

DP-122 - WOODLAWN DEVELOPMENT NO. 6
COMMERCIAL C. U. P. - Generally located
on the south side of 37th St.
North, 1/2 mile E. of Woodlawn.

DP-122
POSTED
12-16-82

ACTION

COMMITTEE _____

M.A.P.C. *Organized party to* 2-11-82
Woodlawn

B.C.C./B.C.C.C. *Organized to* 3-2-82
Woodlawn

Map No. 5951A.
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 122
Filed 12-2-81

Associated
Case: 7-2406

APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT
NO. 6
~~(Residential)~~ (Commercial) Community Unit Plan.

1. Applicant Woodlawn Development Co., Inc (AGENT: Landmark Communities Inc.)
Address 2471 Hathway, 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 8225 E 35th St North, 67226 Phone 683-5567
3. General Location: South side of 37th St North, 1/2 mile east of Woodlawn.
4. Proposed Use: _____

AREA DATA:

1. Acres: 13.69 (650 (IRREGULAR) ft. by 925 ft.)
2. Existing Zoning "AA" Proposed Zoning "LC" Addition
3. Area (is) (is not) platted. _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>2-1-82</u>	<u>Approved subject to conditions</u>
_____	_____
_____	_____

2. Governing Body

Date	Action
<u>3-9-82</u>	<u>Approved as recorded</u>
_____	_____
_____	_____

NOTES:

CASE FILE

Map No. 5951A
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 122
Filed 12-2-81

Associated
Case: 7-2406

APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT
NO. 6
~~RESIDENTIAL~~ (Commercial) Community Unit Plan.

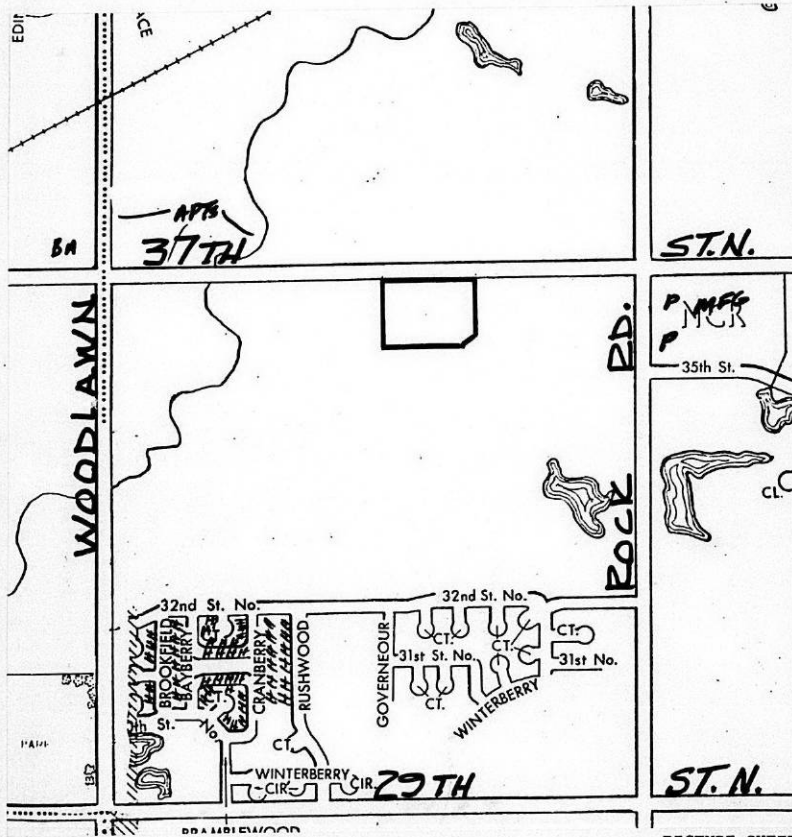
1. Applicant Woodlawn Development Co., Inc. (AGENT: Landmark Communities Inc.)
Address 2471 Hathway, 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 8225 E. 35th St. North, 67226 Phone 683-5567
3. General Location: South side of 37th St. North, 1/2 mile east of Woodlawn.
4. Proposed Use: _____

AREA DATA:

1. Acres: 13.69 (IRREGULAR) (650 ft. by 925 ft.)
2. Existing Zoning: "AA"
3. Land Use: East UNDEVELOPED South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



PICTURE SHEET

March 31, 1987

Mr. George Sherman
SPSH Architects
151 North Main, Suite 333
Wichita, Kansas 67202

RE: DP-122 and Z-2406. South side of 37th Street North in an area west of Inwood.

Dear Mr. Sherman:

On March 17, 1987, the Board of City Commissioners considered your request for a platting time extension for the above-referenced cases. Their action was to grant a six-month extension to September 9, 1987, provided that should a plat of this property not be recorded by that date, the zone change and development plan shall be considered denied and the cases closed.

It is imperative that a plat be submitted as soon as possible since the platting process takes several months to complete. I have enclosed a subdivision application form for your use. If you have any questions about the platting of this property, please call either me or Forrest Nagley at 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw
Enclosure

cc: Mrs. Virginia L. Ablah, President, Killarney Investments, Inc.
8400 Killarney, Wichita, KS. 67206

PL/0186/4

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
March 17, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: REQUEST FOR PLATTING TIME EXTENSION FOR
Z-2406 ("AA" TO "LC") AND ASSOCIATED C.U.P.
(DP-122), LOCATED ON THE SOUTH SIDE OF 37TH
STREET NORTH, 1/2-MILE WEST OF ROCK ROAD.
(Killarney Investments, Inc.)

INITIATED BY: Metropolitan Area Planning Department *M. Kroul*

AGENDA ACTION: Planning

Recommendation: Grant a six-month extension to September 9, 1987.

Background: On March 9, 1982, the Board of City Commissioners approved a zone change from "AA" to "LC" for a 13-acre tract of unplatted land on the south side of 37th Street North, 1/2-mile west of Rock Road. Associated with that zone change was a commercial community unit plan known as Woodlawn Development Parcel No. 6 Commercial Community Unit Plan (DP-122). Both applications were approved subject to platting within two years.

Two platting time extensions totaling three years have previously been granted, making March 9, 1987, the current deadline for recording a plat of this property. The applicant has again requested additional platting time.

Analysis: When this commercial zoning and commercial development plan were approved in 1982, it was anticipated that the west 175 feet of this property would become part of the Northeast Expressway. However, alternates on the plan provided for development of the west 175 feet should the right-of-way not be required at this location. Since the right-of-way will not be needed, 13.7 acres of land is now available and approved for commercial development, subject to platting.

A 90-day extension has been requested. However, since no preliminary plat has been submitted, the platting process will likely take more than 90 days to complete. Therefore, if the Commission determines that "LC" zoning is still appropriate at this location, a platting time extension of 6 months, to September 9, 1987, should be granted, with the stipulation that if a plat of this property has not been recorded by September 9, 1987, the associated zone case and commercial community unit plan will be considered denied and closed.

PL/1115/2

Actions: 1. Grant a six-month platting time extension for Z-2406 and DP-122 to September 9, 1987, provided, however, that should a plat of this property not be recorded by that date, the zone change and development plan shall be considered denied and closed.

Attachments: 3-6-87 letter to City Manager requesting extension

bcc George Sherman

PL/1115/2

S P S H
SPANGENBERG PHILLIPS SHERMAN HARRISON INC

RECEIVED

MAR 09 1987

METROPOLITAN PLANNING
ROUTE DIVISION

March 6, 1987

Chris Cherches, City Manager
City Hall Building
455 N. Main
Wichita, KS 67202

Re: Z-2406 - "AA" to "LC" and DP-122

Dear Mr. Cherches:

Killarney Investments, Inc. recently received a reminder from the Planning Department concerning expiration of the platting time limit for the above referenced cases. They asked me to write you concerning the situation.

Now that the alignment of the Northeast Expressway has been determined, Killarney is prepared to proceed with the platting procedure. They do want to retain the "LC" zoning status.

They would like a short time extension to enable them to resolve a few questions concerning drainage and pipeline easements prior to submission of a plat. We request that you grant a time extension of ninety (90) days to the platting time limit.

Thank you for your cooperation.

Sincerely,

SPSH Architects

George Sherman
George Sherman

GS/ap

cc: J. Galbraith, L. Olivarez, K. Bengtson, B. Yung, V. Ablah, D. Ablah

151 NORTH MAIN SUITE 333

WICHITA KS 67202

316-267-4002

February 27, 1987

Virginia L. Ablah, President
Killarney Investments, Inc.
8400 Killarney
Wichita, Kansas 67206

RE: Z-2406 - "AA" to "LC" and DP-122. (Now identified as Parcel #104 located on the south side of 37th Street North, $\frac{1}{4}$ -mile west of Rock Road.)

Dear Mrs. Ablah:

The platting time limit for the above-referenced cases is once again about to expire. The cases were originally approved in 1982 subject to platting within two years or the cases be considered denied and closed. Two extensions totaling three years have been granted, making the current deadline for recording a plat March 9, 1987. No plat has ever been submitted for review.

Until about one year ago, the final alignment for the Northeast Expressway was uncertain. Now that the alignment has been determined and it will not adjoin this property on the west, perhaps the "LC" zoning is inappropriate and you may wish to withdraw these cases.

If you wish to keep these files open, an additional extension of the platting time will have to be approved by the governing body. A letter of request for platting time extension may be addressed to the City Manager with a copy to Jack Galbraith of our office. We need to hear from you by March 9, 1987, if you want these files to remain open.

If you have any questions about this matter, please call me at 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

cc: Bill G. Yung Design, 4912 East 29th Street North, Suite One,
Wichita, Kansas 67220

PL/0124/4

March 16, 1982

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-122 - Woodlawn Development No. 6 - Located on the south side of 37th Street North, 1/2 mile east of Woodlawn.

The Board of City Commissioners on March 9, 1982, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. Reference to the Director of Engineering shall be deleted from General Provision No. 2.
- b. A general provision shall be added stating that if more than 175 feet is dedicated for the Northeast Circumferential, the owner(s) shall submit four revised copies of the C.U.P. to the Director of Planning. The revised copies shall show the reduced amount of acreage, floor area, building coverage, access openings, etc.
- c. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Page Two
Robert B. Feldner
March 16, 1982

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

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

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING
AND APPROVAL OF COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. Z-2406 & DP-122 CONSIDERED BY MAPC: 2-11-82

REQUEST FOR: "AA" to "LC" and approval of the Woodlawn
Development No. 6 Commercial C.U.P.
REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: On the south side of 37th Street North, 1/2 mile
east of Woodlawn.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
February 11, 1982).

APPLICANT: Woodlawn Development Co., Inc., 2471 Hathway.

AGENT FOR APPLICANT: Bill G. Yung Design, 8225 E. 35th Street North.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "AA".

LAND USE: Existing, North, East, South and West, Undeveloped.

CPO RECOMMENDATION: CPO Council Area "I" voted unanimously, 6-0,
to recommend approval of the C.U.P. and associated
zone change request.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to the approval of the
associated C.U.P. and to the property being platted within two years
from the date of approval of the zone change by the Board of City Com-
missioners, or the zone case be considered denied and closed; and that
the ordinance establishing the zone change not be published until the
plat has been recorded with the Register of Deeds; and that the C.U.P.
be approved subject to the conditions as shown in the excerpt from Plan-
ning Commission minutes of February 11, 1982. Bayouth moved, Cazal
seconded and it carried with a vote of 7 in favor (Bayouth, Cazal,
Gardner, Goebel, Jones, Lofton and Wilson) and 2 opposed (Hansen and
Martens). Chisholm was absent.

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

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 11, 1982

- 7a. Case No. Z-2406 - Woodlawn Development Co., Inc. requests zone change from "AA" to "LC" for A tract of land in the northeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M. more particularly described as: Beginning at the intersection of the south line of 37th Street North and the west line of said northeast quarter; thence along the south line of 37th Street North bearing N 89°18'12" E, 925.00 feet; thence S 0°58'40" E, 550.00 feet; thence S 44°09'47" W, 141.07 feet; thence S 89°18'12" W, 825.00 feet; thence N 0°58'40" W, 650.00 feet to the point of beginning. Generally located on the south side of 37th Street North, 1/2 Mile east of Woodlawn.
- 7b. Case No. DP-122 - Woodlawn Development Co., Inc. requests approval of Commercial Community Unit Plan for: (See legal description above for Case No. Z-2406).

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

COMMENTS:

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

In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of the Woodlawn Development No. 6 Commercial C.U.P., located on the south side of 37th Street North, one-half mile east of Woodlawn. Associated zone case Z-2406 is requesting "LC" zoning for the area contained in the C.U.P. The C.U.P. proposes to develop Parcel 1 (along 37th Street) with a maximum of 50,000 square feet of light commercial uses. Residential uses may be developed in Parcel 2 as part of the proposed townhouse or garden apartment complex to the south. Building height, maximum number of buildings, setbacks and other information regarding future development is shown on the plan.
2. Staff feels that, if the Northeast Circumferential is constructed, there may be a need for some light commercial zoning at this location. If the Northeast Circumferential is not constructed staff questions the need at this location for over thirteen acres of "LC" uses. In order to provide access to the southern portion of this site, if developed with "LC" uses, it will be necessary to either construct a bridge or an underground pipe to handle the drainage from the southeast. If the drainage is handled in an open channel and no bridge is constructed access to the southern portion would be through the proposed residential area to the south. It may be appropriate to restrict development of the southern portion to residential uses until the Northeast Circumferential is constructed and it is determined that it is economically feasible to either construct a bridge or drainage pipe.
3. The Department of Engineering has indicated that the amount of right-of-way needed for the Northeast Circumferential has not been determined. Depending on the final intersection design there may be a need for more right-of-way than is shown on the C.U.P. Access control to 37th Street is not shown because there may be a need for a continuous decel lane depending on the design of the interchange. If additional right-of-way is needed the plan should be revised to show the reduced area and floor area.

4. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the associated C.U.P. and to the property being platted within two years from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
5. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. Reference to the Director of Engineering shall be deleted from General Provision No. 2.
 - b. A general provision shall be added stating that if more than 175 feet is dedicated for the Northeast Circumferential, the owner(s) shall submit four revised copies of the C.U.P. to the Director of Planning. The revised copies shall show the reduced amount of acreage, floor area, building coverage, access openings etc.
 - c. The following shall be added to the proposed use list for Parcel 2: Light commercial uses are prohibited until such time as construction of the Northeast Circumferential commences along the west side of this C.U.P.
 - d. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - e. 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.
 - f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - 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 commercial development and be binding upon the present owners, their successors and assigns, unless amended.

CHAMBERS mentioned that the site as shown is bisected by a 120 foot drainage easement. The staff feels that Parcel 2 should have been included with the residential C.U.P to the south and developed with apartment uses. The access to Parcel 2 will either have to go across the drainage ditch or through the proposed apartment complex to the south to get out to the collector street. The staff also has some concern about the need for over 13 acres of light commercial at this site if the Northeast Circumferential does not go in. He said that the staff has recommended that Parcel 2 be restricted to residential uses until the Northeast

Circumferential goes in and until there is some way to get across the drainage easement. CHAMBERS mentioned in regard to the Northeast Circumferential that the design for the intersection had not been completed and there may be a need for additional right-of-way or access control which would be handled at the time of platting.

There was no one present in opposition to the applications.

Neither the applicant or agent were present.

GARDNER stated that he did not feel that condition "C" was really needed since the economic feasibility of crossing the drainage easement would determine what was developed on Parcel 2.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped character of the general area; the proposed Northeast Circumferential; the approved apartment complexes to the east and south; and the suitability of the subject site for development with light commercial uses; I move that we recommend to the governing body that the zone change request be approved subject to the approval of the associated C.U.P. and to the property being platted within two years from the date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the C.U.P. be approved subject to the following conditions:

- a. Reference to the Director of Engineering shall be deleted from General Provision No. 2.
- b. A general provision shall be added stating that if more than 175 feet is dedicated for the Northeast Circumferential, the owner(s) shall submit four revised copies of the C.U.P. to the Director of Planning. The revised copies shall show the reduced amount of acreage, floor area, building coverage, access openings etc.
- c. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any

portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Bayouth moved, Cazal seconded and it carried with a vote of 7 in favor (Bayouth, Cazal, Gardner, Goebel, Jones, Lofton and Wilson) and 2 opposed (Hansen and Martens). Chisholm was absent.

February 12, 1982

Bill G. Yung
8225 East 35th North
Wichita, Kansas 67226

Re: Z-2403 - "AA" & "LC" to "BB" & "LC"
DP-121 - Woodlawn Development No. 8
Commercial C.U.P.
Both located on the west side of Rock
Rock, between 32nd & 37th Streets North

Dear Mr. Yung:

At its regular meeting on February 11, 1982, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend approval of the zone change request subject to the approval of the associated C.U.P. and to the property being platted within two years from the date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds. The Planning Commission also recommended approval of the C.U.P. subject to conditions a-h as stated in the attached staff report.

It is necessary that we receive 10 corrected copies of the C.U.P. by February 26th so that subject cases can be scheduled for consideration by the Board of City Commissioners at their regular meeting on March 9, 1982. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner
JHG:sad
Encl.

- 2

cc: Woodlawn Development Company, Inc., 2471 Hathway, Wichita 67226
Landmark Communities, Inc., 2471 Hathway, Wichita 67226

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 3, 1982



TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DF-122 and Z-2406, South
Side of 37th Street North,
½ Mile East of Woodlawn

CPO Neighborhood Council Area "I" was scheduled to consider the captioned case during its February 2nd meeting. The meeting was cancelled due to inclement weather. Council "I" will consider the case during its February 16th meeting.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

RECEIVED

FEB 5 1982

METROPOLITAN PLANNING

ROUTE *15*

3. The Department of Engineering has indicated that the amount of right-of-way needed for the Northeast Circumferential has not been determined. Depending on the final intersection design there may be a need for more right-of-way than is shown on the C.U.P. Access control to 37th Street is not shown because there may be a need for a continuous decel lane depending on the design of the interchange. If additional right-of-way is needed the plan should be revised to show the reduced area and floor area.
4. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the associated C.U.P. and to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
5. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. Reference to the Director of Engineering shall be deleted from General Provision No. 2.
 - b. A general provision shall be added stating that if more than 175 feet is dedicated for the Northeast Circumferential, the owner(s) shall submit four revised copies of the C.U.P. to the Director of Planning. The revised copies shall show the reduced amount of acreage, floor area, building coverage, access openings etc.
 - c. The following shall be added to the proposed use list for Parcel 2: Light commercial uses are prohibited until such time as construction of the Northeast Circumferential commences along the west side of this C.U.P.
 - d. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - e. 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.
 - f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - 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 commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Z-2406 }
& } 7 "Notice to Adjoining Property Owners" mailed 1-28-82
✓ DF-122 } (doublestuffed) for the MAPC meeting for 2-11-82.

1 Including map - to CPO Office
1 " " "NEIGHBORS"
1 to Don Schneider, Sanitary Chief Engineer

—
10 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021688

January 28, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 11, 1982, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for approval of the WOODLAWN DEVELOPMENT NO. 6 COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-122

A tract of land in the northeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M. more particularly described as:

Beginning at the intersection of the south line of 37th Street North and the west line of said northeast quarter; thence along the south line of 37th Street North bearing N 89°18'12" E, 925.00 feet; thence S 0°58'40" E, 550.00 feet; thence S 44°09'47" W, 141.07 feet; thence S 89°18'12" W, 825.00 feet; thence N 0°58'40" W, 650.00 feet to the point of beginning. Generally located on the south side of 37th Street North, 1/2 Mile east of Woodlawn.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The Development Plan now on file proposes to develop this approximately 10.89 acre site with light commercial uses except locker plants and mortuaries. Residential uses are excluded from Parcel 1 but may be placed in Parcel 2 if developed in conjunction with Parcel 3 of DP-115 (Woodlawn Development No. 7 Residential C.U.P.). A maximum of 100,000 square feet of floor area could be constructed in seven buildings. Setbacks, building coverage, parking ratio and other information relating to future development is shown on the plan. Associated zone case Z-2406 is requesting light commercial zoning for this area.

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

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

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

Robert A. Lakin
Secretary

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

January 28, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area and on property legally described below. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. If you have no interest or objection to the requested change, you have no obligation to appear or comment. If you desire to appear at the MAPC meeting, you are invited to do so, either in person or by agent or attorney.

The MAPC will consider the following case at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m., on February 11, 1982.

CASE NO. Z-2406

Zone Change from the "AA" One Family Dwelling District
to the "LC" Light Commercial District

A tract of land in the northeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M. more particularly described as:

Beginning at the intersection of the south line of 37th Street North and the west line of said northeast quarter; thence along the south line of 37th Street North bearing N 89°18'12" E, 925.00 feet; thence S 0°58'40" E, 550.00 feet; thence S 44°09'47" W, 141.07 feet; thence S 89°18'12" W, 825.00 feet; thence N 0°58'40" W, 650.00 feet to the point of beginning. Generally located on the south side of 37th Street North, 1/2 Mile east of Woodlawn.

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

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

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

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

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

Robert A. Lakin
Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

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

December 29, 1981

Bill Yung
8225 East 35th Street North
Wichita, Kansas 67226

Re: DP-122 - Woodlawn Development No.6
Commercial C.U.P. Generally located
on the south side of 37th St. North,
1/2 mile east of Woodlawn.

Dear Bill:

We have reviewed the proposed commercial C.U.P. at the above referenced location and the following are our comments. Although the C.U.P. shows only one parcel, the drainage and pipeline easements actually segment the site into three areas. The area south of the 120 foot drainage easement will have access across the drainage easement only if a bridge is constructed or the storm water is piped. We feel that it would be more appropriate to develop the area south of the drainage easement in conjunction with the residential C.U.P. to the south and east. This could be accomplished by zoning the area "A", adding a note stating that the area is to be developed in conjunction with DP-115, Woodlawn Development No. 7, and including a site plan.

If your clients desire "LC" zoning on the area south of the drainage easement we would suggest that the plan be changed to reflect a two parcel C.U.P. The area north of the drainage easement would include only "LC" uses. The area south of, and including, the drainage easement would permit "LC" uses and would have a residential alternative. A note should be added stating that if the area is developed with residential uses it shall be in conjunction with DP-115. A site plan and a residential parcel description should also be added to the plan.

Another concern that we have is the appropriateness of thirteen acres of "LC" uses in this area if the N.E. Circumferential is not constructed. However, at this time we feel that some "LC" zoning would not be inappropriate if the N.E. Circumferential is constructed.

Page Two
Bill Yung
December 29, 1981

Also related to the construction of the N.E. Circumferential is the location of access points to 37th Street North. Since the design of the intersection has not been completed, we feel that access control to 37th Street North should be resolved at the time of platting. The plan should be changed to include a general provision stating that access control to 37th Street North is not shown on this C.U.P. due to the N.E. Circumferential and that access control will be resolved at the time of platting. In addition there may be a need for a decel lane from the N.E. Circumferential to Rock Road due to the proposed commercial and apartment areas to the east. This can also be resolved at the time of platting.

The Department of Engineering has indicated that there may be some problems associated with an open drainage ditch adjacent to the pipeline. We would encourage you to contact the Co-operative Refinery Association to discuss potential problems concerning the pipeline.

In regard to the screening and landscaping provisions, a general provision should be added stating that landscaping along the north is to be waived due to the proposed "E" zoning to the north. We would suggest that General Provision No. 10 be changed to read like General Provision No. 10 of DP-111, Woodlawn Development No. 15, C.U.P. (copy attached). If the area south of the drainage easement is developed with residential uses then a wall or landscaping would be needed along the north line of the drainage easement. Due to the width of the N.E. Circumferential and the K.G. & E. easement we feel that a general provision waiving the landscaping requirements along the west would be appropriate. However, if the N.E. Circumferential is not constructed, the existing hedge row should remain and be maintained. General Provision No. 12 can be deleted if General Provision No. 10 is revised.

In General Provision No. 16, the Director of Engineering should be deleted. The only other comment that we have at this time is that the setbacks along 37th Street North and the N.E. Circumferential should be increased to 60 feet, which will accommodate two rows of parking and associated drives.

Page Three
Bill Yung
December 29, 1981

This case is scheduled for the MAPC meeting of February 11, 1982 and it is necessary that we receive fourteen revised copies by January 15, 1982. If you have any questions, please call.

Sincerely,

Arthur D. Chambers
Senior Planner

ADC:el

Attachment

cc: Woodlawn Development Co., Inc.
1/2 Landmark Communities, Inc.
2471 Hathway, Wichita, Kansas 67226

December 16, 1981

Carl Knop
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: DP-122 - Woodlawn Development No. 6
Commercial C.U.P. Generally located
on the south side of 37th Street
North, 1/2 mile east of Woodlawn.

Dear Carl:

We have another ABKO zone case in for hearing at the above location. It is for "LC" with a C.U.P. (copy enclosed). Some circumferential right-of-way is shown to be reserved. The issue of right-of-way will have to be dealt with at the time of platting. Care to make any comments at this time?

Sincerely,

Robert A. Lakin
Director of Planning

RAL:ADC:el
(enclosure)

10. SCREENING WALL:

A. IF ALL BUILDINGS ARE DESIGNED AND CONSTRUCTED SO THAT ALL FOUR EXTERIOR SURFACES ARE ALIKE WITH NO ONE SIDE APPEARING AS THE REAR OF THE BUILDING THE FOLLOWING CONDITIONS APPLY:

1. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS.
2. A 10 FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG THOSE PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY OR INSTITUTIONALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED.

B. IF THE PROPOSED STRUCTURES ARE DESIGNED SO THAT ONE SURFACE APPEARS TO HAVE A REAR SIDE, THEN A FIVE (5) TO EIGHT (8) FOOT WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE PROPERTY LINES ACROSS FROM RESIDENTIALLY ZONED AREAS AND FOR A DISTANCE TO BE DETERMINED BY THE DIRECTOR OF PLANNING TO ASSURE ADEQUATE SCREENING FROM ADJOINING AND NEARBY RESIDENTIAL PROPERTIES. IF THIS WALL IS CONSTRUCTED THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.

C. *The above shall also apply along the north line of the drainage easement of Parcel 2 as developed under residential use.*

11. THE SCREENING WALL/ LANDSCAPING ALONG THE NORTH LINE OF PARCEL 1 MAY BE WAIVED UNTIL SUCH TIME AS THE AREA NORTH OF PARCEL 1 IS DEVELOPED WITH RESIDENTIAL USES.

12. See below

12. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP(S) AS SHOWN ON THE PLAN IF REQUIRED, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT THE PROPOSED METHOD OF PROVIDING IRRIGATION OF THE REQUIRED PLANT MATERIALS.

12.14. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

S.E. COR. S.W. 1/4 SEC. 32, T26S, R2E

C.U.P.

12. The screening wall/landscaping along the east line of the C.U.P. may be waived provided that the North East Circumferential is constructed. If the North East Circumferential is not constructed the existing hedge row shall remain and be maintained. Screening walls shall be required in accordance with General Provision No. 10.

Attachment to letter to Bill / org 12/21/14

ERCIAL C.U

December 7, 1981

Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer
Robert B. Feldner, Superintendent of Central Inspection
Arthur D. Chambers, Senior Planner

DP-122 - Woodlawn Development No. 6 Commercial C.U.P.
Generally located on the south side of 37th Street North,
1/2 mile west of Rock Road.

We have received a proposed commercial C.U.P. at the above referenced location. As can be seen on the attached plan, a 120 foot wide drainage easement is shown that separates a portion of the C.U.P. from direct access to a public street. It would seem that for the isolated area to be utilized for commercial uses, storm water should be piped through this area. We have suggested to the applicant that the area south of the drainage easement be incorporated into the residential C.U.P. to the south.

We would appreciate receiving any comments you might have regarding access, drainage, sewers, etc., by Monday, December 14, 1981. If you have any questions, please call.

Arthur D. Chambers
Senior Planner

ADC:el

attachment

PARCEL #6

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

(case 2-2406)
DP 122
Woodlawn Development
NO. 6 Commercial CUP
Jan 14, 1980
Map
5751A

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

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

- a. Applicant Woodlawn Development Company Inc.
 Address 2471 Hathway, Wichita, Kansas 67226 Phone 686-7451
 Agent Landmark Communities Inc.
 Address 2471 Hathway, Wichita, Kans. 67226 Phone 686-7451
- b. Applicant _____
 Address _____ Phone _____
 Agent Bill G. Yung Design
 Address 8225 E 35th N. Wichita, Kansas 67226 Phone 683-5567
- c. Applicant _____
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____

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

- 2. a. The applicant hereby requests Community Unit Plan approval on property zoned AA being changed to LC and legally described as Lot(s) NA, Block(s) NA, Addition. NA

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

See attached sheet.

NR-1
S & A approved (CUP)
E A approved (CUP)
W AA #R1

- 2. b. There are 13.69 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

a. at the NA corner of NA
and NA; or

b. on the South side of 37th Street North ^{1/2 mile east of Woodlawn}
~~Street~~ between ~~Woodlawn~~ ~~(Avenue, Street)~~ and
Rock Road ~~(Avenue, Street)~~.

4. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By C.J. Nelson
Authorized Agent (if any)
C.J. Nelson, President
Woodlawn Development Co. Inc.

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 2:30
(AM, PM) on Dec 2, 1981 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200⁰⁰.

John D. Clarke Name
Supervisor Title



**Van Doren
Hazard
Stallings**

Geotechnical Engineering & Planning

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686 7303

DATE 11-10-81 JOB NO. _____
PROJECT Parcel 6

TO Bill Yung

FROM Kenneth H. Bengtson

REFERENCE _____

COPIES TO:

A tract of land in the northeast quarter of Section 31, Township 26 south, Range 2 east of the 6th P.M. more particularly described as:

Beginning at the intersection of the south line of 37th Street North and the west line of said northeast quarter; thence along the south line of 37th Street North bearing N 89° 18' 12" E, 925.00 feet; thence S 0° 58' 40" E, 550.00 feet; thence S 44° 09' 47" W, 141.07 feet; thence S 89° 18' 12" W, 825.00 feet; thence N 0° 58' 40" W, 650.00 feet to the point of beginning. Containing 13.69 acres, more or less.

OK for legal

OWNERSHIP LIST

Parcel # 6

Tract Description

A tract of land in the NE $\frac{1}{4}$ of Sec. 31, Township 26 South, Range 2 East of the 6th P.M., beginning at the intersection of the south line of 37th Street North and the west line of said NE $\frac{1}{4}$; thence along the South line of 37th Street North bearing North 89°18'12" East, 925 feet; thence South 0°58'40" East, 550 feet; thence South 44°09'47" West, 141.07 feet; thence South 89°18'12" West, 825 feet; thence North 0°58'40" West, 650 feet to the point of beginning.

Property Owner

✓ Woodlawn Development Co. Inc.
Box # 2236
Wichita, 67201

The Northeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., except the above described tract.

Same as above

The North half of the NW $\frac{1}{4}$ of Sec. 31, Township 26 South, Range 2 East of the 6th P.M., except that part platted as Comotara Substation and except the South 200 feet of the West 653.4 feet; and except the South 20 feet of the North 50 feet of the East 400 feet, of the West 1600 feet of the NW $\frac{1}{4}$ of said section.

✓ James Darnell Crabb
Robert Elroy Crabb
Address Unknown

<u>Lot</u>	<u>Block</u>	<u>Addition</u>
Lot 1	A	Comotara Substation Addition

Property Owner

✓ Kansas Gas and Electric Co.
120 East First St.
67202

Tract Description

The SW $\frac{1}{4}$ of Section 30, Township 26 South, Range 2 East of the 6th P.M. Except: Beginning at a point 250 feet east and 75 feet north of the SW corner of said SW $\frac{1}{4}$ of Sec. 30; thence North 0°17'20" West, a distance of 525 feet; thence South 89°41'15" West, a distance of 190 feet; thence North 0°17'20" (description continued on next page)

Property Owner

✓ William L. Oliver, Jr.
320 Page Court
220 W. Douglas 67202

Tract DescriptionProperty Owner

(description continued from previous Page)
a distance of 85 feet; thence North 89°41'15" East, a distance of 145 feet; thence North 0°17'20" West, a distance of 270 feet; thence North 74°41'15" East, a distance of 330 feet; thence South 15°18'45" East, a distance of 20 feet; thence North 74°41'15" East, a distance of 40 feet; thence North 15°18'45" West, a distance of 20 feet; thence North 74°41'15" East, a distance of 130 feet; thence South 15°18'45" East a distance of 1078.24 feet; thence South 89°41'15" West, a distance of 616.57 feet; thence North 76°16'35" West, a distance of 103.08 feet to the point of beginning of said exception; and but not excepting Buildings 9, 5, 8, 17 and 18 in Chisholm Creek Condominium, the same being part of Lot A, Block 1, Chisholm Creek Addition to Wichita, and Except part of the SW $\frac{1}{4}$ of Section 30-27-2E described as beginning at a point on the South line of said SW $\frac{1}{4}$, said point being 980 feet East of the SW corner thereof; thence North 15°18'45" West, along the East line of Chisholm Creek Addition, 804.62 feet; thence South 86°33'45" East, 455 feet to center line of Creek; thence along said center line, bearing South 78°57'45" East, 100 feet; thence along the center line bearing South 68°42'45" East, 105 feet; thence along said center line, bearing South 04°05'30" West, 675.13 feet to the South line of said SW $\frac{1}{4}$; thence South 89°41'15" West along said South line, 415 feet to the point of beginning, except that part taken for 37th Street North.

Tract Description

That portion of the East half of Section 30, Township 26 South, Range 2 East, of the 6th P.M. lying South of the Missouri Pacific R.R. right of way, except that portion platted as the 37th Street Booster Pumping Station Addition.

Property Owner

D Woodlawn Development Company, Inc.
P. O. Box 2236
Wichita
67201

Lot

Block

Addition

Property Owner

Lot 1

Block 1

37th Street
Booster Pumping
Station Addition

✓ City of Wichita
455 N. Main
67202

Page 4

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 500 foot radius of:

A tract of land in the NE $\frac{1}{4}$ of Section 31, Township 26 South, Range 2 East of the 6th P.M., beginning at the intersection of the south line of 37th Street North and the west line of said NE $\frac{1}{4}$; thence along the South line of 37th Street North bearing North 89°18'12" East, 925 feet; thence South 0°58'40" East, 550 feet; thence South 44°09'47" West, 141.07 feet; thence South 89°18'12" West, 825 feet; thence North 0°58'40" West, 650 feet to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 1st day of December, 1981, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Kable
Vice-President

Order No: 304900
Parcel # 6
AP

memo

Xerox 1 copy of legal
 & attach (staple) to
 zone change appln.

- then Xerox everything for
 file copy.
- prints have already
 been delivered.
- Ardy to finish ownership
 list ~~in~~ today
 pick up @ Security attach
 original to appln. & deliver to
 Art Chambers - bring copy
 back for our files.

FORM 021

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

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

Roll # 1

*