Van Gilder 129 South Mt. Carmel Wichita, Kansas 67213
12	Same	Same	Same
14	Same	Same	Harry A. McAfee & Bonita Address Unknown
16	Same	Same	Same
18	Same	Same	Lyle O. Philbrick Mary L. Philbrick 139 South Mt. Carmel Wichita, Kansas 67213
20	Same	Same	Same
22	Same	Same	Donald K. Strait & Teresa 143 South Mt. Carmel Wichita, Kansas 67213
24			

Lot	Street	Addition	Property Owner
26	Mt. Carmel	Smithson's Sub of Smithson's Addition	E. A. Claycamp 149 South Mt. Carmel Wichita, Kansas 67213
28	Same	Same	Same
30	Same	Same	Same
36	Same	Same	Michael C. Doolin and Connie P. Doolin 203 South Mt. Carmel Wichita, Kansas 67213
38	Same	Same	Same
40	Same	Same	Margaret Arlene Shaver Kenneth L. Shaver 207 South Mt. Carmel Wichita, Kansas 67213
42	Same	Same	Same
44	Same	Same	Golda Steffen 1411 West Murdock Wichita, Kansas 67203
46	Same	Same	Same
48	Same	Same	West Douglas Church of Christ 1924 West Douglas Wichita, Kansas 67203
50	Same	Same	Same
52	Same	Same	Same
54	Same	Same	Jesse E. Jarvis & Beulah 225 South Mt. Carmel Wichita, Kansas 67213
56	Same	Same	Same
58	Same	Same	Gaynard A. Ferris and Carolyn K. Ferris 2561 Greenwood Avenue Wichita, Kansas 67216
60	Same	Same	Same
62	Same	Same	Same
1	Custer	Same	Perry A. Johnson & Luella 118 South Custer Wichita, Kansas 67213
3			

Lot	Street	Addition	Property Owner
5	Custer	Smithson's Sub of Smithson's Addition	Walter M. McHenry and Esther M. McHenry 105 East Sedgwick Maize, Kansas 67101
7	Same	Same	Same
9	Same	Same	Charles Floyd Chance and Delores Gail Chance 122 South Custer Wichita, Kansas 67213
11	Same	Same	Same
13	Same	Same	W. Paul Lyda & Madaline 124 South Custer Wichita, Kansas 67213
15	Same	Same	Same
17	Same	Same	Oscar J. Hall 138 South Custer Wichita, Kansas 67213
19	Same	Same	Same
21	Same	Same	Same
23	Same	Same	Earl E. Ford & Hazel M. 146 South Custer Wichita, Kansas 67213
25	Same	Same	Same
27	Same	Same	George A. Brantley and Annabelle M. Brantley 150 South Custer Wichita, Kansas 67213
29	Same	Same	Same
35	Same	Same	Wallace D. Meredith Marie E. Meredith 202 South Custer Wichita, Kansas 67213
37	Same	Same	Same
39	Same	Same	Emery J. Hawthorne and Lula May Hawthorne 208 South Custer Wichita, Kansas 67213
41	Same	Same	Same

Lot	Street	Addition	Property Owner
43	Custer	Smithson's Sub of Smithson's Addition	K. D. Boling & Mildred 212 South Custer Wichita, Kansas 67213
45	Same	Same	Same
47	Same	Same	Marian F. Klos 218 South Custer Wichita, Kansas 67213
49	Same	Same	Same
51	Same	Same	William E. Cross and Edith M. Cross 222 South Custer Wichita, Kansas 67213
53	Same	Same	Same
55	Same	Same	Everett L. Broyles and Margarette W. Broyles 232 South Custer Wichita, Kansas 67213
57	Same	Same	Same
59	Same	Same	Richard L. Young and Barbara Young 202 South Kessler Wichita, Kansas 67213
61	Same	Same	Same
2	Gordon	Same	J. F. Miller & Josephine 3259 Coolidge Wichita, Kansas 67204
4	Same	Same	Same
6	Same	Same	Same
8	Same	Same	E. F. Sells & Pearl 107 South Gordon Wichita, Kansas 67213
10	Same	Same	Same
12	Same	Same	Ray Katzenmeier & Donna 1420 Emelia Wichita, Kansas 67209
14	Same	Same	Same
N $\frac{1}{2}$ 16	Same	Same	Same
S $\frac{1}{2}$ 16 18 & 20	Same	Same	Leland B. Grotta & Ella May 556 South Gordon 67213

Lot	Street	Addition	Property Owner
22	Gordon	Smithson's Sub of Smithson's Addition	Delbert Dwight McNew and Betty Lou McNew 1926 Jackson Wichita, Kansas 67203
24	Same	Same	Same
26	Same	Same	Same
28	Same	Same	Elizabeth Abel 122 N. Gordon Wichita, Kansas 67203
30	Same	Same	Same
36	Same	Same	Ronald D. White and Linda F. White 201 South Gordon Wichita, Kansas 67213
38	Same	Same	Same
40	Same	Same	Same
42	Same	Same	Pauline Culhane 209 South Gordon Wichita, Kansas 67213
44	Same	Same	Same
46	Same	Same	Same
48	Same	Same	Verne L. Stephens and Esther H. Stephens 217 South Gordon Wichita, Kansas 67213
50	Same	Same	Same
52	Same	Same	Wilma K. Osment 223 South Gordon 67213 James M. Osment III Karen L. Hoblitzel Address Unknown
54	Same	Same	Same
56	Same	Same	Naomi E. Hockett 1320 South Seneca Wichita, Kansas 67213
58	Same	Same	Same

Lot	Street	Addition	Property Owner
1	Sheridan	Smithson's Sub of Smithson's Addition	Johnnie Bell & Laurestine 801 West Douglas Wichita, Kansas 67213
3	Same	Same	Same
5	Same	Same	Same
7	Same	Same	Fred A. Wolfe & Etta G. 124 South Sheridan Wichita, Kansas 67213
9	Same	Same	Same
11	Same	Same	Joe A. Weiszbrod and Marcella Weiszbrod 130 South Sheridan Wichita, Kansas 67213
13	Same	Same	Same
15	Same	Same	Blanche N. Dicks 134 South Sheridan Wichita, Kansas 67213
17	Same	Same	Same
19	Same	Same	J. E. Borlase & Ruth 434 N. Oliver Wichita, Kansas 67208
21	Same	Same	Same
E 60' 23	Same	Same	Clara J. Miller Address Unknown
E 60' 25	Same	Same	Same
E60' 27	Same	Same	Same
E60' 29	Same	Same	Same
23 exc E 60'	Same	Same	<i>Returned 1-16-74 sent to 3211 N. Amidon</i> Veryl G. Looker 144 South Sheridan Wichita, Kansas 67213
25 exc E 60'	Same	Same	Same
27 exc E 60'	Same	Same	Tracy Smith and Ruth Address Unknown
29 exc E 60'			Same

Lot	Street	Addition	Property Owner
35	Sheridan	Smithson's Sub of Smithsons Addition	Robert L. Reid & Thelma L. 200 South Sheridan Wichita, Kansas 67213
37	Same	Same	Same
39	Same	Same	Same
41	Same	Same	Warner H. Barcus & Vera 208 South Sheridan Wichita, Kansas 67213
43	Same	Same	Same
45	Same	Same	Same
47	Same	Same	Same
49	Same	Same	Ira A. Gavin & Virginia Address Unknown
51	Same	Same	Same
53	Same	Same	Ideal Homes of Wichita Inc. Address Unknown
55	Same	Same	Same
57	Same	Same	Same
59	Same	Same	Fred E. Prothero Address Unknown
61	Same	Same	Same
1	St. Paul	Same	Frank Spurrier & Mable 212 South St. Paul Wichita, Kansas 67213
3	Same	Same	Same
5	Same	Same	Orin T. Beavers & Reva E. 122 South St. Paul Wichita, Kansas 67213
7	Same	Same	Same
9	Same	Same	Jack Sutton & Ursula 128 South St. Paul Wichita, Kansas 67213
11	Same	Same	Same
13	Same	Same	John T. Henderson & Bea 132 South St. Paul 67213
15			

Lot	Street	Addition	Property Owner
17	St. Paul	Smithson's Sub of Smithsons Addition	Ronald F. Helvie & Lois M. 138 South St. Paul Wichita, Kansas 67213
19	Same	Same	Same
W 90' 21	Same	Same	Donna Lee Breth 2722 West 17th Wichita, Kansas 67203
W90' 23	Same	Same	Same
21 exc W 90'	Same	Same	Ronnie Swift & Irene 2804 Burton Wichita, Kansas 67213
23 exc W 90'	Same	Same	Same
W 90' 25	Same	Same	Eugene F. Womack & Emma 2855 Shelton Wichita, Kansas 67204
W90' 27	Same	Same	Same
W90' 29	Same	Same	Same
E 50' 25	Same	Same	Lonnie C. Swift & Irene 2804 Burton 67213
E 50' 27	Same	Same	Same
E 50' 29	Same	Same	Same
35	Same	Same	Maynard K. Holder and Isabel M. Holder 202 South St. Paul Wichita, Kansas 67213
37	Same	Same	Same
39	Same	Same	Aubrey B. Chase & Winifred Address Unknown
41	Same	Same	Same
43	Same	Same	Frank Spurrier & Mable 212 South St. Paul 67213
45	Same	Same	Same

Lot	Street	Addition	Property Owner
47	St. Paul	Smithson's Sub of Smithson's Addition	Merton W. Peters and Mary Elizabeth Peters 218 South St. Paul Wichita, Kansas 67213
49	Same	Same	Same
51	Same	Same	Howard L. Smith & Ruby J. 222 South St. Paul Wichita, Kansas 67213
53	Same	Same	Same
55	Same	Same	Warren J. Coulter & Wilma 226 South St. Paul Wichita, Kansas 67213
57	Same	Same	Same
59	Same	Same	Clarence Weltz & Beatrice 232 South St. Paul 67213
61	Same	Same	Same
2	Same	Same	Alvin L. Ashlock and Betty Marie Ashlock 117 South St. Paul Wichita, Kansas 67213
4	Same	Same	Same
6	Same	Same	Opal M. Doolin Address Unknown
8	Same	Same	Same
10	Same	Same	Raymond D. Bancroft 2320 West 3rd Street Wichita, Kansas 67203
12	Same	Same	Same
14	Same	Same	Ethel Martin Wagner 121 South St. Paul Wichita, Kansas 67213
16	Same	Same	Same
18	Same	Same	Howard G. Laughary and Laneta C. Laughary 137 South St. Paul Wichita, Kansas 67213
20	Same	Same	Same

*Returned
1-13-74
N/A*

*Returned
1-4-74
N/A*

Lot	Street	Addition	Property Owner
22	St. Paul	Smithson's Sub of Smithsons Addition	John B. Shepherd Jr. Gladys B. Shepherd 1133 West 29th St. South Wichita, Kansas 67217
24	Same	Same	Same
26	Same	Same	Same
28	Same	Same	Daisy P. Osman 1215½ East Douglas Apt. 1 Wichita, Kansas 67213
30	Same	Same	Same
36	Same	Same	Dale H. Schauf & Vivian 203 South St. Paul Wichita, Kansas 67213
38	Same	Same	Same
40	Same	Same	J. H. Collier & Lila M. Address Unknown
42	Same	Same	Same
44	Same	Same	Arthur S. Zent & Lora 211 South St. Paul Wichita, Kansas 67213
46	Same	Same	Same
48	Same	Same	Marcy J. McCarty & Naoma D. 2423 West Douglas Wichita, Kansas 67213
50	Same	Same	Same
52	Same	Same	Elmer J. R. Thole Lillie L. Thole 4107 West 18th Wichita, Kansas 67212
54	Same	Same	Same
56	Same	Same	<i>Returned 12-31-73 and sent to 1509 W 31st St 67217</i> Charles R. Sutton & Lillie 124 Lamar Haysville, Kansas 67060
58	Same	Same	Same
60	Same	Same	Roger L. Yoakum & Berneta 2026 South Wichita Wichita, Kansas 67213
62	Same	Same	Same

Lot	Addition	Property Owner
N 25' W $\frac{1}{2}$ lot 21	Smithson's Addition	Sharon L. Spencer 432 N. Glenn Wichita, Kansas 67203
S 25' W $\frac{1}{2}$ lot 22	Same	Same
N 50' W $\frac{1}{2}$ lot 22	Same	Billie B. Vines and Lavona M. Vines Address Unknown
S 50' N 100' W $\frac{1}{2}$ lot 22	Same	<i>Returned 12-31-73 and sent to 2321 S. Seneca 67213</i> M. K. Gentry 101 Courtleigh Drive Wichita, Kansas 67206 R. H. Burch Address Unknown
S 50' N 75' E $\frac{1}{2}$ lot 21	Same	Molan Dale Wallace Jean Wallace 225 South Edwards Wichita, Kansas 67213
S 50' N 100' E $\frac{1}{2}$ lot 22	Same	Administrator of Veterans Affairs Washington, D. C.
N 50' E $\frac{1}{2}$ lot 22	Same	Wesley C. Herbert Maomie R. Herbert 209 South Edwards Wichita, Kansas 67213
E 30' W 180' S 75' lot 23	Same	Ralph P. Clark & Mary E. 201 South Edwards Wichita, Kansas 67213
E 120' S 75' lot 23		Same
W 150' S 75' lot 23	Same	Homer E. Pirtle Lorine A. Pirtle 200 South Gordon Wichita, Kansas 67213
N 50' E $\frac{1}{2}$ lot 24	Same	Floyd L. Stockham and Bertha E. Stockham 143 South Edwards Wichita, Kansas 67213
N 50' W $\frac{1}{2}$ lot 24	Same	Isaac E. Rupe & Anna L. 142 South Gordon Wichita, Kansas 67213
S 75' W $\frac{1}{2}$ lot 24	Same	M. J. Piotrowski Edna C. Piotrowski 150 South Gordon Wichita, Kansas 67213

Lot	Addition	Property Owner
S 75' E $\frac{1}{2}$ lot 24	Smithsons Addition	Charles J. Diehl Eleanor M. Diehl 149 South Edwards Wichita, Kansas 67213
S 50' E $\frac{1}{2}$ lot 24	Same	Clarence E. McElfresh Josephine M. McElfresh Address Unknown
N 50' S 100' E $\frac{1}{2}$ lot 25	Same	Raymond E. Daffron Dorothy L. Daffron 131 North Robin Road Wichita, Kansas 67212
N 25' E $\frac{1}{2}$ lot 25	Same	John F. Rather & Agnes M. 125 South Edwards Wichita, Kansas 67213
S 12 $\frac{1}{2}$ ' E $\frac{1}{2}$ lot 26	Same	Same
N $\frac{1}{2}$ W $\frac{1}{2}$ of S 100' lot 25	Same	Lawrence W. Lewellen & Ilah 132 South Gordon Wichita, Kansas 67213
N 75' E $\frac{1}{2}$ lot 26	Same	Lloyd Henry Brown & Lelia Address Unknown
N 37.5' of S 50' of E $\frac{1}{2}$ lot 26	Same	Dorothy Swigert Address Unknown
N 25' W $\frac{1}{2}$ lot 25	Same	Shelena T. Ledbetter Address Unknown
S 25' W $\frac{1}{2}$ lot 26	Same	Same
N 100' W $\frac{1}{2}$ lot 26	Same	Charles Le Masters Mary Le Masters 118 South Gordon Wichita, Kansas 67213
N 50' S $\frac{1}{2}$ W $\frac{1}{2}$ lot 11	Same	Virgil O. Adamson & Helen 816 West 55th St. North Wichita, Kansas 67204
N 62 $\frac{1}{2}$ W 150' lot 11	Same	A. B. Chance & Jessie Address Unknown
S 12 $\frac{1}{2}$ ' S $\frac{1}{2}$ W $\frac{1}{2}$ lot 11	Same	Charles E. Ash & Martha V. 132 South Edwards Wichita, Kansas 67213
N 75' E $\frac{1}{2}$ lot 11	Same	Leland Block & Lola 117 South Richmond Wichita, Kansas 67213

Lot	Street	Addition	Property Owner
11	Edwards	Royals Sub of lots in Smithsons Addition	Charles E. Ash 132 South Edwards Wichita, Kansas 67213
13	Same	Same	Same
15	Same	Same	Same
17	Same	Same	Raymond E. Palmer and Alma Ruth Palmer 140 South Edwards Wichita, Kansas 67213
19	Same	Same	Same
21	Same	Same	Harvey D. McGehee Address Unknown
23	Same	Same	Plann S. Bailey & Ilah 144 South Edwards Wichita, Kansas 67213
25	Same	Same	Same
27	Same	Same	James P. Chandler Bessie P. Chandler 148 South Edwards Wichita, Kansas 67213
29	Same	Same	Same
1	Blk A	Mt Carmel 4th Addition	Robert E. Folkers Richard D. Folkers 340 Joann Wichita, Kansas 67203
2	A	Same	Edward Pearson Address Unknown
3	A	Same	Michael E. Aaron & Diane 244 Joann Wichita, Kansas 67203
4	A	Same	William R. Rosell 238 Joann Wichita, Kansas 67203
5	A	Same	Andrew K. Pruitt Anna Doris Pruitt 220 N. Spruce Goddard, Kansas 67052
6	A	Same	Gale L. Day Address Unknown

Lot	Block	Addition	Property Owner
7	A	Mt. Carmel 4th Addition	Robert Mendez and Pamela S. Mendez 220 Joann Wichita, Kansas 67203
8	A	Same	Virginia Maxine Brown, Address Unknown Trustee
9	A	Same	Wanola Criss 501 South Glenn Wichita, Kansas 67213
			<i>Returned 12.31.73 N/A</i> Carole Criss 411 South Elizabeth Wichita, Kansas 67213
10	A	Same	Sharon McIntosh Address Unknown
1	D	Same	Louis Lyle Tangney Lucy Helen Tangney 3421 West 1st Street Wichita, Kansas 67203
2	D	Same	Gerld K. Bader & Fay M. 151 North Gow Wichita, Kansas 67203
3	D	Same	Same
4	D	Same	<i>Returned 12.31.73 N/A</i> Melva E. Scritchfield 826 South Broadway Wichita, Kansas 67211
5	D	Same	Richard C. Kiefer and Loreae B. Kiefer 134 Joann Wichita, Kansas 67203
6	D	Same	Art E. Atherton and Ethel Janet Atherton 128 Joann Wichita, Kansas 67203
7	D	Same	Home Lumber & Supply Co Inc 1250 South Seneca Wichita, Kansas 67213
8	D	Same	Same
W $\frac{1}{2}$ 17	D	Same	Preferred Development Inc. Address Unknown
1		Mount Carmel Gardens	Richard C. Loux and Opal 237 South Custer Wichita, Kansas 67213

Lot	Addition	Property Owner
2	Mount Carmel Gardens	Ruby Wilson Guessford Address Unknown
N 68' lot 3	Same	Carl H. Warren & Sharon M. 230 North Knight Wichita, Kansas 67203
3 exc N 68'	Same	Ray Houston Address Unknown
4	Same	Leland J. Feller and Pearl M. Feller 218 North Knight Wichita, Kansas 67203
5	Same	Robert H. Soft and Donna Faye Soft Address Unknown
1	Bonham 2nd Addition	Charles E. Bossberg Viola Mae Vossberg 208 Wire Haysville, Kansas 67060
2	Same	Mary Louise Smith 233 Joann Wichita, Kansas 67203
3	Same	James B. Steele and Anna Marie Steele 229 Joann Wichita, Kansas 67203
4	Same	Herbert E. Smith and Wilma G. Smith Address Unknown
5	Same	Billy J. Ledbetter and Myrtle M. Ledbetter 221 Joann Wichita, Kansas 67203
6	Same	David Michael Rothenberger and Marie O. 217 Joann Wichita, Kansas 67203
7	Same	C. A. Johnson Jr. Ethyleen Johnson 213 Joann Wichita, Kansas 67203
8	Same	Bertha Nadine Herridge 209 Joann Wichita, Kansas 67203

Lot	Addition	Property Owner
9	Bonham 2nd Addition	Verle Atkinson & Guejta 205 Joann Wichita, Kansas 67203
10	Same	Whitney Earl Robinson Viola B. Robinson 201 Joann Wichita, Kansas 67203
1	Howard V. Harrison Add.	Howard V. Harrison 3330 West Douglas Wichita, Kansas 67203
2	Same	Same
3	Same	Same
4	Same	Same

The West Half of following tract: Beginning Charles M. Baker Jr.
660 feet West of the Northeast corner of the Freida E. Baker
Southwest Quarter of Section 24-27-1W, thence 3411 West 2nd Street
West 324.7 feet, thence South 660 feet, thence Wichita, Kansas 67203
East 325.5 feet, thence North 660 feet to pob.

A tract in the North Half of the Southwest Howard V. Harrison
Quarter of Section 24-27-1W described as beg 3330 West Douglas
at a point 855 feet West of the Southeast Wichita, Kansas 67203
corner, thence North parallel with the East line
said $N\frac{1}{2}$ SW $\frac{1}{4}$, 200 feet; thence East parallel with
the South line said North half of said SW $\frac{1}{4}$, 30 feet;
thence North 457.4 feet to a point 660 feet South of the north
line of said Southwest Quarter; thence West parallel with
the North line of said SW $\frac{1}{4}$, 115 feet; thence South 657.32
feet more or less to the South line of said North Half
of said Southwest Quarter; thence East 85 feet to
beginning,

Beginning at a point 162 feet East of the Wayne R. Bolan & Son Inc.
Southeast corner of the West 2 rods of the South 3400 West Douglas
Half of the East Half of the East Half of the NW $\frac{1}{4}$ Wichita, Kansas 67203
of the SW $\frac{1}{4}$ of Section 24-27-1W, thence North parallel
with the East line of the said west 2 rods, 170 feet more
or less to a point 490 feet South of the South line of
Grand Avenue as platted in St. Louis Addition, thence
East parallel to the South line of said Grand Avenue,
90 feet, thence North 100 feet, thence East 30 feet to the
Southeast corner of Lot 3, Mosley's Addition, thence North
390 feet to the NE corner of said Mosley's Addition, thence
East along the South line of said Grand Avenue, 377.9 feet
thence South 660 feet more or less to a point on the South
line of the North Half of the said SW $\frac{1}{4}$ and 500.5 feet East of
Beginning, thence West along the South line of the said $N\frac{1}{2}$ 500.5
feet to beginning, subject to the South 20 ft for road

Tract

Property Owner

Beginning 40 feet South of the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 24-27-1W, thence South 225 ft, thence East parallel with the North line of said SE $\frac{1}{4}$ 325 feet, thence North parallel with the West line said SE $\frac{1}{4}$, 225 feet to a point 40 feet South of the North line said Southeast Quarter, thence West 325 feet to beginning

Kansas Military Board
3535 West Douglas
Wichita, Kansas 67213

The South 879 feet of the Southeast Quarter of the Southwest Quarter of Section 24-27-1W except the West 330.4 feet thereof

Board of Education
School District No. 1
428 South Broadway
Wichita, Kansas 67202

The South 619.3 feet of the North 639.3 feet of the Southeast Quarter of the Southwest Quarter of Section 24-27-1W except that portion deeded to Armory, except that portion for Douglas Avenue and except the South 220 feet of the East 332.4 feet

Board of Park Comm.
204 South Main
City 67202

Beginning 660 feet North of the Southwest corner of the Northeast Quarter of Section 24-27-1W, thence North 264 feet, thence East 167.5 feet, South 264 feet, West 167.5 feet to pob, except the South 132 Feet

Jimmie L. Farrice
Carmen L. Farrice
611 Westridge Drive
Wichita, Kansas 67203

The South 132 feet above described tract

Donald W. Smith and
Elizabeth A. Smith
749 North Clara
Wichita, Kansas 67212

The North Half of the East 162.5 feet of the North 1 Acre of the South 5 Acres of the West 20 Acres of the Northeast Quarter of Section 24-27-1W except the East 35 feet for street

Juanita B. Burton
2525 Clover Lane
Wichita Kansas 67210

The South Half of the East 162.5 feet of the North 1 Acre of the South 5 Acres of the West 20 Acres of the Northeast Quarter of Section 24-27-1W except the East 35 feet

Claude H. Colibert and
Elsie Marie Colibert
345 N. Mt. Carmel
Wichita, Kansas 67203

The North 1 Acre of the South 5 Acres of the West 20 Acres of the Northeast Quarter of Section 24-27-1W except the East 162.5 feet

Louis L. Indermill
Bertha E. Indermill
362 North Sheridan
Wichita, Kansas 67203

Tract

Property Owner

A tract in the Northwest Quarter of Section 24-27-1W described as: Beginning 690 feet West and 25 feet North of the Southeast corner said Northwest Quarter, thence North 148 feet, West 79.5 feet, South 148 feet, thence East 79.5 feet to point of beginning

Marvin L. Peterson
Velda F. Peterson
626 South Queen
Maize, Kansas 67101

Beginning 530 feet West and 173 feet North of the Southeast corner of the Northwest Quarter of Section 24-27-1W, thence North 190 feet, West 239.5 feet, South 190 feet, East 239.5 feet to beginning

Marie Schuler
321 Joann
Wichita, Kansas 67203

Beginning 530 feet West and 25 feet North of the Southeast corner of the Northwest Quarter of Section 24-27-1W, thence North 148 feet, West 80 feet, South 148 feet, East 80 feet to beginning

Paul Ellwin Nucholls
Annaree Nucholls
702 Westview
Mulvane, Kansas 67110

The South 132 feet of the West 198 feet of a tract beginning 57 rods West and 2 rods North of the Southeast Corner of the Northwest Quarter of Section 24-27-1W, thence West 24 rods, North 20 rods, East 24 rods to point of beginning except the West 30 feet

Jack Petty and Marie C.
250 N. Charles
City 67203

Lot	Street	Addition	Property Owner
105	Douglas	Smithson's Sub of Smithson's Addition	Paul Loyd & Opal 230 N. Byron Road Wichita, Kansas 67212
107	Same	Same	Same
109	Same	Same	Mary Monckton 2719 West Douglas Wichita, Kansas 67213
111	Same	Same	Same
113	Same	Same	Elmer B. Barnett & Ella 2715 West Douglas Wichita, Kansas 67213
115	Same	Same	Same
117	Same	Same	West Douglas Professional Building Inc. c/o Paul Dugan 1400 K.S.B. & T. Building Wichita, Kansas 67202
119	Same	Same	Same
121	Same	Same	Same
123	Same	Same	Same
125	Same	Same	JKL Development Inc. 1935 N. Ridge Road Wichita, Kansas 67212
127	Same	Same	Same
129	Same	Same	Same
131	Same	Same	Same
133	Same	Same	Orville E. West & Alta K. 2615 West Douglas Wichita, Kansas 67213
135	Same	Same	Same
137	Same	Same	Harold R. Ruckle & Ruth M. 203 South Osage 67213
139	Same	Same	Same
1	Mt. Carmel	Same	Leo F. Howe & Shirley J. 116 South Mt. Carmel Wichita, Kansas 67213
3	Same	Same	Same

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
11	A	Mount Carmel 4th Addition	W. D. Birt and Lena M. 3408 West First St. Wichita, Kansas 67203
12	A	Same	Jerry M. Highfill and Sue C. Highfill 207 North Gow Wichita, Kansas 67203
13	A	Same	Walter W. Meliza and Patsy R. Meliza 213 North Gow Wichita, Kansas 67203
14	A	Same	Dale Alvin Smith Linda R. Smith Address Unknown
15	A	Same	Lydia Nassif 225 North Gow Wichita, Kansas 67203
16	A	Same	Gilbert H. Draper and Twila F. Draper 231 North Gow Wichita, Kansas 67203
17	A	Same	Arthur M. Ayers and Opal F. Ayers 237 North Gow Wichita, Kansas 67203
18	A	Same	Richard W. Lane and Nancy L. Lane 243 North Gow Wichita, Kansas 67203
19	A	Same	Dorothy Amber Bachman and Victor Charles Bachman 249 North Gow Wichita, Kansas 67203
20	A	Same	Harry G. Kilmer and Daisy D. Kilmer 3417 West 2nd Street Wichita, Kansas 67203

Lot	Block	Addition	Property Owner
1	B	Mount Carmel 4th Addition	Carl E. Fry and Bonnie L. Fry - 9816 Bekemeyer Lane Wichita, Kansas 67212
2	B	Same	Wesley E. Schultz and - Lucille G. Schultz 250 North Gow Wichita, Kansas
3	B	Same	Roos D. Jacobs and Hope J. Jacobs - 244 North Gow Wichita, Kansas 67203
4	B	Same	Glayd V. Kitch and Thelma L. Kitch - 238 North Gow Wichita, Kansas 67203
5	B	Same	Owen B. Farris and Dartha G. Farris - 232 North Gow Wichita, Kansas 67203
6	B	Same	Herman L. Neeley and Lena Doris Neeley - 226 North Gow Wichita, Kansas 67203
7	B	Same	Harriet Blazier - 220 North Gow Wichita, Kansas 67203
8	B	Same	Thomas Lucien Wright and Ruby D. Wright - 214 North Main ^{How} Wichita, Kansas 67203
9	B	Same	Magia Laham - 208 North Gow Wichita, Kansas 67203
10	B	Same	Delvin R. Chubick and Oma Chubick - 202 North Gow Wichita, Kansas 67203

Lot	Block	Addition	Property Owner
1	C	Mount Carmel 4th Addition	Bernard W. Braasch and Alice L. Braasch 9111 Harvest Lane Wichita, Kansas 67212
2	C	Same	James L. Rogers and Ruby J. Rogers 152 North Gow Wichita, Kansas 67203
3	C	Same	Hugh H. Magness and Helen L. Magness 146 North Gow Wichita, Kansas 67203
4	C	Same	Leo L. Hand and Dorothy E 140 North Gow Wichita, Kansas 67203
5	C	Same	Roger D. Coffey and Deana F. Coffey 134 North Gow Wichita, Kansas 67203
6	C	Same	Eugene V. Spellman and Bonnie Spellman 128 North Gow Wichita, Kansas 67203
7	C	Same	Carroll C. Allen and Beverly J. Allen 122 North Gow Wichita, Kansas 67203
8	C	Same	Jack E. Eubank and Lillian Eubank 116 North Gow Wichita, Kansas 67203
9	C	Same	John X. McCarty and Martha Ann McCarty 106 North Gow Wichita, Kansas 67203
9	D	Same	Gerald Lew Bradfield and Beverly K. Bradfield Address Unknown
10	D	Same	Verne W. Nobles and Hazel M. Nobles 121 North Gow Wichita, Kansas 67203
11	D	Same	Daniel W. Ayala & Kathleen Address Unknown

Lot	Block	Addition	Property Owner
12	D	Mount Carmel 4th Addition	Ansel R. Jones and Vivian Jones 133 North Gow Wichita, Kansas 67203
13	D	Same	Calvin L. McCully and Betty M. McCully 139 North Gow Wichita, Kansas 67203
14	D	Same	Fred A. Riffel and Joyce H. Riffel 145 North Gow Wichita, Kansas 67203
15	D	Same	Gerald K. Bader and Fay 151 North Gow Wichita, Kansas 67203
16	D	Same	Same
E $\frac{1}{2}$ 17 exc N 20' for alley	D	Same	Helen L. Finkle & Charles 4001 Westlawn Street Wichita, Kansas 67212
7		Mount Carmel 2nd Addition	Jerold Leland Wilken and Melvina N. Wilken 315 North Mt. Carmel Wichita, Kansas 67203
8		Same	Michael R. Chance and Joan P. Chance 309 North Mt. Carmel Wichita, Kansas 67203
9		Same	Wilbur Elliott Short and Mary J. Short 3202 West Second St. Wichita, Kansas 67203
10		Same	Harry James Chambers and Dorothy Faye Chambers 3210 West 2nd Wichita, Kansas 67203
11		Same	Lawrence Lloyd Baker and Xyma C. Baker 308 North Sheridan Wichita, Kansas 67203
12		Same	Philip Vincent Fleming and Catherine Fleming Address Unknown

Lotq	Block	Addition	Property Owner
10		Dougherty's Second Add.	Elma Edie Address Unknown
12		Same	Same
14		Same	Jewell M. Fletcher and — Esther F. Fletcher 242 North St. Paul Wichita, Kansas 67203
16		Same	Same
18		Same	Bernice M. Gray and Carol L. Gray — 3445 West 13th St. Wichita, Kansas 67203
20		Same	Same
22		Same	Bernice M. Gray & Carol L. 3445 West 13th Street Wichita, Kansas 67203
24		Same	Same
26		Same	Robert R. Shadoan and — Margaret M. Shadoan 226 North St. Paul Wichita, Kansas 67203
28		Same	Same
30		Same	Vivian Ruth Talbott — Allan S. Talbott Jack B. Talbott 222 North St. Paul 67203
32		Same	Same
34		Same	Guy O. Pratt and Eunice M — 424 North Anna Lot A Wichita, Kansas 67212
36		Same	Same
38		Same	— John Phillip Lowe and Janice Kay Lowe 212 North St. Paul 67203
40		Same	Same
42		Same	— Jeremiah McCarthy and Blanche R. McCarthy 321 Colonial Place 67206

Lot	Block	Addition	Property Owner
44		Dougherty's Second Add.	Jeremiah McCarthy and Blanche R. McCarthy 323 Colonial Place Wichita, Kansas 67208
46		Same	Same
48		Same	Same
South 50' of Lots 1 & 3 on Douglas		Smithsons Subdivision of Smithsons Addition	Jess C. Riggs and Lula G. Riggs Address Unknown
1 exc S 50'		Same	Guy O. Pratt and Eunice M 424 North Anna Lot A Wichita, Kansas 67212
3 exc S 50'		Same	Same
West 6" lot 5		Same	Same
lot 5 exc W 6" of North 85'		Same	Same
7		Same	Same
9		Same	Sam Schmidt & Kathleen T. 3123 West Douglas Wichita, Kansas 67213
11		Same	Same
13		Same	John D. Irwin Jr. and Mary Louise Irwin 3119 West Douglas Wichita, Kansas 67213
15		Same	Same
17		Same	John D. Irwin and Mary L. 3119 West Douglas 67213
19		Same	Same
21		Same	Loren R. Morgan Sr. and Elva May Morgan Address Unknown
23		Same	Same
25		Same	Paul V. Fisher and Margaret E. Fisher 4717 Greenbriar Wichita, Kansas 67220
27		Same	Same

Lot	Block	Addition	Property Owner
29		Smithsons Subdivision of Smithsons Addition	Glen Bragg and Eva Lou 102 South Mt. Carmel Wichita, Kansas 67213
31		Same	Same
33		Same	Otis Leroy Donham and Valerie J. Donham Address Unknown
35		Same	Same
37		Same	Same
39		Same	Same
W 1/2 lot 41		Same	Same
E 1/2 lot 41		Same	Same
43		Same	Same
45		Same	Michael E. Sion and Ranæ Rae Sion 3007 West Douglas Wichita, Kansas 67213
47		Same	Same
49		Same	Lickteig Pearce Inc. Address Unknown
51		Same	Same
53		Same	Alvin Andeel Address Unknown
55		Same	Same
57		Same	Alva M. White and Nettie L. White 2921 West Douglas Wichita, Kansas 67213
59		Same	Same
61		Same	Helen N. Cash and Charles N. Cash 2915 West Douglas Wichita, Kansas 67213
63		Same	Same
65		Same	James J. Bratt and Sylvia J. Bratt 2911 West Douglas 67213

Lot	Block	Addition	Property Owner
67		Smithsons Subdivision of Smithsons Addition	James J. Bratt and Sylvia J. Bratt 2911 West Douglas 67213
69		Same	Robert Mendoza and Susan B. Mendoza 2907 West Douglas Wichita, Kansas 67213
71		Same	Same
73		Same	Sportscraft Supply, Inc. Address Unknown
75		Same	Same
77		Same	Richard G. Robinette and Dorothea M. Robinette 2827 West Douglas Wichita, Kansas 67213
79		Same	Same
81		Same	A. J. Robinson and Address Unknown Lucille M. Waddell 619 Brookfield Wichita, Kansas 67208
83		Same	Same
39	22	J.O. Davidsons 2nd Add.	Allen Terrell and Grace 108 Bonnie Brae Wichita, Kansas 67206
41	22	Same	Same
43	22	Same	Charles W. Six and Sylvia L. Six 309 North Custer Wichita, Kansas 67203
45	22	Same	Same
47	22	Same	Milton L. Wilson and Helen Pauline Wilson 3102 West 2nd Wichita, Kansas 67203
49	22	Same	Same
51	22	Same	Same
40	22	Same	James A. Adams and Carol 214 North Mt. Carmel

Lot	Block	Addition	Property Owner
42	22	J. O. Davidsons 2nd Add.	Noble Patchett and Harriet R. Patchett 310 North Mt. Carmel Wichita, Kansas 67203
44	22	Same	Same
46	22	Same	Hilary N. Niemann and Mary C. Niemann 306 North Mt. Carmel Wichita, Kansas 67203
48	22	Same	Same
50	22	Same	James W. McVey and Willie Mae McVey 3116 West 2nd Wichita, Kansas 67203
52	22	Same	Same
41	23	Same	Lewis Schetrompf and Audrey Schetrompf 311 Clayton Wichita, Kansas 67203
43	23	Same	Same
45	23	Same	Harold J. Strunk and Virginia A. Strunk RFD 1 Goddard, Ks. 67052
47	23	Same	Same
49	23	Same	Howard C. Ladd and Doris R. Ladd 2201 Westport Wichita, Kansas 67203
51	23	Same	Same
42	23	Same	Salome Jacobi 3020 West 2nd Wichita, Kansas 67203 Paula E. West Address Unknown
44	23	Same	Same
46	23	Same	Same
48	23	Same	Same
50	23	Same	Same
52	23	Same	Same

Lot	Block	Addition	Property Owner
41	24	J. O. Davidsons 2nd Add.	Carl G. Bogle and Sharon K. Bogle 313 North St. Paul Wichita, Kansas 67203
43	24	Same	Same
45	24	Same	Lewell C. Gray and Esther L. Gray Address Unknown
47	24	Same	Same
49	24	Same	Roy D. Donaldson and Opal M. Donaldson 301 North St. Paul Wichita, Kansas 67203
51	24	Same	Same
42	24	Same	Charles Sedgwick Lawson Martha Lawson 312 Clayton Wichita, Kansas 67203
44	24	Same	Same
E 50' 46	24	Same	Doyle E. Johnson and Norma J. Johnson 1120 South Walnut 67213
E 50' 58	24	Same	Same
E50' 50	24	Same	Same
E50' 52	24	Same	Same
46 exc E 50'	24	Same	Lilly G. Sampson 308 Clayton Avenue Wichita, Kansas 67203
48 exc E 50'	24	Same	Same
50 exc E 50'	24	Same	Same
52 exc E 50'	24	Same	Same

*Returned
1-7-74
Sent to
2922 W 2nd
6703*

Lot	Block	Addition	Property Owner
7 exc N 150'		Clark's Addition	Harold W. Connett and Myrtle F. Connett 3300 West 2nd Wichita, Kansas 67203
8		Same	R. F. McCaulley and Lucille M. McCaulley 3320 West 2nd Wichita, Kansas 67203
9		Same	Richard C. Asbell 3322 West 2nd Street Wichita, Kansas 67203
21	4	Academy Park Addition	Maurice L. McGlynn James P. McGlynn 162 North St. Paul Wichita, Kansas 67203
22	4	Same	Same
23	4	Same	Wilbur G. Wherrell and Marian Lee Wherrell 158 N. St. Paul Wichita, Kansas 67203
24	4	Same	Same
25	4	Same	Joseph A. Ryan and Joann M. Ryan 154 North St. Paul Wichita, Kansas 67203
26	4	Same	Same
27	4	Same	Dorothy Mary Bradley Patricia D. Kanaga Address Unknown
28	4	Same	Same
29	4	Same	H. M. Livingston and Mildred J. Livingston 142 North St. Paul Wichita, Kansas 67203
30	4	Same	Same
31	4	Same	<i>Returned 12-31-73 N/A</i> Berencie M. Dunham 619 Ida Wichita, Kansas 67211
32	4	Same	Same
33	4	Same	Ben C. Harvey and Bernice 132 N. St. Paul

Lot	Block	Addition	Property Owner
34	4	Academy Park Addition	D Ben C. Harvey and Bernice M. Harvey 132 North St. Paul Wichita, Kansas 67203
35	4	Same	Gary Newton and Ruth Ann Howell 126 North St. Paul Wichita, Kansas 67203
36	4	Same	Same
37	4	Same	Oliver V. Cartwright 122 North St. Paul Wichita, Kansas 67203
38	4	Same	Same
39	4	Same	Gerold D. Crisler and Dolores M. Crisler 118 North St. Paul Wichita, Kansas 67203
40	4	Same	Same
41	4	Same	Jack W. Connell & Helen 1725 N. West Street Wichita, Kansas 67203
42	4	Same	Same
43	4	Same	Reuben Esslinger and Louise E. Esslinger 2822 West Douglas 67213
44	4	Same	Same
45	4	Same	George T. Cameron Address Unknown
46	4	Same	Same
2		Dougherty's Second Add.	Walter W. White & Corene 1848 East 48th St. South Wichita, Kansas 67216
4		Same	Same
6		Same	Samuel T. Luinstra and Helen L. Luinstra 1102 North Cow Wichita, Kansas 67203
8		Same	Same

Returned
12-31-73
N/A

Lot	Addition	Property Owner
The North 200 feet of the East 390 feet of the Southeast Quarter of the Southwest Quarter of Section 27, Township 27 South, Range 1 West of the 6th P.M.	Board of Park Commissioners 220 South Main Wichita, Kansas 67202	
A tract in the South Half of Section 24, Township 27, Range 1 West of the 6th P.M. described as: Beginning on the north line of Douglas Avenue at the southeast corner of Mt. Carmel 4th Addition, Wichita, Kansas; thence easterly on the north line of Douglas Avenue to the west line of St. Paul Avenue; thence northerly on the west line of St. Paul Avenue to the south line of Second Street; thence westerly on the south line of Second Street to the northeast corner of said Mt. Carmel 4th Addition; thence south on the east line of said Addition to the place of beginning	Catholic Diocese of Wichita 424 North Broadway Wichita, Kansas 67202	

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

A 1000 foot radius of: A tract in the South Half of Section 24, Township 27 South, Range 1 West of the 6th P.M. described as: Beginning on the north line of Douglas Avenue at the Southeast corner of Mt. Carmel 4th Addition, Wichita, Kansas; thence easterly on the north line of Douglas Avenue to the west line of St. Paul Avenue; thence northerly on the west line of St. Paul Avenue to the South line of Second Street; thence Westerly on the South line of Second Street to the northeast corner of said Mt. Carmel 4th Addition; thence South on the East line of said Addition to the place of beginning

as shown by the records on file in the Office of the County Recorder of Sedgwick County, Kansas, on this 19th day of October, 1973 at 7:00 o'clock A.M.

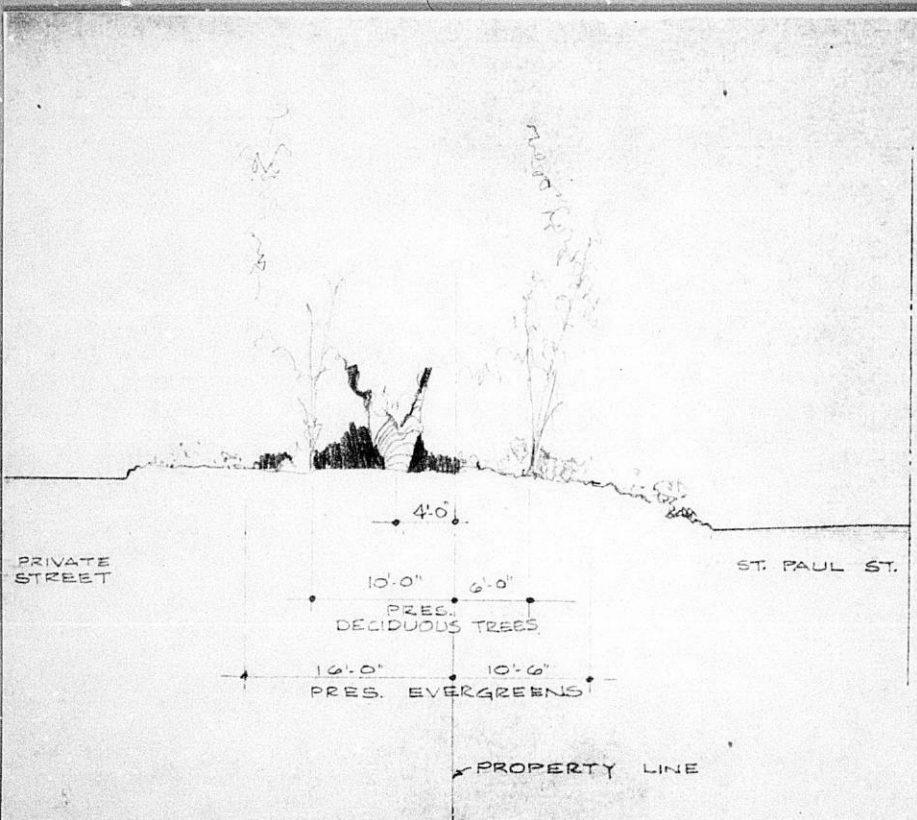
THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

John P. Brown
Asst. Vice President

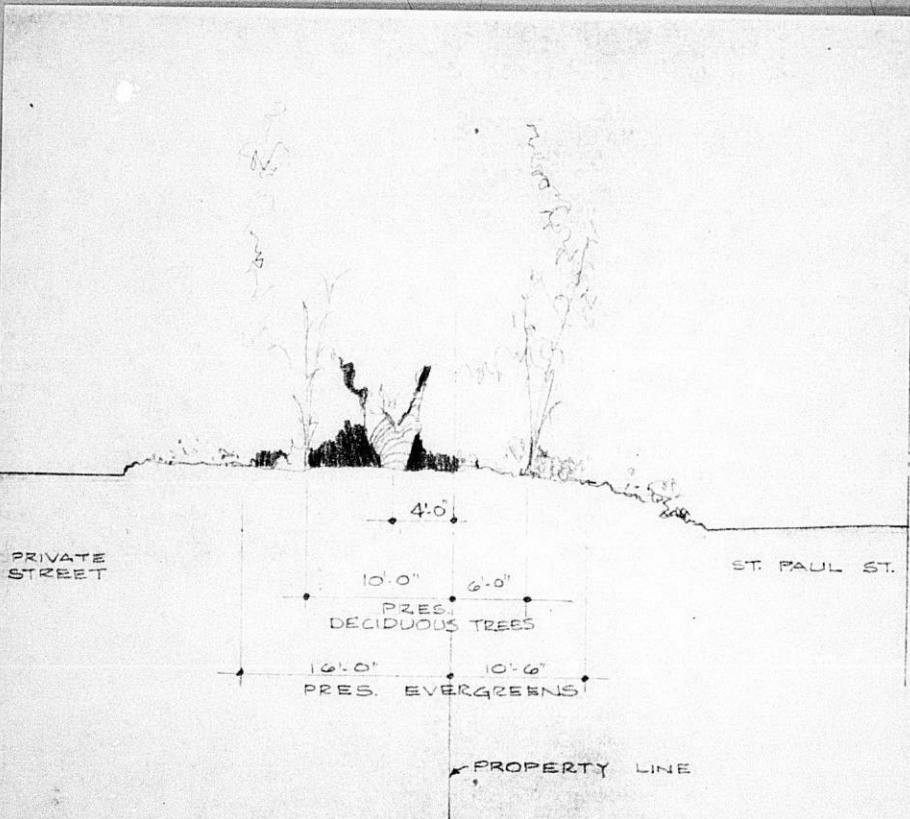
Order No. 208175
wh

Alan M. McHenry Architect
Century Plaza Building
Wichita, Kansas 665-1872



CROSS SECTION THROUGH PRES.
PLANTING SCREEN AT ST. PAUL
1/2" = 1'-0"

Alan M. McHenry Architect
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CROSS SECTION THROUGH PRES.
PLANTING SCREEN AT ST. PAUL
1/2" = 1'-0"

Form 273-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By

*

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

Roll # 1

*