

Posted 10-25-85 KX

OK

# ACTION

DATE

COMMITTEE

M.A.P.C. *Approved by committee*

B.C.C./B *Approved by* 12-17-85 *Reapproved*

DP-135 (Amendment #1) - LAWSONIA COMMERCIAL C.U.P. - Generally located at the southeast corner of 13th Street North and Diver.

DATA SHEET

Z- \_\_\_\_\_  
 SCZ- \_\_\_\_\_  
 CJ- \_\_\_\_\_  
 DR- \_\_\_\_\_  
 DP- 135

Case Filed: 10-16-85  
 Associated Case: \_\_\_\_\_

APPLICATION DATA: Map No. 5848 D

- General Location: At the southeast corner of 13th Street North and Oliver
- From \_\_\_\_\_ to \_\_\_\_\_
- Proposed Use: \_\_\_\_\_
- DP Name: LAMBSDALE COMMERCIAL COMMUNITY UNIT PLAN
- Applicant: Williamsburg Partnership c/o William E. Morin  
 Address: 1600 Georgetown, Suite 250, Wichita, KS. 67218 Phone: 681-2172
- Agent: Professional Engineering Consultants, P.A. c/o Gary Wiley  
 Address: 1440 East English, Wichita, KS. 67211 Phone: 262-2691

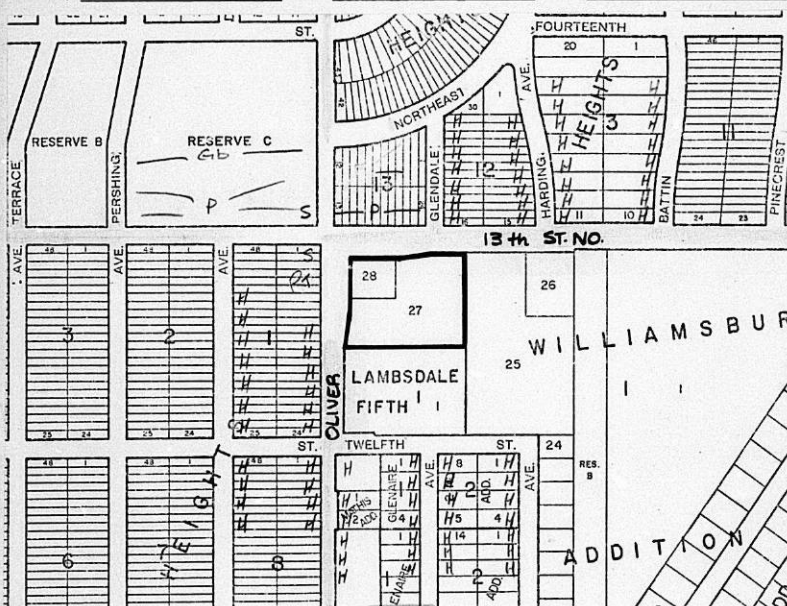
AREA DATA:

- Acres: 2.6 ( 400' ft. by 297' ft.)
- Adjoining Zoning: N "LC" S "LC" E "LC" W "LC, BB, &A"
- Land Use: North PARKING LOT / SINGLE FAMILY East UNDEVELOPED  
 South UNDEVELOPED / SINGLE FAMILY West SINGLE FAMILY / Service Station

PICTURE SHEET

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



NOTES:

LOS ANGELES-CHICAGO-LOAN, OH  
 McCRESON, TX-COURT GROVE, GA  
 U.S.A.

**Standard**  
 No. 2,153C

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: February 26, 1986

TO: Monty Robson, Superintendent of Central Inspection  
FROM: Louise Olivarez, Senior Planner, Current Plans  
SUBJECT: DP-135 - Landscape Plan for Parcels 1 and 3

Attached for your files are two copies of the approved landscape plan for the ten-foot planting strip along 13th Street and along Oliver on Parcels 1 and 3 of the Lamsdale Commercial C.U.P. The plan is approved subject to a hose bib being provided for the planting strip on Oliver within Parcel 1.

If you have any questions about this landscape plan, please call.

Louise Olivarez  
Senior Planner

LO:blw  
Attachments

cc: Stewart Mann, Site Planning Associates, 520 S. Holland, Suite 410,  
Wichita, KS. 67209

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: December 26, 1985

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Senior Planner

SUBJECT: DP-135 Lamsdale Commercial C.U.P. Southeast corner 13th and Oliver. (Amendment #1 to permit a car wash.)

The Board of City Commissioners on December 17, 1985, considered the above-captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. 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.

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.

Louise Olivarez  
Senior Planner

LO/lw

Attachments

December 23, 1985

Williamsburg Partnership  
c/o William E. Morin  
1650 Georgetown, Suite 250  
Wichita, Kansas 67218

RE: DP-135 and BZA 64-85. Southeast corner of 13th and Oliver

Dear Mr. Morin:

On December 17, 1985, the Board of City Commissioners approved an amendment to the Lamsdale Commercial C.U.P. which would permit a car wash on proposed Parcel 1-A, subject to approval by the Board of Zoning Appeals (BZA). On that same date, the BZA approved an "exception" to the land use regulations which would permit an automobile car wash at this location.

Attached is an unsigned copy of the resolution of the Board of Zoning Appeals setting forth the conditions of approval of the exception. As soon as the President and Assistant Secretary of the BZA return from Christmas vacation and sign the resolution, we will send you a signed copy for your files.

Sincerely,

Louise Olivarez  
Senior Planner

LO:rw

Attachment

cc: Richard Linn, Professional Engineering Consultants, 1440 E. English,  
Wichita, KS 67211

Agenda Item # \_\_\_\_\_

City of Wichita  
City Commission Meeting  
December 17, 1985

Agenda Report # \_\_\_\_\_

TO: Mayor and City Commissioners

SUBJECT: DP-135 - AMENDMENT TO PARCEL 1 OF THE LAMBSDALE COMMERCIAL  
COMMUNITY UNIT PLAN, GENERALLY LOCATED ON THE SOUTHEAST  
CORNER OF 13TH STREET NORTH AND OLIVER.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning & Zoning

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MAPC Recommendation: Approve amendment subject to conditions (8-0).

Staff Recommendation: Approve amendment subject to conditions.

Background: On November 14, 1985, the MAPC held a public hearing to consider an amendment to Parcel 1 of the Lambsdale C.U.P. which would permit a car wash to be located at the southeast corner of 13th and Oliver. Some of the uses now permitted include restaurants, grocery stores and filling stations.

The agent for the applicant indicated agreement with the staff report. No one spoke in opposition.

CPO Council "I" voted 7-1 on November 19, 1985, to recommend denial.

Analysis: Board of Zoning Appeals approval also will be needed for a car wash facility since this is not an outright permitted use in the "LC" zoning district.

The Planning Commission determined that the character of the neighborhood, the zoning and uses of nearby properties, and the suitability of subject property for the additional use proposed justified the C.U.P. amendment. They passed a motion, by a unanimous vote of the eight members present, to recommend approval of the amendment subject to the three standard C.U.P. conditions (see MAPC Minutes).

- Action:
1. Concur with the findings of the MAPC and approve the C.U.P. subject to the recommended conditions; or
  2. Take action deemed appropriate, stating reasons.

Attachments: Lambsdale C.U.P.  
Area Map  
11-14-85 MAPC Minutes  
CPO Memorandum

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 14, 1985

LEGAL:

5. Case No. DP-135 - Williamsburg Partnership requests approval of an amendment to the Lamsdale Commercial Community Unit Plan for Lots 27 and 28, Block 1, Williamsburg Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 13th Street North and Oliver.

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

COMMENTS:

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

1. In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to Parcel 1 of the Lamsdale Commercial C.U.P. The proposed amendment would break the original Parcel 1 into two separate parcels to coincide with the two lots as platted. There would be potential for three buildings instead of two provided one of them is a detached car wash associated with an adjacent service station. The setback from 13th Street for the smaller parcel on the corner (Parcel 1A) which permits the car wash would be reduced to 35 feet. It previously was 70 feet if any parking was to be in front of the buildings. The total number of access points to 13th and to Oliver remains unchanged but they have now been allocated to the parcels in accordance with the platted access controls.
2. Board of Zoning Appeals approval will be needed for a car wash facility since this is not an outright permitted use in the "LC" zoning district. A site plan will need to be submitted with the BZA application. Site circulation, screening (if any), lighting, etc. will be discussed and controlled through the BZA.
3. Should the Planning Commission determine that the proposed amendment is appropriate, the following are recommended conditions of approval:
  - a. 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.
  - b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.

- c. The transfer of title of all or any portion of the land included within the C.U.P. 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.

DISCUSSION:

OLIVAREZ stated that this C.U.P. was approved in the early part of 1984. It is zoned light commercial and consist of three separate parcels. Their amendment concerns only Parcel 1. She said that the proposed amendment divides Parcel 1 into two separate parcels, Parcel 1 and Parcel 1a. She continued that there were two buildings allowed on Parcel 1 and when they platted, they created two separate lots. The applicants want to have a car wash in conjunction with the service station on Parcel 1a. She said that the service station was permitted before but the car wash was not specified as a use, mainly because that is not an outright permitted use in the light commercial district. OLIVAREZ said that they would have to get Board of Zoning Appeals approval of an exception in order to get the car wash there even if this amendment to the C.U.P. is approved. This request will change the setbacks slightly. There was a 70-foot setback required along 13th and Oliver if any parking was to go in front of buildings. If no parking was to go in front of buildings, they could go to 35 feet. She said that they also wanted one additional structure on Parcel 1a for the car wash which is supposed to be a detached facility. That additional building, if approved, would be only for the car wash. OLIVAREZ pointed out that the property has recently been improved as far as the road was concerned. There is now a continuous decel lane and freeflow right turn along Oliver and 13th Street. Staff recommends approval of the request.

GARY WILEY, Professional Engineering Consultants, representing the applicant, stated that the applicant has a contract with Phillips Petroleum Company for a service station and a detached automotive car wash for this site, and it is all contingent upon the approval of the amendment to the C.U.P.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of nearby properties; the suitability of subject property for the additional use proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

11-14-85  
Page 3

- a. 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.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. 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.

Crockett moved, Bayouth seconded and it carried unanimously. Banzer and Gardner were not present.

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THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE November 20, 1985

TO Chris Cherches, City Manager

FROM Annie K. Montgomery, CRS Director

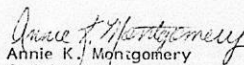
SUBJECT DP-135, Parcel 1: Lamsdale C.U.P.

On Tuesday, November 19, 1985, CPO Council "I" considered the above captioned case, a request for an amendment to divide Parcel 1 into two separate parcels. The amendment would permit three buildings if one is a detached car wash. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

The agent, Gary Wiley was present to describe the request and respond to questions from Council members and area residents. Mr. Wiley stated that the applicant, Phillips Petroleum Company, would like to develop a service station and a car wash on the two parcels, if approved.

Several of the area residents present expressed opposition to the request. None of the area residents present expressed support for the request. Primarily the residents were concerned over the possibility of increased traffic congestion if the project is implemented. Additionally, Allen Burch, a member of CPO Council "G", was present to explain that this development would have a negative impact on Area "G" and that during a recent meeting CPO Council "G" also went on record in opposition to the request. Based upon the above factors plus an opposition to amending C.U.P.s in general, CPO Council "I" voted 7-1 (Kitchen) to recommend denial of the request.

Please provide the Council's recommendation to the City Commission when case DP-135, Parcel 1 is considered.

  
Annie K. Montgomery  
CRS Director

AKM:BLC:dm

cc: Jack Galbraith, Chief Planner, Current Plans

November 15, 1985

Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, Kansas 67211

Re: DP-135 - Amendment to  
Lambdale Commercial C.U.P.

Dear Mr. Wiley:

At its regular meeting on November 14, 1985, the Metropolitan Area Planning Commission considered the above-captioned Community Unit Plan amendment request. The action of the Planning Commission was to recommend approval of the amendment subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. 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.

Please submit ten (10) copies of the C.U.P. to our office by December 2, 1985, so that subject case can be scheduled for consideration by the

DP-135 - Amendment to Lambsdale Commercial C.O.P.  
November 15, 1985  
Page 2

Board of City Commissioners at their regular meeting on December 17, 1985; 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,

Louise Olivarez  
Senior Planner

LO:lw

cc: Williamsburg Partnership, c/o William E. Morin, 1650 Georgetown,  
Suite 250, Wichita, Kansas 67218

RE: AGENDA ITEM NO 50

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DP-135 - AMENDMENT TO PARCEL 1 OF THE LAMBSDALE COMMERCIAL  
COMMUNITY UNIT PLAN. Generally located on the southeast  
corner of 13th Street North and Oliver.

MAPC HEARING DATE: November 14, 1985

Acres: 2.55

Size: 400' x 297'

Reason: To provide for construction of a detached car wash facility in  
conjunction with a service station.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"LC"
North	Retail sales, single family	"LC", "A"
South	Postal substation	"LC"
East	Undeveloped	"LC"
West	Vacant service station, restaurant, single family	"LC", "BB", "A"

History: DP-0 Lamsdale Comercial CUP approved by BCC 1962  
DP-57 New (and reduced) Lamsdale Commercial CUP approved  
by MAPC but withdrawn by applicant 1973  
DP-135 New (and reduced) Lamsdale Commercial CUP  
approved 1984

Applicant: Williamsburg Partnership, c/o William E. Morin, 1650  
Georgetown, Suite 250, Wichita, KS 67218

-----  
COMMENTS:

The following comments should be considered by the Planning Commission  
is making findings of fact:

1. In accordance with Section 28.04.190 of the Code of the City of  
Wichita, an application has been submitted requesting approval of  
an amendment to Parcel 1 of the Lamsdale Commercial C.U.P. The  
proposed amendment would break the original Parcel 1 into two  
separate parcels to coincide with the two lots as platted. There  
would be potential for three buildings instead of two provided one  
of them is a detached car wash associated with an adjacent service  
station. The setback from 13th Street for the smaller parcel on the  
corner (Parcel 1A) which permits the car wash would be reduced to  
35 feet. It previously was 70 feet if any parking was to be in  
front of the buildings. The total number of access points to 13th  
and to Oliver remains unchanged but they have now been allocated  
to the parcels in accordance with the platted access controls.
2. Board of Zoning Appeals approval will be needed for a car wash  
facility since this is not an outright permitted use in the "LC"  
zoning district. A site plan will need to be submitted with the BZA  
application. Site circulation, screening (if any), lighting, etc. will  
be discussed and controlled through the BZA.

3. Should the Planning Commission determine that the proposed amendment is appropriate, the following are recommended conditions of approval:
  - a. 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.
  - b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
  - c. The transfer of title of all or any portion of the land included within the C.U.P. 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.

CASE NO. DP-135 (Amendment #1)

66	"Notices to adjoining property owners mailed on 10-31-85 for MAPC meeting on 11-14-85.
2	One each to Applicant(s) and Agent(s).
3	One each to CPO, Don Schneider and Karen Crook.
3	One each to Louise, Terry and Glen.
<hr/>	
74	TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

October 31, 1985

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, November 14, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to Parcel 1 of the LAMBSDALE COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-135, Parcel 1: Lots 27 and 28, Block 1, Williamsburg Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 13th Street North and Oliver.

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

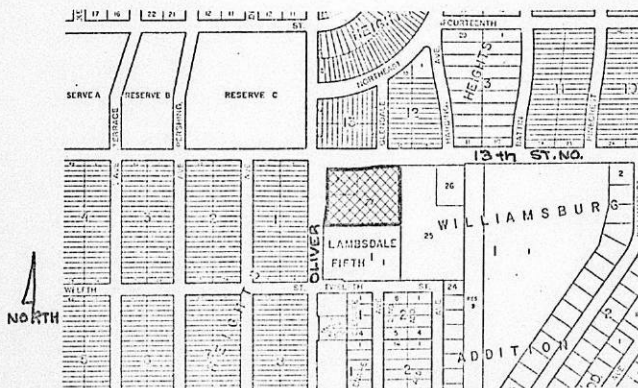
The revised Development Plan now on file proposes to divide Parcel 1 into two separate parcels. The uses for the two new parcels will be the same as originally approved for Parcel 1 with the addition of a car wash being permitted subject to Board of Zoning Appeals approval. A total of two buildings is now permitted in Parcel 1. The amendment would permit three buildings if one is a detached car wash.

The hearing of the proposed amendment to this Development Plan is to be held and will there be discussed by said MAPC. 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 Board of City Commissioners. 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 development plan may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Michael E. Lindebak  
Secretary



( \_\_\_\_\_ ) Published in the Daily Record on October 22, 1985 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, November 14, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to Parcel 1 of the LAMBSDALE COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-135, Parcel 1: Lots 27 and 28, Block 1, Williamsburg Addition to Wichita, Sedgwick County, Kansas. Generally located at the south-east corner of 13th Street North and Oliver.

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

The revised Development Plan now on file proposes to divide Parcel 1 into two separate parcels. The uses for the two new parcels will be the same as originally approved for Parcel 1 with the addition of a car wash being permitted subject to Board of Zoning Appeals approval. A total of two buildings is now permitted in Parcel 1. The amendment would permit three buildings if one is a detached car wash.

The hearing of the proposed amendment to this Development Plan is to be held and will there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 21st day of October, 1985.

Michael E. Lindebak, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission

(SEAL)

*66+2+3+3+10+1=85*

DP-135 AMEND #1  
Lambdale Commercial  
C.U.P.

APPLICATION FOR COMMUNITY UNIT PLAN AMENDMENT  
(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, 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 WILLIAMSBURG PARTNERSHIP ATTN. WILLIAM E. MORIN   
Address 1650 GEORGETOWN SUITE 250 67218 Phone 681-2172  
Agent P.E.C., P.A. ATTN. GARY WILEY   
Address 1440 E. ENGLISH 67211 Phone 262-2691
- b. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_
- c. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

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

2. a. The applicant hereby requests Community Unit Plan <sup>amendment</sup> approval on property zoned LC and legally described as lot(s) 27 & 28, Block(s) ONE, WILLIAMSBURG Addition.  
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

2. b. There are 2.6 acres (round to nearest tenth) in the above described property.

T9-330-3

Revised 8/80

MAP # 5848D (N) LC LA (S) LC (E) LC (W) LC, BB, SA MARC 11-14-85

3. The general location is (use appropriate section)

- a. at the SOUTHEAST corner of 13TH  
and OLIVER; or
- b. on the \_\_\_\_\_ side of \_\_\_\_\_ (Avenue,  
Street) between \_\_\_\_\_ (Avenue, Street) and  
\_\_\_\_\_ (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.

WILLIAMSBURG PARTNERSHIP

By *Gary Wiley*  
Authorized Agent (if any)  
GARY WILEY

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 4:45  
(AM, ~~PM~~) on 10-16-85 (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ 200.00.

*Partnership that to come*

*Levine Olivarez* Name  
*Senior Planner* Title

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

*V'd:*  
*Cross reference*  
*phone book*  
*city directory*

RECEIVED

NOV 12 1985  
METROPOLITAN PLANNING  
ROUTE  DP-135

Richard P. and Jean E. Mihalik  
1301 North Dellrose  
Wichita, Kansas 67208



Important! Notice of Meeting Enclosed



MICH 03 140123N1 11/01/85  
*g m*  
RETURN TO SENDER  
NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

*V'd:*  
*Phone book*  
*Cross Reference*  
*City Directory*

RECEIVED

NOV 12 1985  
METROPOLITAN PLANNING  
ROUTE  DP-135

*Try South NSN 811D*  
Webster T., Jr. and Elsie L. Bourn  
1308 North Oliver  
Wichita, Kansas 67208



Important! Notice of Meeting Enclosed



|||||

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

*V'd:*  
*Cross reference*  
*city directory*  
*phone book*

RECEIVED

NOV 05 1985  
METROPOLITAN PLANNING  
ROUTE  DP-135

Sam L. and Mercy D. Rockmore  
5103 East Murdock  
Wichita, Kansas 67208



Important! Notice of Meeting Enclosed

|||||

RDC 03X 120122C1 11/01/85

RETURN TO SENDER  
NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

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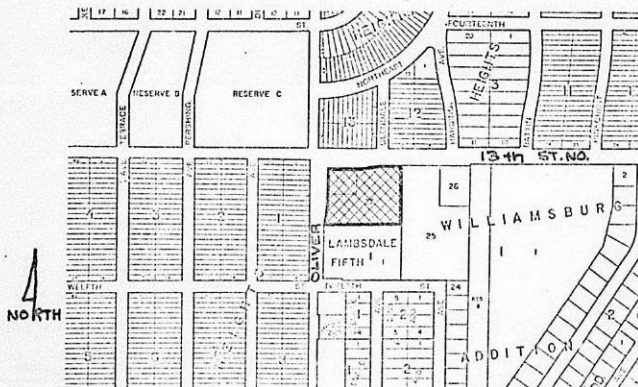
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Michael E. Lindebak  
Secretary



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

October 31, 1985

NOTICE OF PUBLIC HEARING

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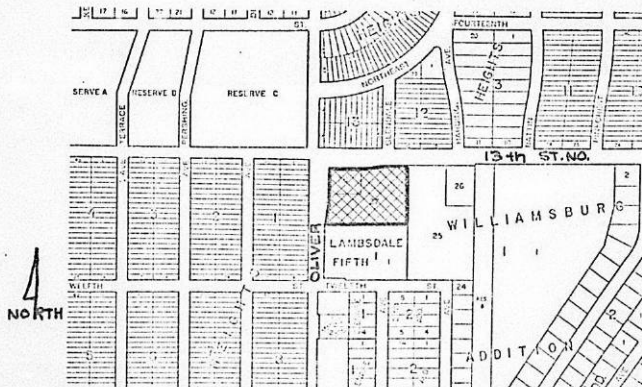
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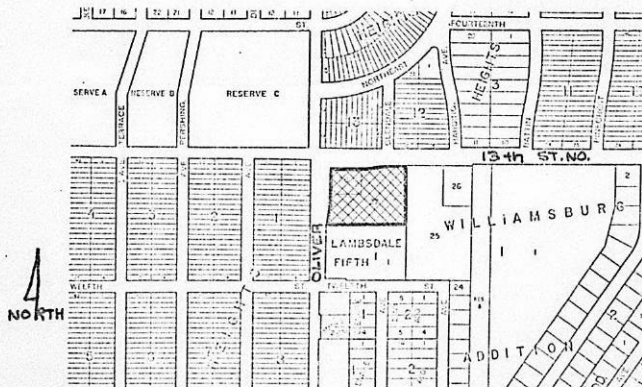
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## OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lots 1, 2, 3, and 4, Block 1, and that part of Lot 5, Block 1, described as beg. at the NE/c of Lot 5; th. South along the East side of said Lot 5 to the SE/c thereof; th. in a NW'ly direction to a point on the North line of Lot 5, 25 feet West of the NE/c of said Lot 5; th. East along the North line of said Lot 5, to the p.o.b.		Country Club Heights	Swiss Construction, Inc. 901 S. 160th St. East Wichita, KS 67230
Lot 5 except above described tract and all of Lots 6, 7, 8 and 9, Block 1.		"	Richard Ayesh 322 Laura Wichita, KS 67211
Lots 12, 13 and 14, Block 1.		"	Same As Above
Lots 15 and 16	Block 1	"	Dean L. Bussart Rebecca P. Bussart 1011 Patricia Wichita, KS 67208
Lots 17 and 18	Block 1	"	Lydia Pond 1319 N. Oliver Wichita, KS 67208
Lots 19 and 20	Block 1	"	Valeta L. Wather 7814 E. Douglas Wichita, KS 67206 AND Irma C. Trickel Address Unknown
Lots 21 and 22	Block 1	"	Steven M. Monroe 1307 N. Oliver Wichita, KS 67208
Lots 23 and 24	Block 1	"	Shirley M. Starr Address Unknown 1301 N. Oliver 67208
Lots 25 and 26	Block 1	"	Sandra B. Nance 1302 N. Dellrose Wichita, KS 67208
Lots 27 and 28	Block 1	"	Webster Thomas Bourn, Jr. Elsie L. Bourn Address Unknown 1308 N. Oliver 67208
Lots 29 and 30	Block 1	"	Dale E. Virden Martha Jo Virden 1312 N. Dellrose Wichita, KS 67208

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 31 and 32	Block 1	Country Club Heights	X Ray J. Waldo Dolores M. Waldo 1316 N. Dellrose Wichita, KS 67208
Lots 33 and 34	Block 1	"	X John Lawrence Bennett Lana Elaine Bennett 1322 N. Dellrose Wichita, KS 67208
Lots 35 and 36	Block 1	"	X Clarence P. Keil Delores Ellen Keil 1328 N. Dellrose Wichita, KS 67208
Lots 37 and 38	Block 1	"	X Virgil Howard Goodson Bethie Weese Goodson 1332 N. Dellrose Wichita, KS 67208
Lots 39 and 40	Block 1	"	X Robert Rawlin Stevens Dorothy Eleanor Stevens 1338 N. Dellrose Wichita, KS 67208
Lots 41, 42, 43 and 44.	Block 1	"	OK Richard Ayesh 322 Laura Wichita, KS 67211
Lots 45, 46, 47 and 48.	Block 1	"	OK Swiss Construction, Inc. 901 S. 160th St. East Wichita, KS 67230
Lots 1, 2, 3 and 4.	Block 2	"	X W. A. Michaelis Jr. Peggy Lou Michaelis 211 N. Broadway Wichita, KS 67202
Lots 5, 6, 7 and 8.	Block 2	"	OK Charles T. Schoenhofer 7811 Pagent Lane Wichita, KS 67206
Lots 9 and 10	Block 2	"	X Charles T. Schoenhofer Peggy J. Schoenhofer 7811 Pagent Lane Wichita, KS 67206
Lots 11 and 12	Block 2	"	X Dennis W. Woodworth Vickie L. Woodworth 1333 N. Dellrose Wichita, KS 67208
Lots 13 and 14	Block 2	"	X Paul A. Haun L. Marie Haun 1329 N. Dellrose Wichita, KS 67208
Lots 15 and 16	Block 2	"	X Dean Raymond Wheeler Norma Ruth Wheeler 1323 N. Dellrose Wichita, KS 67208

Lot	Block	Addition	Property Owner
Lots 17 and 18	Block 2	Country Club Heights	X Curtis Newman Jr. Mary B. Newman 1317 N. Dellrose Wichita, KS 67208
Lots 19 and 20	Block 2	"	X Ray L. Anderson Betty Anderson 1311 N. Dellrose Wichita, KS 67208
Lots 21 and 22	Block 2	"	X Fay E. Jordan Athen Jordan 1707 N. Glendale Wichita, KS 67208
Lots 23	Block 2	"	X Richard P. Mihalik Jean E. Mihalik 1301 N. Dellrose Wichita, KS 67208
Lots 1 and 2	Block 8	"	X Sam L. Rockmore Mercy D. Rockmore 5103 E. Murdock Wichita, KS 67208
Lots 3 and 4	Block 8	"	X Richard Heinrich Voigt 1255 N. Oliver Wichita, KS 67208
** Lots 45 and 46	Block 8	"	X Luther McDonald Betty Ruth McDonald 1252 N. Dellrose Wichita, KS 67208
Lots 47 and 48	Block 8	"	X Roy E. Wood Orleva M. Wood 1258 N. Dellrose Wichita, KS 67208
North 60 feet of the South 70 feet of Lot 1.	Block 12	University Heights	X Donald J. Consolver Erin S. Consolver 1439 Harding Wichita, KS 67208
South 10 feet of Lot 1 and all of Lots 2 and 3.	Block 12	"	X Mary Rogene Wright 1433 Harding Wichita, KS 67208
Lots 4 and 5 and the North 10 feet of Lot 6.	Block 12	"	X John C. Enslow Jr. Anna M. Enslow 1700 University Wichita, KS 67213
South 15 feet of Lot 6 and all of Lot 7 and the North 20 feet of Lot 8.	Block 12	"	X Hubert M. King Betty Mae King 1421 Harding Wichita, KS 67208
**Lots 5 and 6	Block 8	"	X Dennis W. Lebbin Carol A. Lebbin 1422 N. Armour Wichita, KS 67206

Lot	Block	Addition	Property Owner
South 5 feet of Lot 8, all of Lots 9 & 10, and the North 5 feet of Lot 11.	Block 12	University Heights	X Mary E. Albright 1415 Harding Wichita, KS 67208
South 20 feet of Lot 11, all of Lot 12 & the North 15 feet of Lot 13.	Block 12	"	X Jesse L. Graham Ina L. Graham 1403 Harding Wichita, KS 67208
South 10 feet of Lot 13 & all of Lots 14 & 15	Block 12	"	Same As Above
Lots 16 and 17 & the South 10 feet of Lot 18.	Block 12	"	X Kenneth R. Danel Lola Pauline Danel 1402 N. Glendale Wichita, KS 67208
North 15 feet Lot 18, all of Lot 19 & the South 20 feet of Lot 20.	Block 12	"	X Ernest C. McGuire Cora I. McGuire Address Unknown <i>40 Clarence W. McGuire 1624 Hastings Road Pineau, FL 32080</i>
North 5 feet of Lot 20, all Lots 21 & 22, the South 5 feet of Lot 23.	Block 12	"	X Adele A. DeThamle Address Unknown <i>711 N. Topeka</i>
North 20 feet of Lot 23, all of Lot 24 & the South 15 feet of Lot 25.	Block 12	"	X Paul B. Tinius Regena E. Cooper 1420 N. Glendale Wichita, KS 67218
North 10 feet of Lot 25 & all of Lots 26 & 27.	Block 12	"	X Mark Stewart Gietzen Address Unknown <i>1426 N. Glenbale</i>
Lots 28 & 29 & the South 10 feet of Lot 30.	Block 12	"	X David J. Ekeler Cheryl K. Ekeler 1432 N. Glendale Wichita, KS 67208
Lot 30 except the South 10 feet.			X Dorothy Lundstedt Walter Palmer 2371 Payne Wichita, KS 67204
Lots 1-24, inclusive	Block 13	"	X Willard C. Foster Maxine E. Foster P.O. Box 4545 McAllen, TX 78501

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Beginning at a point on front line 10 feet E'ly of the SW/c of Lot 34, Block 14, th. E'ly along front line of Lots 34, 33, 32 and 31, to a point 7.5 feet E'ly of the SW/c of Lot 31, th. NW'ly to a point on the rear line of said Lot 31, 5.39' E'ly of the NW/c of said Lot 31, th. W'ly along rear lines of Lots 31, 32, 33, and 34, 57.17 feet to a point 7.65 feet E'ly of the NW/c of Lot 34, th. SE'ly to p.o.b.		University Heights	Oliver C. Thurow Lucille A. Thurow 1521 Northeast Parkway Wichita, KS 67208
Beginning at a point on the front line of the middle of Lot 37, th. E'ly along the front line of Lots 37, 36, 35 and 34 a distance of 72.5 feet to a point 10 feet E'ly of the SW/c of Lot 34, th. N'ly to a point on the rear line of Lot 34, which is 7.62 feet E'ly of the NW/c of said Lot 34, th. W'ly along the rear line of Lots 34, 35, 36 and 37, 57.77 feet to the middle of Lot 37, th. S'ly to the p.o.b., Block 14.		"	Dale K. James Alice J. James 1017 N. Dellrose Wichita, KS 67208
Lot 37 except the East 12 1/2 feet and all of Lots 38 and 39, Block 14.		"	George D. Shike Buena Mae Shike 1509 Northeast Parkway Wichita, KS 67208
Lots 40, 41 & 42	Block 14	"	Ronald R. Davis M. Corinne Davis 1122 Patricia Wichita, KS 67208
Lot 11	Block 3	University Heights 2nd	A. Gregory Chaney Gwendolyn D. Chaney 1402 4429 N. Harding Wichita, KS 67208
Lot 12	Block 3	"	Wallace H. Paddock Carole J. Paddock Mark W. Paddock 1408 N. Harding Wichita, KS 67208
Lot 13	Block 3	"	John W. Smith Virlea B. Smith 1414 N. Harding Wichita, KS 67208
Lot 14	Block 3	"	Joseph E. Pecchioni Loretta F. Pecchioni 1420 N. Harding Wichita, KS 67208

Lot	Block	Addition	Property Owner
Lot 15	Block 3	University Heights 2nd	Dale V. Sharp Helen L. Sharp 1426 N. Harding Wichita, KS 67208 X
Lot 16	Block 3	"	Brad Allen Rishel Hannah G. Clark Rishel 1432 N. Harding Wichita, KS 67208 X
Reserve C		Ken-Mar Addition	W. A. Michaelis Jr. Peggy Lou Michaelis 211 N. Broadway Wichita, KS 67202 α
Lot 1	Block 1	Lambsdale Fifth	United States Postal Service 1314 N. Oliver Wichita, KS 67208 X
<i>includes applies to also</i> Lots 1, 22, 23, 24, 25, 26, 27, and 28.	Block 1	Williamsburg Addition	Williamsburg Partner- ship 1650 Georgetown, Suite Wichita, KS 67218 250 α
Reserve B		"	Same As Above
Lot 1	Block 1	Glennaire 2nd Addition	Theopolis Dwayne Barnes Brenda K. Barnes 1261 N. Glendale Wichita, KS 67208 X
Lot 2	Block 1	"	Calvin L. Ervin V. Marion Ervin 1255 N. Glendale Wichita, KS 67208 X
Lot 3	Block 1	"	David W. Newton Margaret V. Newton 1249 N. Glendale Wichita, KS 67208 X
Lot 1	Block 2	"	William E. Horn Nivion C. Horn 1261 Harding Wichita, KS 67208 X
Lot 2	Block 2	"	Terry L. Schmidt 1255 Harding Wichita, KS 67208 X
Lot 3	Block 2	"	Pearlie V. Wells (n/k/a Pearlie Smith) 1249 Harding Wichita, KS 67208 X
Lot 6	Block 2	"	Russell Martin Faye E. Martin 6207 E. 8th Wichita, KS 67208 X
Lot 7	Block 2	"	Joyce Ann McCulloch 1256 N. Glendale Wichita, KS 67208 X

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	Block 2	Glennaire 2nd Addition	Ortwin Alvin Runge Norma L. Runge X 1262 N. Glendale Wichita, KS 67208
Lot 1		Mathis Addition	Stanton L. Bradley Kay Bradley X 1240 N. Oliver Wichita, KS 67208

Tract Description

A tract in the NW $\frac{1}{4}$  of Sec. 13, Twp. 27, Rge. 1 East described as: Beginning 690 feet South and 40 feet East of the NW/c of the NW $\frac{1}{4}$  of Sec. 13; th. East 140 feet; th. South 109 feet; th. West 140 feet; th. North 109 feet to p.o.b.

Richard D. Myers  
Janet M. Myers  
X 1244 N. Oliver  
Wichita, KS 67208

A tract in the NW $\frac{1}{4}$  of Sec. 13, Twp. 27, Rge. 1 East beginning at the NW/c of Lot 1, Mathis Addition; th. North 5 feet along the East side of Oliver Street; th. East 140 feet; th. South 5 feet to the NE/c of Lot 1; th. West to beginning.

Robert Lawrence  
Dorothy Lawrence  
X 2215 Greenfield  
Wichita, KS 67217

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:

Lots 27 and 28, Block 1, Williamsburg, an  
Addition to Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 17th day of October, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Dable*  
Sr. Vice-President

Order No: 352158  
nj

*Rerald A. & Dorothy M.  
Lundstedt  
2633 N. Payne  
?  
as per city directory &  
phone book*

WICHITA — SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588

RECEIVED  
NOV 05 1985  
METROPOLITAN PLANNING  
ROUTE  DP-135

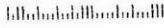



Wichita, Kansas 67204  
Dorothy Lundstedt  
Walter Palmer  
2371 North Payne  
Wichita, Kansas 67204

ATTEMPTED  
NOT KNOWN  
RETURN TO SENDER

Important! Notice of Meeting Enclosed

WICHITA, KS  
NOV 5 1985

415  
RT



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

October 31, 1985

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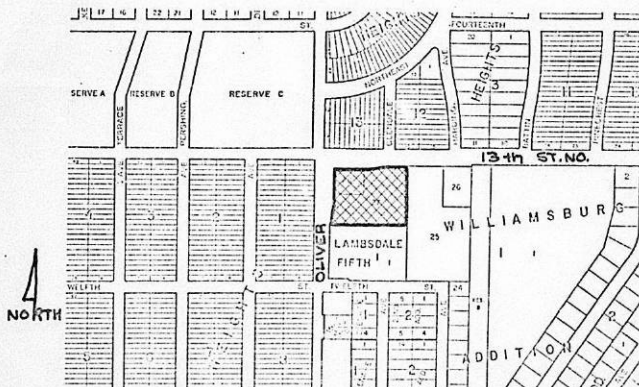
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 CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
 WICHITA, KANSAS 67202-1588

October 31, 1985

NOTICE OF PUBLIC HEARING

*X-trax*  
 October 25, 1985  
 Metropolitan Area Planning Commission Meeting Room  
 City Hall, 455 North Main, Wichita, Kansas  
 COMMERCIAL

NOTICE IS HEREBY GIVEN that on Tuesday, October 25, 1985, the Wichita-Sedgwick County Metropolitan Area at a meeting beginning at 1:30 p.m. in the First Floor City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to Parcel 1 of the COMMUNITY UNIT PLAN for property legal

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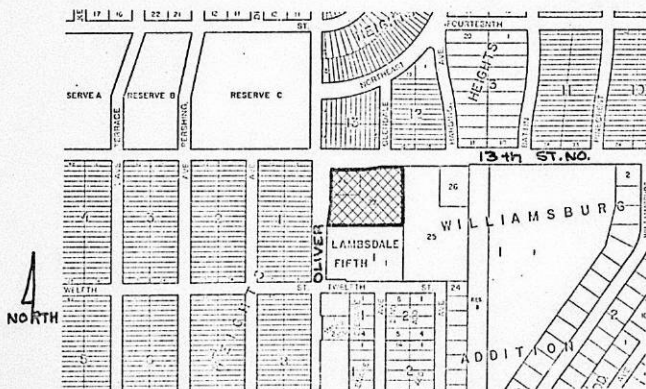
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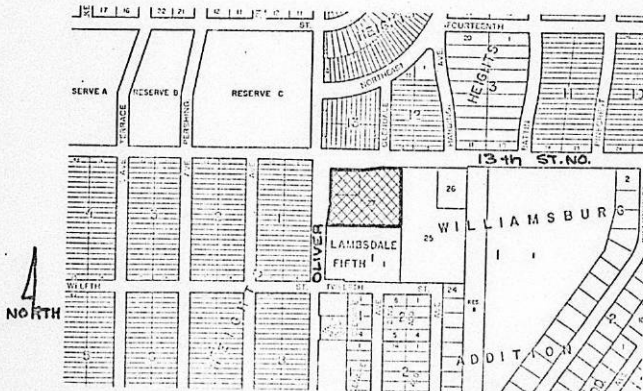
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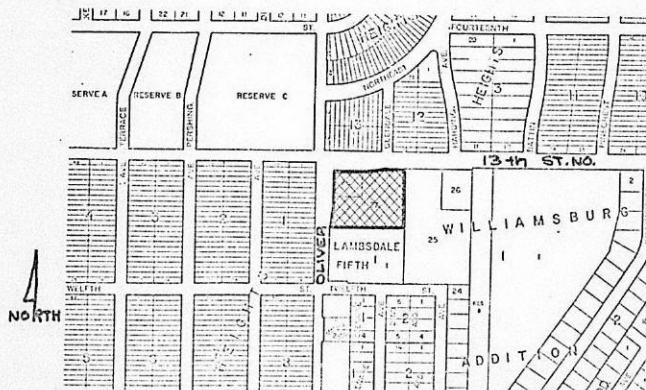
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The hearing of the proposed amendment to this Development Plan is to be held and will there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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 Board of City Commissioners. 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 development plan may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Michael E. Lindebak  
Secretary



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

October 31, 1985

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, November 14, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to Parcel 1 of the LAMBSDALE COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-135, Parcel 1: Lots 27 and 28, Block 1, Williamsburg Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of 13th Street North and Oliver.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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.

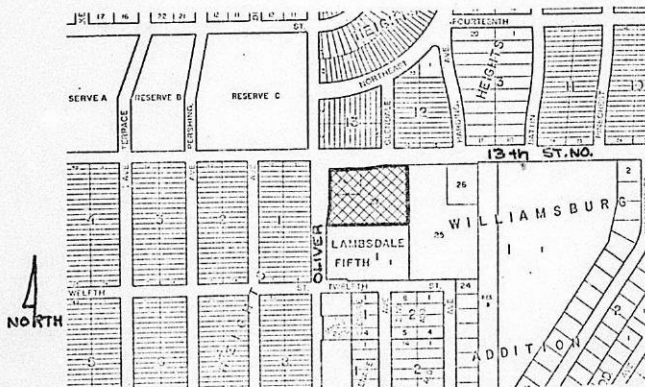
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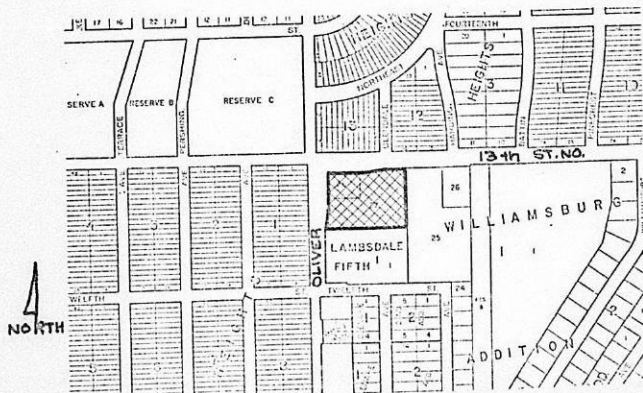
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Michael E. Lindebak  
Secretary



FORM 29 1

PAYMENT NOTICE  
City of Wichita

DP-10  
Amend #1

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

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