

DP-135 - LANSDALE COMMERCIAL CUP
Southeast corner of Oliver and
13th Street North.

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved and sent to
Commission + Planning*

B.C.C./B-80 C. *Approved on 2-2-84
Rebanded PW*

Posted 12-1-83

Map No. 5848D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 135
Filed 11-10-83

Associated
Case: Z-2563

APPLICATION REQUEST: Approval of proposed LAMBSDALE

~~RESIDENTIAL~~ (Commercial) Community Unit Plan.

1. Applicant Wichita Art Association, et al
Address 9112 E. Central, Wichita 67206 Phone 686-6687
2. Agent Landmark Communities, Inc.
Address 3500 N. Rock Rd., #100, Wichita 67226 Phone 686-7451
3. General Location: Southeast corner of Oliver and 13th Street North.
4. Proposed Use: _____

AREA DATA:

1. Acres: 10.0 (_____ ft. by _____ ft.)
2. Existing Zoning "LC" Proposed Zoning "R-6"
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 1-12-84 Action Approved sub to conditions + platting

2. Governing Body

Date 2-7-84 Action Approved as recorded

NOTES:

Mailed notices to Karen Scarlett 1202 N. Skidale 67208

Herbert S. Schmelz
Design & Construction Branch



Field Real Estate & Buildings Office
5700 Broadway, Suite 920
Mission, KS 66202-2462
AREA CODE (913) 262-1081

MIKE KANDT
A.I.A.

GOSSEN LIVINGSTON ASSOCIATES, P.A.
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN
420 S. EMPORIA WICHITA, KANSAS 67202 316-265-9367



CASE FILE

LOW ANSELLEN-CHICAGO-LODAN, OH
KORNERSON, TX, LCC-1ST GROVE, GA
U.S.A.

Signal
No. 2-153C

Map No. 5848D
 Sec. _____
 Twp. _____
 Range _____

DATA SHEET
 COMMUNITY UNIT PLAN

DP - 135
 Filed 11-10-83

Associated
 Case: Z-2563

APPLICATION REQUEST: Approval of proposed LAMBSDALE

~~(RESERVE)~~ (Commercial) Community Unit Plan.

- Applicant Wichita Art Association, et al
 Address 9112 E. Central, Wichita 67206 Phone 686-6687
- Agent Landmark Communities, Inc.
 Address 3500 N. Rock Rd., #100, Wichita 67226 Phone 686-7451
- General Location: Southeast corner of Oliver and 13th Street North.
- Proposed Use: _____

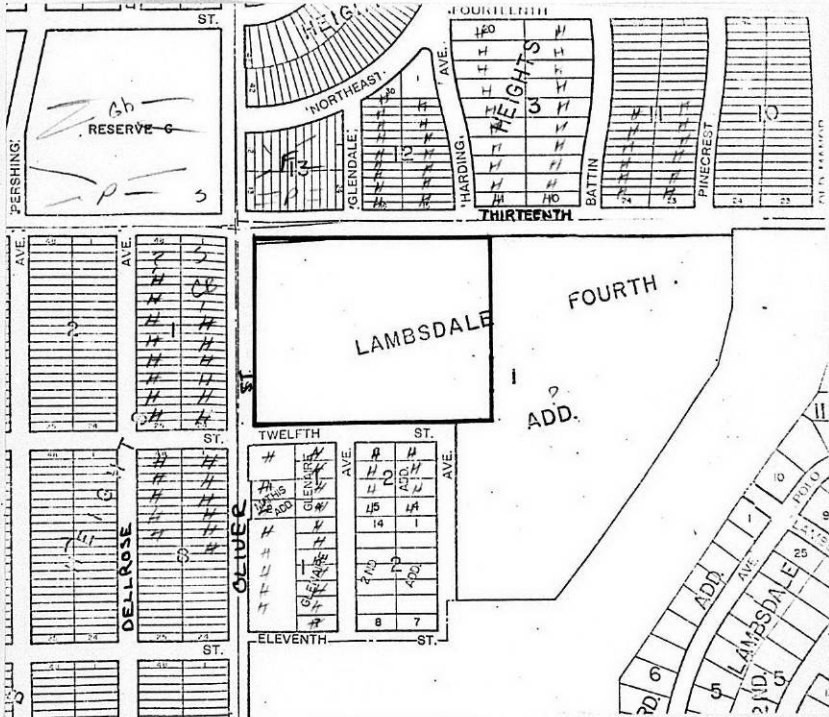
AREA DATA:

- Acres: 10.0 (750 ft. by 579 ft.)
- Existing Zoning: "LC" "R-6"
- Land Use: East VACANT South SINGLE FAMILY
 West SINGLE FAMILY, General Bus North SUBDIV, SINGLE FAMILY
- Sketch Plan Land Use is for: _____
- Present Land Use is for: _____
- Area (is) (is not) platted. _____

DP-135

PHOTO DATA:

Taken by _____ Date _____ Time _____



PICTURE SHEET

12/3/84

Wiley
 want 110,000 sq. ft. bldg.
 35.7% coverage

now permitted
 121,000 gross
 90,800# coverage

21% increase in bldg coverage
 but 9% reduction in gross floor area

F.A.R. would be 36% (New 40% 37% 39% 41% 43% 45% 47% 49% 51% 53% 55% 57% 59% 61% 63% 65% 67% 69% 71% 73% 75% 77% 79% 81% 83% 85% 87% 89% 91% 93% 95% 97% 99%)

Lambdale v CUP
 Commercial

302,742 sq. ft. 6.95 acres

NOW

1-3 MAX BLDG COVERAGE: 32,300 + 57,500 = 90,800

MAX GROSS FLOOR AREA: 41,400 + 78,000 = 121,000

F.A.R. now 40% and 39%

1-28-85

Wiley:

For service station, 2' detached car wash or corner

Minor amendment
 1000' from Parcel 1

1. Amend CUP

Add parcel with reduced setback and increased # bldgs

? what uses should be allowed? ss. car wash only? If other uses, we may end up with two small connected buildings. Somebody.

2. BZA exception

Parcel 1 277 × 372

+ 25 × 100

+ 31 × 25

15
110
150
15
1650

108,781.75 ft² = 385 × 282.55

15 × 50 + 15 × 50 + 110 × 15

750 + 750 + 1650 = 3150

3150 ft

2

570

350

29500

1710

108,782

3150

111,932

199,500 ft Parcel 3 (4.58A)

30

59,850 ft

- 57,500

2,350

307,744 ft

110,000

= 35.74%

	<u>Parcel 1</u>	<u>Parcel 3</u>	<u>Parcels 1+3</u>
area:	111,932 s.f.	195,812 s.f.	307,744 s.f.
bdg. coverage:	33,300 s.f. (29.75%)	57,500 s.f. (29.36%)	90,800 s.f. ^(29.5%)

EXISTING →

307,744 s.f.
110,000 s.f.
(35.74%)

PROPOSED →

a 6% increase
in bldg. coverage

Jack wants to see
proposed site plan
and review before
making a final
determination.

Wiley will furnish. (12-4-88)

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
8:00 A.M.

APR 5 1984
NO. 683889

BETTE F. MCCART
REGISTER OF DEEDS

*Am John
Dyer*

MICROFILMED
OF RECORD

Approved by Board of Commissioners
is MAR 27 1984

DP 0

NOTICE OF SUPERSEDING COMMUNITY UNIT PLAN FILM 649 PAGE 124

This is to serve notice that Lambsdale Shopping Center Community Unit Plan, plotted as Lambsdale 4th Addition, Wichita Sedgwick County Metropolitan Area Planning Department file #DP-0 recorded with Sedgwick County Kansas Register of Deeds on Book 394, Pages 73, 74, 75, 76, 77, 78, 79 and 80 on April 23, 1957 is hereby superseded and rescinded by the Metropolitan Area Planning Commission on January 12, 1984 and replaced by Lambsdale Commercial Community Unit Plan, Wichita Sedgwick County Metropolitan Area Planning Department file #DP-135 as approved by the City of Wichita Commission on February 7, 1984.

We the undersigned as owners of the property contained within the herein described Community Unit Plans give our approval to the superseding.

WICHITA STATE UNIVERSITY

H. R. Reidenbaugh
H. R. Reidenbaugh
Executive Secretary

WESLEY MEDICAL ENDOWMENT FOUNDATION

Duane L. Dyer
Duane L. Dyer
President

WICHITA ART ASSOCIATION

Virginia Mastio
Virginia Mastio
President

STATE OF KANSAS
SEDGWICK COUNTY

ss:

Personally appeared before me a notary public in and for the County and State aforesaid came

H. R. Reidenbaugh, Duane L. Dyer, and Virginia Mastio

to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 13th day of March

1984



Linda M. Fleming
Notary Public
LINDA M. FLEMING

5.00

City Clerk

NOTICE OF SUPERSEDING COMMUNITY UNIT PLAN

DP135

*As amended
1/21/84*

This is to serve notice that Lambsdale Shopping Center Community Unit Plan (Platted as Lambsdale
Wichita Sedgwick County Metropolitan Area Planning Department file #DP-0 (4th addition),
recorded with Sedgwick County Kansas Register of Deeds on Book 394, Pages
73, 74, 75, 76, 77, 78, 79 and 80 on April 23, 1957 is hereby superseded AND rescinded by
by Lambsdale Commercial Community Unit Plan, Wichita Sedgwick County
Metropolitan Area Planning Department file #DP-135 as approved by the
City of Wichita Commission on February 7, 1984. *the MAPC
on January 19, 1984
and replaced*

We the undersigned as owners of the property contained within the herein
described Community Unit Plans give our approval to the superseding.

WICHITA STATE UNIVERSITY

H. R. Reidenbaugh
Executive Secretary

WESLEY MEDICAL ENDOWMENT FOUNDATION

Duane L. Dyer
President

WICHITA ART ASSOCIATION

Virginia Mastio
President

STATE OF KANSAS

ss:

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County
and State aforesaid came _____

H. R. Reidenbaugh, Duane L. Dyer, and Virginia Mastio

to me personally known to be the same persons who executed the
foregoing instrument of writing and said persons duly acknowledged the
execution thereof.

Dated at _____ this _____ day of _____,

April 10, 1984

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-135 Lamsdale Commercial C.U.P. Site Plan for Parcel 2

Attached for your files are two copies of the site plan for the post office substation to be located in Parcel 2. The Subdivision Committee of the MAPC reviewed and approved the site plan on March 1, 1984.

I would point out that we have not received landscaping or fence plans for this site as required by General Provision 10.

If you have any questions, please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:jps
Attachment

DESIGN AND CONSTRUCTION
FIELD REAL ESTATE AND BUILDINGS OFFICE
UNITED STATES POSTAL SERVICE
5700 Broadmoor - Suite 920
Mission, Kansas 66202-2462
913-262-1081

DATE: 4-3-84

ATTN: ART CHAMBER

RE: WICHITA, KS - MUNGER STA.

NCO PROJECT NO. K-10-089

TO: PLAN REVIEW DEPARTMENT
455 N. MAIN - 10TH FLOOR
WICHITA, KS 67202

Gentlemen:

We are sending you Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>	<u>3-9-84</u>		<u>LAYOUT PLAN - DRAWING NO. 5A2</u>

These are transmitted as checked: For approval Approved as submitted As Requested

For your use Approved as noted Returned for corrections For review & comment

Resubmit ___ copies for approval Submit ___ copies for distribution

Return ___ corrected prints

For Bids Due _____ 19__ Prints returned after loan to USPS

REMARKS: _____

RECEIVED

APR - 9 1984

METROPOLITAN PLANNING
ROUTE

Walt Ackemilte
(Signature)

cc:

Neighbors Wary of Plans for Lambsdale

By Kathleen Rowe
Staff Writer

The Lambsdale property on the southeast corner of 13th and Oliver contains some of the last virgin prairie in the city limits, but it's not likely to stay that way.

A decade after defeating Claude Lambe's attempt to develop the 44 acres, neighbors again are warily watching efforts to turn the property into profits, this time by its current owners, the Wichita Art Association, the Wesley Medical Endowment Association and the Wichita State University Endowment Association.

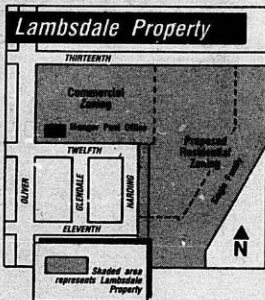
The institutions want to sell the property for close to \$1.3 million, according to Hal Ross, Wichita Art Association trustee. Lambe, who used the land for grazing and exercising his polo ponies, left the property to the three institutions in 1981.

Since last summer, Wesley Medical Center has used part of the property for employee parking until a 1,022-car garage is completed this fall.

"This is a very quiet, residential neighborhood, strictly single-family," said H.A. Schowalter, 1159 Pinecrest. "We'd sure hate to see it change."

But change appears inevitable. The City Commission recently cleared the way for a Munger post-office substation, now located nearby at 1455 N. Terrace, to be built on the part of the property at 12th and Oliver. And more development is anticipated by city planners as soon as a buyer can be found for the rest of the land.

A 19-acre strip of the land zoned for



Jim Hayward/Staff Artist

single-family houses borders the neighborhood southeast of the property. Residents would like to see the strip remain zoned that way, with houses of similar value to their own built on it.

But, as Gail Skinner, 1333 N. Parkwood, said, "I don't think any developer would put houses like ours there" because the houses just north of 13th are considerably smaller and less expensive.

Showalter built his home in 1955, and since then, he and his neighbors have enjoyed an open field behind them.

Drainage from that field was a major

concern of neighbors who blocked Lambe's attempts in 1973 to build apartments and condominiums on the land, and it still is.

"The drainage problems will take some good engineering," said Planning Director Bob Lakin at a January mayor's meeting.

Lakin said he expected a residential plan to be submitted to the Planning Commission within the next year.

In approving a commercial Community Unit Plan for the 10 acres on the northwest corner of the property, the City Commission stipulated that, before further development, a residential CUP be approved for the remaining 34 acres and that drainage problems be solved. A CUP allows planners to define uses of the property more specifically than standard zoning does.

The northern 15 acres of the property being considered for the residential CUP have been zoned light-commercial since the mid-1950s.

"It was set up in '54, when shopping centers were just starting in the Midwest," Lakin said. "But (now) there's no market for that amount of light commercial in the location."

Neighbors describe the Ken-Mar shopping center, on the northwest corner of the intersection, as "depressed," with a high rate of turnovers and vacancies.

Some neighbors have wondered why the post-office substation is not moving to Ken-Mar — a move they think might help revitalize the center.

John Lancaster, post-office manager of stations and branches, said the postal ser-

vice did consider leasing a vacant grocery store at Kenmar, but decided that leasing and remodeling a building more than 20 years old wouldn't be feasible.

Meanwhile, neighbors to the south and east continue to wait to see what will happen to it, said Skinner's husband, David.

Gail Skinner fears that the institution-owners don't care about what happens to the property after they sell it.

However, Ken Stewart, a lawyer for the Wesley Medical Endowment Association, said he thought that none of Lambe's beneficiaries intends to turn the property over to anyone except a responsible developer.

John Gaddis, one of the Lambsdale neighbors and retired WSU physical-plant director, said, "I feel pretty strongly that if something like this becomes available to the public, it ought to be kept in public trust and not reverted to developers."

Gaddis said he believed that the neighborhood would fight plans to build anything other than single-family homes on the 19-acre strip. However, he said he wouldn't object to adequately screened, multiple-family housing in the 15 acres to the north.

"I realize that the property was left to people who are very interested in selling it to enhance their own interests," said Dorothy Hayes, who lives in the Lambsdale neighborhood. "That's a fact we must live with. But this is a lovely neighborhood. We'd hate to see it destroyed by the wrong kind of thing too close."

UNITED STATES POST OFFICE
WICHITA, KANSAS 67278-9998

February 21, 1984

Metropolitan Area Planning Commission
Subdivision Committee
City of Wichita
455 N. Main
Wichita, KS 67202-1688

It is my understanding your Commission has requested a statement from the Postal Service regarding the type of collection proposed for the new Munger Station at 12th and Oliver in this City.

It is our intent to provide adequate size collection boxes and other facilities consistent with established Postal Service Headquarters' policy that will prevent traffic congestion related to those activities.

If I can be of further assistance to you in this or any other Postal Service matter, please let me know.

Sincerely,



W. L. Baird
Postmaster



Landmark

February 20, 1984

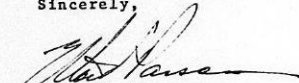
Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
455 N. Main St.
Wichita, Kansas 67202

Dear Mr. Lakin:

In reference to the site of the proposed Munger Station
Postal Facility at 12th Street and Oliver Streets it
is projected that the daily traffic flow will be 1,048
cars.

This information has been provided by Mr. Herbert S.
Schmeltz, Design and Construction Branch, United States
Postal Service, 5700 Broadmoor, Suite 920, Mission,
Kansas 66202-2462.

Sincerely,



Elton V. Parsons
Vice Pres. - Operations

EVP:gl

cc: Herbert Schmeltz

Landmark Communities, Inc.
3500 N. Rock Road, #100 / Wichita, Kansas 67226 / (316) 686-7451

February 15, 1984

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DF-135 - Lamsdale Commercial C.U.P. Generally located at the southeast corner of 13th Street and Oliver.

The Board of City Commissioners on February 7, 1984, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The applicant shall submit a document, to the Director of Planning for review and approval, that shall provide for the existing recorded C.U.P. to be superseded. This document shall be recorded, with the Register of Deeds prior to the recording of a final plat of any area in Lamsdale 4th Addition.
- b. The plan shall be changed to show 60 feet of half street right-of-way for a continuous decel lane along Oliver and 13th Street. A general provision shall be added stating that the construction of the continuous decel lane will be guaranteed at the time of platting. The construction of the decel lane in front of the post office is to occur at the time of construction of the post office.
- c. The plan shall be changed to reflect either a 70 foot building setback line along 13th Street; or wording that is satisfactory to the Director of Planning that permits a 35' setback along 13th Street provided that parking is not located in front of the buildings.
- d. The plan shall be changed to show complete vehicular access control along the North and East line of Parcel 2.
- e. The plan shall be changed to show two points of access to 12th Street from Parcel 2.
- f. The following shall be added to General Provision #10: "The Director of Planning, after submission of landscape, wall and/or fence plans may approve a waiver of the masonry wall along the South side of Parcel 2 and the relocation of the 10' landscape strip along the West side of Parcel 2".

- g. A general provision shall be added to read:
"Prior to the issuance of any building permits for the post office facility; or for banks, savings and loans or other financial institutions with drive through facilities, a site plan showing circulation aisles and drives shall be submitted to the Director of Planning and to the Subdivision Committee for review and approval".
- h. The submission and approval of a residential C.U.P. on the balance of the "Lambe" property prior to the platting of Parcels 1 and 3.
- i. Replatting of subject property (Parcels 1 and 3 to be replatted with area to the east) within one year from the date of approval by the Board of City Commissioners or the application be considered denied and closed.
- j. 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.
- k. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- l. The transfer of title of all or any portion of the land included in the Community Unit Plan (CUP) 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 note that conditions "a", "b", "f", and "g" contain requirements that must be met prior to the issuance of building permits.

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:blw

Attachments

April 22, 1983

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-0 - Lamsdale Shopping Center C.U.P. Generally located at the southeast corner of 13th Street and Oliver.

We have received a letter from Kenneth Stewart, representing Wesley Medical Center, requesting an administrative adjustment to the above referenced C.U.P. Specifically, Mr. Stewart is requesting that Wesley Medical Center be permitted to utilize a portion of the above referenced C.U.P. for a temporary parking lot for their employees. Approximately 6.5 acres would be surfaced to provide 778 parking spaces. The proposed site plan shows a 30 foot setback from Oliver and from 13th Street with the only point of access being to 12th Street.

As you are aware, this property is zoned "LC" and is platted as Lamsdale 4th Addition. In addition, the C.U.P., which was approved and recorded with the Register of Deeds in 1957, is very specific in the types of uses, and their location. Therefore, I feel that we do not have the authority to administratively permit the construction of a building that varies from the provisions of the recorded C.U.P. I feel that we can administratively permit a temporary parking lot without adversely affecting future owners or development of this site.

Due to the amount of surfacing that will be placed on this site and the problems with the drainage system to the east, I feel that the Department of Engineering should approve a site grading plan that would detain the additional run-off created by the pavement, and release it into the drainage system at a slower rate. The engineer preparing the site plan has indicated that they wish to stockpile, on this site, several inches of sod that will need to be removed prior to paving. It may be possible to utilize that soil to construct a temporary detention area.

It is my opinion that the construction of a temporary parking lot would not be a substantial deviation from the intent and purpose of the C.U.P. provisions. In order to protect future landscape areas and future right-of-way needs for 13th and Oliver, the paved area should maintain the 30-foot setback from the street right-of-way shown on the proposed site plan. Access should be limited to 13th Street and Oliver in order to preclude Wesley employee traffic using 12th Street, which

Page Two
Robert B. Feldner
April 22, 1983

is a residential street. I would encourage Wesley to design a bus route that utilizes the arterials and does not run through the residential area to the southwest of the site.

Your signature of approval will indicate that you concur that permitting a temporary parking lot would not be a substantial deviation of the intent and purpose of the C.U.P. provisions. Your signature will also indicate that Mr. Stewart's request is approved subject to the following conditions:

1. Applicable construction, paving and occupancy permits shall be obtained from the Central Inspection Division in accordance with City ordinances
2. A site grading plan shall be submitted to the Department of Engineering for review and approval prior to the issuance of any construction permits.
3. Pavement, except for ingress and egress drives shall not be located closer than 30 feet to any street right-of-way or property line.
3. There shall not be any access from the parking lot to 12th Street. Access to 13th Street shall be limited to an area between 40 and 300 feet east of the east line of Oliver. Access to Oliver shall be limited to an area between 40 and 275 feet south of the south line of 13th Street.
5. Bumper guards, or other types of barricades shall be placed so as to prevent vehicles from parking on unpaved areas.
6. The parking lot shall only be used for the purpose of providing parking for the employees of Wesley Medical Center.
7. Four copies of a revised site plan incorporating the above conditions shall be submitted to the Department of Planning for administrative use.
8. This administrative adjustment shall expire on June 1, 1985.

Page Three
Robert B. Feldner
April 22, 1983

Kenneth Stewart and others will be notified of our joint action permitting a temporary parking lot on this site. If you have any questions, please call.

Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner, Superintendent
of Central Inspection

RAL:ADC:el

cc: Kenneth Stewart, 1030 First National Bank Building
105 North Main, Wichita, 67202
Dr. Don R. Levi, Box 88, Wichita State University,
1845 Fairmount Ave., Wichita 67208
Wichita Art Association, Inc., 9112 E. Central, 67206
Attention: John R. Rouse, Director
T. K. Blair, Engineer, Wesley Medical Center
550 N. Hillside Ave., Wichita, 67214

LAW OFFICES OF
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

JOHN E. BOYER
KENNETH P. STEWART
JAMES H. HANSON
ROBERT L. SMITH
JOHN H. GIBSON
MICHAEL L. NORTH

GEORGE J. HONDROS (1910-1962)
PAUL J. DONALDSON (1911-1978)

April 14, 1983

264-7321
AREA CODE 316

RECEIVED

APR 19 1983

METROPOLITAN PLANNING

ROUTE _____

Mr. R. L. Lakin
Executive Director
Metropolitan Area Planning Department
455 North Main
Wichita, Kansas 67202

Re: The Wesley Medical Center
Off-Street Parking/Thirteenth and Oliver
Our File: W-1651

Dear Mr. Lakin:

As counsel on behalf of The Wesley Medical Center we wish to request that the Medical Center be authorized to establish off-street parking on undeveloped land at the southeast corner of the intersection of Thirteenth and Oliver previously owned by the Estate of Claude Lambe, deceased, which is now owned equally by Wichita Art Association, Wichita State University Endowment Association and Wesley Medical Endowment Association.

We have talked with several members of the department and most recently with Mr. Chambers, who indicates that we will be advised of requirements once a specific request is made.

The Wesley Medical Center is displacing the vehicles of employees which are now being parked on land which is being redeveloped and which is located South of Murdock between Rutan and Vassar Avenue (Wesley Medical Center Fourth Addition).

For approximately a year to eighteen months it will be necessary that alternate off-street parking be provided. The Wesley Medical Center has worked out an agreement with the other co-owners of the Lambe Tract so that this land may be used for that purpose.

Specifically, it is proposed that a portion of this land should be utilized for purposes sufficient to provide 778 parking spaces covering 31,665 square yards of surface. It is

Mr. R. L. Lakin

April 14, 1983

Page 2

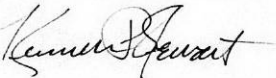
proposed that off-street parking be established in an area approximately 620 by 633 feet, except a tract in the southwest corner approximately 225 feet by 400 feet (with poor drainage) and set back from both Oliver and Thirteenth Street thirty feet. A sketch of the parking arrangement is enclosed.

We understand that this land is platted as a C.U.P. We hope that some arrangement can be made so that it may be utilized on a temporary basis for this purpose at minimum expense for zoning and improvement of the site.

Thanks very much for your consideration.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf
Enclosures

cc: Mr. A. B. Davis, Jr.
Mr. R. J. O'Brien
Mr. James Mitchell
Mr. Gerald Lehman

File Copy

February 8, 1984

Stan Scott, Coordinator, CPO

Jack H. Galbraith, Chief Planner

DP-135 - Lamsdale Commercial C.U.P. and Z-2563 "LC" to "R-6".
Generally located at the southeast corner of Cliver and 13th
Street North.

During the City Commission's consideration of the two referenced cases, the Mayor requested that we furnish your office information about the disposition of the cases for distribution to interested CPO Councils. The City Commission approved the amended C.U.P. on February 7, 1984, subject to the condition of approval recommended by MAPC. Those conditions are listed in the attached memorandum dated January 16, 1984.

In regard to the comment from Councils "G" and "I" about the deletion of the "R-6" area from the C.U.P., I would direct your attention to condition "h" on the attached letter requiring that a residential C.U.P. be approved for the "R-6" area and the unplatted "AA" area to the east and south prior to the issuance of any residential building permits. Additionally, condition "i" requires that Parcels 1 and 3 of the commercial C.U.P. be platted with the balance of the "Lambe" property to solve drainage problems. As a result of these two conditions, only the Post Office can be constructed at this time.

CPO Councils "G" and "I" recommended that portable signs be prohibited. The C.U.P. considered by the MAPC and approved by the City Commission, includes a prohibition of portable signs in General Provision number 5.

If you have any questions or would like to borrow a copy of the approved C.U.P. to show Councils "G" and "I", please call me or Art Chambers.

Jack H. Galbraith
Chief Planner

JHG:ADC:blw

cc: Mayor Margalee Wright
Robert B. Feldner, Superintendent of Central Inspection

City Manager's Agenda

Item

Page

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING AND APPROVAL OF COMMERCIAL
COMMUNITY UNIT PLAN

Z-2563 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL DISTRICT TO
THE "R-6" GENERAL RESIDENTIAL DISTRICT.

DP-135 APPROVAL OF THE LAMBSDALE COMMERCIAL COMMUNITY UNIT PLAN.
GENERALLY LOCATED ON THE SOUTHEAST CORNER OF 13TH STREET AND
OLIVER.

The MAPC recommends that the applications be approved.
(see minutes for full motion)
Gardner moved, Hansen seconded and it carried unanimously.
Banzer 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:

CPO ACTION: CPO Council Area "I" voted 7-0 to recommend that the applications be approved.

DATA AND MINUTES

MAPC Hearing Date: 1-12-84

BCC Hearing Date: 2-07-84

AREA DATA:

Acres: Z-2563 - 15.48
DP-135 - 9.98

Size: 600' x 1300' (irregular)
750' x 579'

	<u>Land Use</u>	<u>Zoning</u>
Existing North	Undeveloped Single-family & grocery store	"LC" "AA", "A" & "LC"
East	Undeveloped	"AA"
South	Undeveloped & single-family	"AA"
West	Single-family & general business	"A", "BB" & "LC"

History: BCC approve 1/29/57

DP-57, DP-58, Z-1567 "AA" & "LC" to "R-5" 10-25-73 MAPC Approve
11-13-73 BCC Return
11-29-73 MAPC to MAPC
12-11-73 BCC Approve
Deny

Applicant: Wichita Art Association, Wesley Medical Endowment Association,
and Wichita State University Endowment Association

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 12, 1984

LEGAL:

- 6a. Case No. Z-2563 - Wichita Art Association, et al request zone change from "LC" to "R-6" for a tract of land in the northwest quarter of Section 13, Township 27 South, Range 1 East of the 6th P.M., said tract also being a portion of Block 1, Fourth Addition to Lambsdale, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the northeast corner of Fourth Addition to Lambsdale, said point also being 1535.77 feet east and 50.00 feet south of said quarter corner, thence S 0°05'45" E, 220.00 feet; thence S 13°48'15" W, 194.31 feet; thence S 34°58'15" W, 889.92 feet; thence S 89°54'45" W, 289.71 feet; thence N 0°00'00" E, 557.24 feet; thence N 89°53'41" E, 110.00 feet; thence N 0°00'00" E, 579.71 feet to the south line of 13th Street; thence easterly along said south line on an assumed bearing of N 89°54'15" E, 735.77 feet to the point of beginning; containing 15.48 acres; more or less. Generally located at the southeast corner of Oliver and 13th Street North.
- 6b. Case No. DP-135 - Wichita Art Association, et al request approval of the Lambsdale Commercial Community Unit Plan for a tract of land in the northwest quarter of Section 13, Township 27 South, Range 1 East of the 6th P.M., said tract also being a portion of Block 1, Fourth Addition to Lambsdale, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the northwest corner of Block 1, Fourth Addition to Lambsdale, said point also being the intersection of the south line of 13th Street and the east line of Oliver Street; thence easterly along said south line of 13th Street on an assumed bearing of N 89°54'15" E, 750.00 feet; thence S 0°00'00" E, 579.71 feet; thence S 89°53'41" W, 750.00 feet to the east line of Oliver Street; thence northerly along said east line on an assumed bearing of N 0°00'00" E, 579.83 feet to the point of beginning. Generally located at the southeast corner of Oliver and 13th Street North.

CHAMBERS pointed outland 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 an amendment to the Lambsdale Commercial C.U.P. (DP-0), that is located at the southeast corner of Oliver and 13th Street North. The revised development plan proposes a three parcel, 9.98 acre commercial C.U.P. The balance of the original 25 acre light commercial C.U.P. is to be rezoned to the "R-6" General Residential District (Z-2563), and will be deleted from the C.U.P. Permitted uses include restaurants, retail sales, offices, post office substation (Parcel 2), financial institutions and other similar uses. A maximum of 128,600 square feet of floor area would be permitted in five buildings in Parcels 1 and 3. Building heights, setbacks, floor area and other information relating to future development is shown on the plan.
2. The existing twenty-five acre C.U.P. was considered and approved by the Planning Commission during the late 1950's. It would have permitted the construction of a 186,350 square foot shopping center. The plan was very specific in the type of uses permitted and their locations. After the C.U.P. was approved, it was recorded with the Register of Deeds. It has been staff's position that the existing C.U.P. would have to be amended before any development, that

would be different than shown on the existing C.U.P., could take place. Prior to the replatting or the issuance of any building permits a document releasing the existing C.U.P. will have to be recorded.

3. In 1973, two C.U.P.'s were submitted on the entire 42 acre "Lambe" property. One C.U.P. was a 10.7 acre commercial C.U.P. basically covering the same area as this C.U.P. The other C.U.P. was a 32 acre residential C.U.P. During the several hearings on the C.U.P., there was considerable opposition from the residents to the east and south. Their concerns included the type of housing proposed adjacent to the existing single-family and drainage. Although the Planning Commission recommended approval of the C.U.P.'s, they were finally denied by the City Commission.
4. Staff is generally supportive of the proposed commercial C.U.P. However, staff feels that the setbacks along 13th Street should be increased to 70 feet, which would accommodate two rows of parking, a drive and 10 feet of landscaping. Staff also feels that there should be complete access control to 12th Street from Parcel 2 due to the single-family houses to the south. Representatives of the Post Office are scheduled to meet with staff on January 6, 1984 to discuss the site plan of the substation. The outcome of that meeting will be presented at the MAPC meeting.
5. As was mentioned above, one of the major concerns in 1973 was drainage. The applicants are aware of the drainage problems and have proposed to construct retention ponds on the residential portion of this site. A preliminary plat has been submitted on the commercial C.U.P. area with the intent of final platting only Parcel 2. In order to resolve drainage problems in Parcels 1 and 3 they should be platted with the balance of the "Lambe" property to the east.
6. In order to release the recorded C.U.P., the requested "R-6" zoning will need to be established immediately after City Commission approval. Prior to the issuance of building permits, the site will need to be replatted with Parcels 1 and 3 and the unplatted area to the east to resolve the drainage problems. Staff would recommend that approval of the amended C.U.P. include a condition that a residential C.U.P. shall be submitted and approved on the remaining 32 acres of the "Lambe" property.
7. The Traffic Engineer has recommended that the construction of a continuous decel lane from 12th Street to the northeast corner of the C.U.P. be guaranteed at the time of platting. He also indicated that with the potential of 450 dwelling units to the east the decel lane may need to be continued to the east along the entire frontage of 13th Street.
8. A recommendation of approval of the zone change by the Planning Commission should be with the understanding that the area will need to be replatted with Parcels 1 and 3 of the commercial C.U.P. and the unplatted area to the east in order to resolve drainage problems and that a residential C.U.P. will need to be submitted and approved prior to the issuance of building permits.
9. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. The applicant shall submit a document, to the Director of Planning for review and approval, that shall provide for the existing recorded C.U.P. to be superceded. This document shall be recorded, with the Register of Deeds prior to the recording of a final plat of any area in Lambsdale 4th Addition.
 - b. The plan shall be changed to show 60 feet of half street right-of-way for a continuous decel lane along Oliver and

13th Street. A general provision shall be added stating that the construction of the continuous decel lane will be guaranteed at the time of platting.

- c. The plan shall be changed to reflect a 70 foot building setback line along 13th Street.
- d. A general provision shall be added to read:
"Prior to the issuance of any building permits for banks, savings and loans or other financial institutions with drive through facilities, a site plan showing circulation aisles and drives shall be submitted to the Director of Planning for review and approval."
- e. The submission and approval of a residential C.U.P. on the balance of the "Lambe" property.
- f. Replatting of subject property (Parcels 1 and 3 to be replatted with area to the east) within one year from the date of approval by the Board of City Commissioners or the application be considered denied and closed.
- g. 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.
- h. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- i. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) 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:

CHAMBERS stated that one of the reasons the C.U.P. is being amended was because in the late 50's a C.U.P. was approved that was very specific in what type of uses were permitted and where they were located. He pointed out that Parcel 2 is being sold to the Post Office for a substation. The staff has had several concerns about the openings to 12th Street. He pointed out that Parcel 3 would not have any openings to 12th Street. CHAMBERS said that because the current C.U.P. is recorded, it will need to be amended and a document would need to be submitted that can be recorded which will supersede the existing recorded C.U.P. before the site can be developed. He said that staff feels that the ordinance establishing the "R-6" zoning should be published immediately. CHAMBERS said that staff was somewhat concerned about the 35 foot setbacks along 13th and would recommend a 70 foot setback like most other shopping centers. He said that the original C.U.P. had 200 foot setbacks from 13th. He said that as the staff report indicated, the Traffic Engineer has recommended that a continuous decel lane be put around the commercial portion. He said that it may need to be continued over into the residential portion. CPO Council Area "I" voted unanimously, 7-0, that the applications be approved. CPO Council Area "G", which includes a portion of this site, concurred, by a 4-2 vote, with Council "I" recommendations.

GALBRAITH spoke regarding the post office site. He said that they met with those officials after the staff report was prepared. He said that staff's major concern with the post office site originally was the indication of three access points to 12th Street. The original C.U.P. was not permitted any access to that street. GALBRAITH said that the post office representatives met with staff and convinced them that this site plan is essentially the one that they have to operate from. They proposed at that meeting that the northernmost entranceway from Oliver would be ingress only. The drive would turn south to a herringbone parking pattern in front of the building and then on out to 12th Street. The drive would also turn into a driveway for the drop off box and then proceed to 12th Street. The area south of the building is where their Jeep delivery vehicles would be stored. They explained that the easternmost area is the employee parking lot. The employees arrive about 7:00 a.m., load up the Jeeps, leave and return about 3:30 p.m. Those Jeeps only make one trip from the site. GALBRAITH said staff did not see that as a particular problem to the neighborhood. He pointed out that trucks bringing mail in would enter from Oliver. They would exit out on 12th Street. He said that the postal officials have advised that they believe they can convince those truck drivers to turn back out and go out to Oliver.

GALBRAITH said that since the meeting with the post office department when they said that they proposed the northern opening as ingress only, he met with Traffic Engineering. Apparently there was some discussion earlier in September or October and the postal officials felt that ingress only was what Traffic Engineering wanted. They said no, they would just as soon it operate as a two-way entranceway. GALBRAITH said that he related this information back to the post office people and they think a two-way drive would be better and now propose that the driveway be widened from 14 feet to a wider width to accommodate ingress and egress. GALBRAITH said that the post office advised that they could eliminate the middle driveway to 12th Street. They feel that all of their activity in that area could operate off of Oliver and with the easternmost driveway off of 12th. There would be a solid masonry fence along 12th Street except for some breaks of wrought iron. They propose some rather nice landscaping in the area which should satisfy the neighborhood to the south.

GALBRAITH stated that the 10 additional feet of right-of-way being requested for the deceleration lane along Oliver apparently presents a problem to them because they say this plan fits the dimensions that they have agreed to purchase from the landowner. The landowner says he is willing to slide the total project ten additional feet to the east, but that will not accommodate the required 10 foot of planting that is required adjacent to Oliver. GALBRAITH said that staff has been approached by Bill Yung, who is doing the design, asking them now to accept landscaping in the area between the parking and the drop box drive rather than along Oliver. GALBRAITH said that would be satisfactory with staff, but just prior to the meeting the architect for the post office advised that that area is a future off-street parking area.

GARDNER commented that he did not want to appear too anxious to say something about the post office configuration and layout, but their grasp and understanding of traffic flow and function has, based on the last several facilities they have done, indicate that they are only marginally acquainted with the fact that cars queue at various points and time of day and create a problem. A provision for an accel-decel lane to service that particular facility, given the traffic flows on Oliver, seems to him to be absolutely imperative. The traffic problems at the facility at Second and Waco are a travesty. The similarities of design are strong except that this looks worse, and the ability to control people going in and out of an ingress and egress only approach is impossible.

GALBRAITH responded that the accel-decel lane is not on the plan, but they are willing to do that and there will be a medial constructed during the reimpovement of Oliver and 13th Street intersection that will help left turn moves into this site.

LAKIN said that perhaps the Commission should be made aware that there is a safety project that came along rather quickly in last year's program where the City is going to do channelization and reimpovement of 13th and Oliver. That contract will be let this year.

GALBRAITH further pointed out that the post office was advised last September that a deceleration lane would be necessary.

LAKIN stated that he was at the Mayor's cracker barrel session the other night and there were a number of comments, questions and concerns relating to this project. He said that he has been meeting with this same group of owners for about the last year and a half on how do they get rid of the 1957 recorded instrument in order to set this property up for development. A couple of options were given to either redo the whole C.U.P. much like the 1972 procedure or divide it up and take care of the commercial piece, handle the post office problems and then coming back and do a residential C.U.P. to the east. He said that most of the concerns that he has heard seem to come from the area to the east and what is going to happen residentially. He said that he did not know what they would see in the way of a residential C.U.P. but he would imagine that they would see something other than single family detached lots. LAKIN pointed out that there were a number of problems related to drainage and the design of how it would work. LAKIN said that he felt fairly comfortable in approaching the problem on the basis of dealing with this commercial first because they are reducing substantially the amount of commercial to a more workable amount at that corner. They will have the opportunity to come back and deal with the residential C.U.P. at a later date.

ELTON PARSONS, representing the applicants, stated that in the past, he believed that the primary concerns for the area have been with the amount of light commercial that would be developed on the Lambsdale property, and the drainage situations that any development on there would create. He said that they felt that they have addressed the light commercial and the drainage situation in discussions with the neighborhood and with the CPO Councils at which a considerable number of the neighborhood residents were in attendance. PARSONS said that the drainage situation that they have proposed, which would come in as part of the residential C.U.P. would be onsite retention ponds. On the light commercial question, they felt that reducing the amount of light commercial from 25 acres to less than 10 acres will result in a more workable plan.

PARSONS said that he wanted to talk about the 13th Street setbacks. He said that the 70 foot setback requirement gives them some concern. They would like to have the 35 foot setback established on 13th Street. He said that he was not so sure that it was always good to have parking in front of the building. He suggested that buildings be permitted to go down to 35 feet provided that there is no parking in front of the building.

MIKE KANDT, architect for the post office, explained the usage of the site. He stated that the three points of access to 12th Street were for customers exiting, not entering the site. He said that there were plans for 30 carriers. The drive on the north is proposed to be a two-way drive only for the trucks pulling into the site to help keep the truck vehicle traffic off of 12th Street. He explained that the decel lane had always been there. They intend to landscape.

GARDNER felt that they did not have enough queuing area along 12th Street from the exit point to begin to accommodate the kind of loading that they would have.

KANDT said that this facility would not have the traffic that the downtown facility has.

WILSON stated that closing one of the three entrances on 12th Street would not affect the traffic flow in any way because of the parking and storage of employees and company vehicles. He said that

his and Gardner's concerns were about the parking in front of the building and getting adequate space for the cars to queue up just during the rush period.

BILL YUNG, representing the applicants, stated that if they could regulate the access points and provide a decel lane to take care of the major arteries, and then devote time with the architect, post office and to whoever else has a concern to really hash out how it works, he felt that that probably could be done. But he was not sure they could do it today, and felt that it was more of a Subdivision hassle than Planning. YUNG said that this project has been a very difficult one for many years. Anytime there is a piece of ground that gets bypassed as long as this one has, and a neighborhood develops around it to the point that everyone forms an opinion about what that piece of ground ought to be, it is a difficult situation. He felt that the approach that has been used, to break off a portion of the commercial to try to reduce the overall impact to the neighborhood, and at the same time provide for the needs of the post office, and provide some commercial, but not a major shopping center made a lot of sense to him. He said that he did not disagree with the requirement to impose a residential C.U.P. on the balance of it. However, there is a lot of flooding in the area. There are some potential solutions if they can be adequately prepared.

Regarding the setbacks, YUNG said that for major shopping centers, he wholeheartedly agreed that when there is a very major structure, it should be pushed back. He said that he favored an approach that would allow buildings to slide forward, but then when they slide forward then prohibit parking in front of them. He suggested for the 35 foot setback that they consider that as a building setback provided that they do not allow any parking to occur in front of it. He felt that would move some of the parking and some of the traffic circulation and would break the monotony that they have along arterials wherever they have commercial space. In that regard he could support the 35 foot setback. Where they do have parking he concurred with staff that it probably should be 70 foot.

ORTWIN A. RUNGE, 1262 North Glendale, stated that he was neither in favor or opposed to the post office. He said that the solution would be to build it on 13th and Oliver, but they assured him that the land was almost twice the value there and that was the reason to move it to 12th and Oliver. RUNGE said that he would like to see them keep 12th Street completely closed off. He said the only solution for the traffic would be to have the exit and entrance on Oliver and have only a right turn on the exit. He mentioned the drainage situation. He said that they have all that they need there now as far as water is concerned when it rains or snows, and they don't need any more.

KANDT commented that regarding site drainage, at least off of the post office site, that their intention was not to drain to 12th Street. It is all to be collected and to be routed to the east to a temporary retention basin until the rest of the site is platted and the drainage problems resolved. He said that in regards to all of the traffic dumping out onto 12th Street, they looked at the idea of putting a driveway or private street along the north side. The consideration there was that they have an intersection at 12th that is essentially a block away from 13th. That would be putting another intersection between 12th and 13th with a lot of traffic going on.

GARDNER said that he was comfortable with the concept of splitting the parcel and dealing with the one element at this point and leaving the balance of the eastern parcel to a future residential community unit plan. He said that he did not believe that he had really heard any commentary from the neighborhood thus far, and he recognizes that there were people present who have a concern. He wondered if the splitting of this parcel was something that the neighborhood was comfortable with. He said that from the perspective of the Planning Commission, it was safe to say that either way they were going to have an involvement in the community unit plan that takes place on the eastern parcel, but it would be nice to hear someone say, "yes, we believe that is a viable method of dealing with it."

GARDNER mentioned that under item 9d. of the staff comments, the general provision that reads, "prior to the issuance of any building permits for banks, savings and loans or other financial institutions with drive through facilities, a site plan showing circulation, aisles and drives, shall be submitted to the Director of Planning for review and approval", ought to be amended to include post office facilities. He said that, in all due respect, it is difficult to make federal wheels turn, and if they refuse to issue a building permit until a site plan is submitted that would be acceptable.

WILSON had questions on the right-of-way.

PETERS asked if the applicants had gotten 200 feet of building setback on the original C.U.P., and now they want 35 feet of setback.

GALBRAITH said that was correct.

PETERS asked if times had changed that much. Why do they change from 200 feet to 35 feet.

GALBRAITH said the difference here is the site is not as large as it once was and it is not proposed as a large shopping center. It is more of a shopping area where they expect freestanding buildings and various commercial type structures, but not a center.

PETERS said that when the applicants decided on 200 feet they had less traffic then than they do now.

GALBRAITH explained that the building setback originally was not necessarily geared to traffic. It was just that they were showing the location of a shopping center in 1957 and it was well set back like Parklane and Eastgate shopping centers were. He said that staff was still concerned about the 35 foot setback that they are asking for. It is not appropriate across from the single family homes to the north, and would concur that the 35 foot setback was appropriate on Parcel 1 in the corner. Staff would still like to see a 70 foot setback at least on Parcel 3 because that is across from single family homes.

YUNG felt that it was important that they provide some flexibility in the setback. He said that he did not care whether it was 35 or 70 foot depending on where the cars are.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the mixed residential and commercial character of the general area; the single family zoning and uses to the north, east and south; the light commercial uses and zoning to the north and west; the suitability of the subject site for development with residential uses and the uses listed in the C.U.P., and the recommendation made by staff; I move that we recommend to the governing body that the zone change be approved with the understanding that the area will need to be replatted with Parcels 1 and 3 of the commercial C.U.P. and the unplatted area to the east in order to resolve drainage problems and that a residential C.U.P. will need to be submitted and approved prior to the issuance of building permits; and that the associated Community Unit Plan be approved subject to the following:

- a. The applicant shall submit a document, to the Director of Planning for review and approval, that shall provide for the existing recorded C.U.P. to be superseded. This document shall be recorded, with the Register of Deeds prior to the recording of a final plat of any area in Lambsdale 4th Addition.

- b. The plan shall be changed to show 60 feet of half street right-of-way for a continuous decel lane along Oliver and 13th Street. A general provision shall be added stating that the construction of the continuous decel lane will be guaranteed at the time of platting. The construction of the decel lane in front of the post office is to occur at the time of construction of the post office.
- c. The plan shall be changed to reflect either a 70 foot building setback line along 13th Street; or wording that is satisfactory to the Director of Planning that permits a 35' setback along 13th Street provided that parking is not located in front of the buildings.
- d. The plan shall be changed to show complete vehicular access control along the North and East line of Parcel 2.
- e. The plan shall be changed to show two points of access to 12th Street from Parcel 2.
- f. The following shall be added to General Provision #10:
"The Director of Planning, after submission of landscape, wall and/or fence plans may approve a waiver of the masonry wall along the South side of Parcel 2 and the relocation of the 10' landscape strip along the West side of Parcel 2.
- g. A general provision shall be added to read:
"Prior to the issuance of any building permits for the post office facility; or for banks, savings and loans or other financial institutions with drive through facilities, a site plan showing circulation aisles and drives shall be submitted to the Director of Planning and to the Subdivision Committee for review and approval."
- h. The submission and approval of a residential C.U.P. on the balance of the "Lambe" property prior to the platting of Parcels 1 and 3.
- i. Replatting of subject property (Parcels 1 and 3 to be replatted with area to the east) within one year from the date of approval by the Board of City Commissioners or the application be considered denied and closed.
- j. 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.
- k. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- l. The transfer of title of all or any portion of the land included the Community Unit Plan (CUP) 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.

Gardner moved, Hansen seconded and it carried unanimously. Banzer was absent.

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE January 27, 1984

TO E.H. Denton, City Manager
FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-135 and Z-2563, Southeast
Corner of Oliver and 13th Street

At its January 3rd meeting, CPO Council "I" considered the proposed amendment to the Lamsdale Commercial Community Unit Plan. Elton Parsons, Landmark Communities, and Bill Yung, Bill Yung Design, were present representing the applicant. Approximately 40 area residents or property owners were present concerning the captioned case. The Council voted unanimously, 7-0, to recommend approval of the amendment to create a 9.98 acre three parcel light commercial development plan at 13th and Oliver, and recommend approval of the associated zone change from "LC" Light Commercial to "R-6" General Residential District for the balance of the 25 acre site with the exception that the property remain a part of the Community Unit Plan and not be deleted. The Council also recommended (7-0) that portable signs be prohibited in the C.U.P.

The staff comments and recommendations from the Metropolitan Area Planning Department were not available to the Council on January 3rd. The comments were sent to members on January 12th and were reviewed at the January 24th meeting. Upon review the Council noted that the following comments and recommended conditions of approval were consistent with the Council's January 3rd recommendation that the residential property remain a part of a C.U.P.:

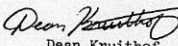
6. In order to release the recorded C.U.P., the requested "R-6" zoning will need to be established immediately after City Commission approval. Prior to the issuance of building permits, the site will need to be replatted with Parcels 1 and 3 and the unplatted area to the east to resolve the drainage problems. Staff would recommend that approval of the amended C.U.P. include a condition that a residential C.U.P. shall be submitted and approved on the remaining 32 acres of the "Lambe" property.
8. A recommendation of approval of the zone change by the Planning Commission should be with the understanding that the area will need to be replatted with Parcels 1 and 3 of the commercial C.U.P. and the unplatted area to the east in order to resolve drainage problems and that a residential C.U.P. will need to be submitted and approved prior to the issuance of building permits.
9. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - e) The submission and approval of a residential C.U.P. on the balance of the "Lambe" property.

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- f) Replatting of subject property (Parcels 1 and 3 to be replatted with area to the east) within one year from the date of approval by the Board of City Commissioners or the application be considered denied and closed.

At the January 24th meeting, Council "I" voted, 6-0, to inform the City Commission that it considered MAFD staff comments and recommendations 6, 8, 9e, and 9f consistent with its January 3rd recommendation and could only support the amended Lambsdale Commercial Community Unit Plan if 6, 8, 9e, and 9f were conditions of approval.

Please inform the City Commission of the Council's consideration of the staff comments and its subsequent action when the case is considered at the February 7th City Commission meeting.


Dean Kruithof
Administrative Aide III

DK:sm

cc: Robert Lakin, Director of Planning

RECEIVED

JAN 30 1984

METROPOLITAN PLANNING

ROUTE _____

January 16, 1984

Elton Parsons
Landmark Communities, Inc.
3500 North Rock Road #100
Wichita, Ks. 67226

Re: Z-2563 & DP-135 - "LC" to "R-6"

Dear Mr. Parsons:

At its regular meeting on January 12, 1984, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend the approval of the zone change with the understanding that the area will need to be replatted with Parcels 1 and 3 of the commercial C.U.P. and the unplatted area to the east in order to resolve drainage problems and that a residential C.U.P. will need to be submitted and approved prior to the issuance of building permits. In addition, the Planning Commission also recommended the approval of the associated C.U.P. subject to the following:

- a. The applicant shall submit a document, to the Director of Planning for review and approval, that shall provide for the existing recorded C.U.P. to be superceded. This document shall be recorded, with the Register of Deeds prior to the recording of a final plat of any area in Lambsdale 4th Addition.
- b. The plan shall be changed to show 60 feet of half street right-of-way for a continuous decel lane along Oliver and 13th Street. A general provision shall be added stating that the construction of the continuous decel lane will be guaranteed at the time of platting. The construction of the decel lane in front of the post office is to occur at the time of construction of the post office.
- c. The plan shall be changed to reflect either a 70 foot building setback line along 13th Street; or wording that is satisfactory to the Director of Planning that permits a 35' setback along 13th Street provided that parking is not located in front of the buildings.
- d. The plan shall be changed to show complete vehicular access control along the North and East line of Parcel 2.

- e. The plan shall be changed to show two points of access to 12th Street from Parcel 2.
- f. The following shall be added to General Provision #10:
"The Director of Planning, after submission of landscape, wall and/or fence plans may approve a waiver of the masonry wall along the South side of Parcel 2 and the relocation of the 10' landscape strip along the West side of Parcel 2.
- g. A general provision shall be added to read:
"Prior to the issuance of any building permits for the post office facility; or for banks, savings and loans or other financial institutions with drive through facilities, a site plan showing circulation aisles and drives shall be submitted to the Director of Planning and to the Subdivision Committee for review and approval."
- h. The submission and approval of a residential C.U.P. on the balance of the "Lambe" property prior to the platting of Parcels 1 and 3.
- i. Replatting of subject property (Parcels 1 and 3 to be replatted with area to the east) within one year from the date of approval by the Board of City Commissioners or the application be considered denied and closed.
- j. 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.
- k. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- l. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) 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 provide 10 corrected copies of the C.U.P. to our office by January 25, 1984 so that these cases can be scheduled for consideration by the Board of City Commissioners at their regular meeting of February 7, 1984 which begins at 9:00 a.m. in the City Commission Meeting room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

Also by copy of this letter to Mike Kandt, we are requesting that he provide us with 10 corrected copies of the revised post office site plan by January 25, 1984.

Zoning notification signs are now to be removed from the application area.
If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sd

cc: Wichita Art Association, 9112 E. Central, Wichita 67206
Wesley Medical Endowment Association, 3306 E. Central, Wichita 67208
Wichita State University Endowment Association, 2150 N. Yale, Wichita
67208
Mike Kandt, Architect, 420 S. Emporia, Wichita 67202
Herbert S. Schmeltz, U. S. Post Office Service, 5700 Broadmoor, Suite
920, Mission, Ks. 67202-2462
Bill G. Yung, 8225 East 35th North, Wichita 67226
Ken Stewart, Attorney, 1st National Bank Bldg., 105 N. Main, Wichita
67202
Ortwin A. Runge, 1262 N. Glendale, Wichita 67208
Ron Worley, County Zoning Officer

ATTENDANCE RECORD

Date: Jan 19, 1984
Time: 10:30
Place: MAPD Conf room
Meeting Arranged By: _____
Purpose: P.O. Site - Lumbdale CUP DP135

Name	Organization	Address
<u>Art Chambers</u> Phone: _____	<u>MAPD</u>	
<u>Levine Olivarez</u> Phone: _____	<u>MAPD</u>	
<u>Jack Gallwey</u> Phone: _____	<u>MAPD</u>	
<u>Robert Klein</u> Phone: _____	<u>MAPD</u>	
<u>Jim GARDNER, II</u> Phone: <u>261-9181</u>	<u>MATC</u>	
<u>Tom Montgomery</u> Phone: <u>282-0451</u>	<u>Planning Development Services</u>	
<u>Elton Parsons</u> Phone: <u>686-7451</u>	<u>LANDMARK COMMUNICATIONS INC.</u>	
<u>William McKinley</u> Phone: <u>268-4446</u>	<u>City of Wichita Traffic Seminar</u>	
<u>HERB SPANGLITZ</u> Phone: <u>913 262 1081</u>	<u>U.S. POSTAL SERVICE KC-FREISO-D&C</u>	
<u>Thomas R. Gossert</u> Phone: <u>265-9367</u>	<u>GOSPERT LIVINGSTON ASSOC. P.A.</u>	
<u>Mike Kavel</u> Phone: <u>265-9367</u>	✓	



**KANSAS GENERAL
PROPERTIES, INC.**

• INVESTMENT / COMMERCIAL REAL ESTATE •

Affiliated with Texas General Properties, Inc.

January 13, 1984

Mayor Marjalee Wright
455 N. Main
Wichita, KS 67202

Re: Lambsdale Property, 13th and Oliver

Dear Mayor Wright:

I enjoyed meeting with you yesterday. Thank you for asking me.

I would like to assure you and the other citizens who are interested in the development of the Lambsdale property that it is our intention to develop it in a professional manner. We certainly agree that the property deserves a high-class development.

With the action of the Planning Commission yesterday, the LC has been reduced to only 10 acres from 25 acres. The remaining 35 acres will be residential. Our general plan, which we will be submitting soon, calls for multi-family development and 2 and 4-family housing along the eastern portion of the property. At this time, we feel that would be the best use for that area.

It is our intention to have a unified architectural theme for the entire development, which will be part of the CUP presentation. If you recall, this was the approach we used for our Georgetown Development on East Harry Street, which was approved last year and which we expect to have fully developed by the end of this year.

Again, thank you for your time.

Yours Truly,

William E. Morin

William E. Morin
General Manager/Broker

WEM:car

✓ cc Robert A. Lakin, Director of Planning
Metropolitan Area Planning Department

20

RECEIVED

JAN 16 1984

METROPOLITAN PLANNING

ROUTE

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE January 6, 1984

TO Jack Galbraith, Chief Planner-Current Plans

FROM Dean Kruthof, Administrative Aide III
David Greer, CRS Management Intern

SUBJECT DP-135 and Z-2563, Southeast corner
of Oliver and 13th Street

On January 3rd, CPO Councils "G" and "I" met in joint session to consider the application for amendment to the Lamsdale Commercial Community Unit Plan. The subject property lies on the border of the two Councils. Elton Parsons, Landmark Communities, Inc., and Bill Yung, Bill Yung Design, were present representing the applicant. Approximately 40 area residents or property owners were present concerning the case.

CPO Council "I" voted unanimously, 7-0, to recommend the following:

1. Approval of the amendment to create a 9.98 acre three parcel light commercial development plan at 13th and Oliver.
2. Approval of the associated zone change from "LC" Light Commercial to "R-6" General Residential District for the balance of the 25 acre site.
3. That the property being considered for the zone change from "LC" to "R-6" not be deleted from the C.U.P. Members noted they would prefer that this property be regulated by a C.U.P.
4. That portable signs be prohibited in the C.U.P.

CPO Council "G" voted, 4-2, to concur with the Council "I" recommendation.

Please provide the Council's recommendations to the City Commission and Metropolitan Area Planning Commission when they consider this case.

DK:sm

Dean Kruthof
Dean Kruthof
Administrative Aide III
David Greer

David Greer
CRS Management Intern

RECEIVED

JAN 9 1984
METROPOLITAN PLANNING
ROUTE _____

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

Z-2563 - ZONE CHANGE FROM THE "LC" LIGHT COMMERCIAL
DISTRICT TO THE "R-6" GENERAL RESIDENTIAL DISTRICT

&
DP-135 - APPROVAL OF THE LAMBSDALE COMMERCIAL C.U.P.
Generally located on the southeast corner of 13th
Street and Oliver.

MAPC HEARING DATE: 1-12-84

Acres: Z-2563 - 15.48
DP-135 - 9.98

Size: 600' x 1300' (irregular)
750' x 579'

	<u>Land Use</u>	<u>Zoning</u>
Existing North	Undeveloped Single-family & grocery store	"LC" "AA", "A" & "LC"
East	Undeveloped	"AA"
South	Undeveloped & single-family	"AA"
West	Single-family & general business	"A", "BB" & "LC"

History: BCC approve 1/29/57
DP-57, DP-58, Z-1567 "AA" & "LC" to "R-5" 10-25-73 MAPC Approve
11-13-73 BCC Return to MAPC
11-29-73 MAPC Approve
12-11-73 BCC Deny

Applicant: Wichita Art Association, Wesley Medical Endowment Association,
and Wichita State University Endowment Association

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 an amendment to the Lambsdale Commercial C.U.P. (DP-0), that is located at the southeast corner of Oliver and 13th Street North. The revised development plan proposes a three parcel, 9.98 acre commercial C.U.P. The balance of the original 25 acre light commercial C.U.P. is to be rezoned to the "R-6" General Residential District (Z-2563), and will be deleted from the C.U.P. Permitted uses include restaurants, retail sales, offices, post office sub-station (Parcel 2), financial institutions and other similar uses. A maximum of 128,600 square feet of floor area would be permitted in five buildings in Parcels 1 and 3. Building heights, setbacks, floor area and other information relating to future development is shown on the plan.

2. The existing twenty-five acre C.U.P. was considered and approved by the Planning Commission during the late 1950's. It would have permitted the construction of a 186,350 square foot shopping center. The plan was very specific in the type of uses permitted and their locations. After the C.U.P. was approved, it was recorded with the Register of Deeds. It has been staff's position that the existing C.U.P. would have to be amended before any development, that would be different than shown on the existing C.U.P., could take place. Prior to the replatting or the issuance of any building permits a document releasing the existing C.U.P. will have to be recorded.

3. In 1973, two C.U.P.'s were submitted on the entire 42 acre "Lambe" property. One C.U.P. was a 10.7 acre commercial C.U.P. basically covering the same area as this C.U.P. The other C.U.P. was a 32 acre residential C.U.P. During the several hearings on the C.U.P., there was considerable opposition from the residents to the east and south. Their concerns included the type of housing proposed adjacent to the existing single-family and drainage. Although the Planning Commission recommended approval of the C.U.P.'s, they were finally denied by the City Commission.
4. Staff is generally supportive of the proposed commercial C.U.P. However, staff feels that the setbacks along 13th Street should be increased to 70 feet, which would accommodate two rows of parking, a drive and 10 feet of landscaping. Staff also feels that there should be complete access control to 12th Street from Parcel 2 due to the single-family houses to the south. Representatives of the Post Office are scheduled to meet with staff on January 6, 1984 to discuss the site plan of the substation. The outcome of that meeting will be presented at the MAPC meeting.
5. As mentioned above, one of the major concerns in 1973 was drainage. The applicants are aware of the drainage problems and have proposed to construct retention ponds on the residential portion of this site. A preliminary plat has been submitted on the commercial C.U.P. area with the intent of final platting only Parcel 2. In order to resolve drainage problems in Parcels 1 and 3 they should be platted with the balance of the "Lambe" property to the east.
6. In order to release the recorded C.U.P., the requested "R-6" zoning will need to be established immediately after City Commission approval. Prior to the issuance of building permits, the site will need to be replatted with Parcels 1 and 3 and the unplatted area to the east to resolve the drainage problems. Staff would recommend that approval of the amended C.U.P. include a condition that a residential C.U.P. shall be submitted and approved on the remaining 32 acres of the "Lambe" property.
7. The Traffic Engineer has recommended that the construction of a continuous decel lane from 12th Street to the northeast corner of the C.U.P. be guaranteed at the time of platting. He also indicated that with the potential of 450 dwelling units to the east the decel lane may need to be continued to the east along the entire frontage of 13th Street.
8. A recommendation of approval of the zone change by the Planning Commission should be with the understanding that the area will need to be replatted with Parcels 1 and 3 of the commercial C.U.P. and the unplatted area to the east in order to resolve drainage problems and that a residential C.U.P. will need to be submitted and approved prior to the issuance of building permits.
9. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. The applicant shall submit a document, to the Director of Planning for review and approval, that shall provide for the existing recorded C.U.P. to be superceded. This document shall be recorded, with the Register of Deeds prior to the recording of a final plat of any area in Lambsdale 4th Addition.
 - b. The plan shall be changed to show 60 feet of half street right-of-way for a continuous decel lane along Oliver and 13th Street. A general provision shall be added stating that the construction of the continuous decel lane will be guaranteed at the time of platting.
 - c. The plan shall be changed to reflect a 70 foot building setback line along 13th Street.

- d. A general provision shall be added to read:

"Prior to the issuance of any building permits for banks, savings and loans or other financial institutions with drive through facilities, a site plan showing circulation aisles and drives shall be submitted to the Director of Planning for review and approval."

- e. The submission and approval of a residential C.U.P. on the balance of the "Lambe" property.
- f. Replatting of subject property (Parcels 1 and 3 to be replatted with area to the east) within one year from the date of approval by the Board of City Commissioners or the application be considered denied and closed.
- g. 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.
- h. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- i. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) 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-2563)
&)
✓ DP-135)

184 "Notices to Adjoining Property Owners" mailed 12-29-83
for the MAPC meeting for 1-12-84

1 of each, including maps, to CPO Office
1 of zone case to Don Schneider, Design Engineer

186 TOTAL

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

December 29, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, January 12, 1984, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment of the LAMBSDALE COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-135

A tract of land in the northwest quarter of Section 13, Township 27 South, Range 1 East of the 6th P.M., said tract also being a portion of Block 1, Fourth Addition to Lambsdale, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the northwest corner of Block 1, Fourth Addition to Lambsdale, said point also being the intersection of the south line of 13th Street and the east line of Oliver Street; thence easterly along said south line of 13th Street on an assumed bearing of N 89° 54'15" E, 750.00 feet; thence S 0°00'00" E, 579.71 feet; thence S 89°53'41" W, 750.00 feet to the east line of Oliver Street; thence northerly along said east line on an assumed bearing of N 0°00'00" E, 579.83 feet to the point of beginning. Generally located at the southeast corner of Oliver and 13th Street North.

The Development Plan of this area, originally approved on October 23, 1962, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes a three Parcel, 9.98 acre commercial C.U.P. The balance of the original 25 acre light commercial site is to be rezoned to the "R-6" General Residential District (Z-2563), and will be deleted from the C.U.P. Permitted uses include, restaurants, retail sales, offices, post office sub-station and similar type uses. Building heights, setbacks, floor area and other information relating to future development is shown on the plan.

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

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

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

Robert A. Lakin
Secretary

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

December 29, 1983

NOTICE OF PUBLIC HEARING

Case No.: Z-2563

Location: Southeast corner of Oliver and 13th Street North.

Address: N/A

Request: Zone Change from "LC" Light Commercial to "R-6" General Residence.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on

THURSDAY, JANUARY 12, 1984

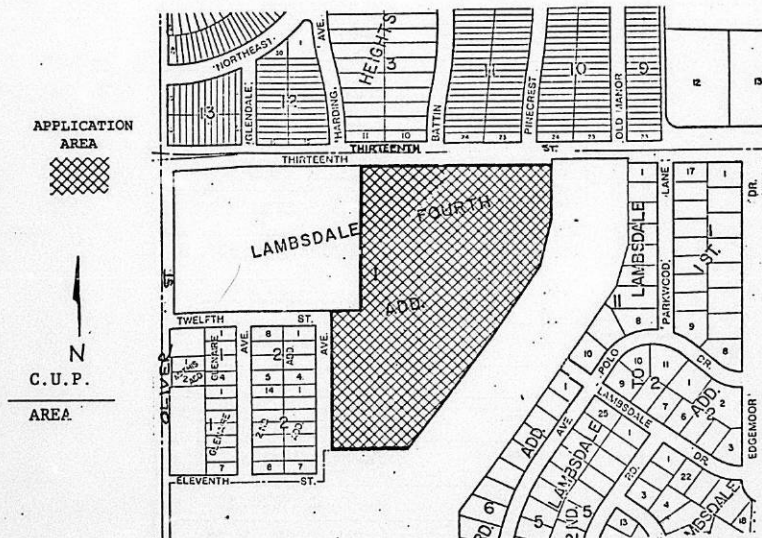
The meeting will begin at 1:30 p.m. in the City of Wichita City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest or objection to the requested change, you have no obligation to appear at the public hearing.

The Citizen Participation Organization (CPO) neighborhood council will consider this case for the purpose of making a formal recommendation to the MAPC and City Commission. 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.

If you have any questions or wish additional information, please call 268-4421.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. Z-2563

Zone Change from the "LC" Light Commercial District
to the "R-6" General Residence District

A tract of land in the northwest quarter of Section 13, Township 27 South, Range 1 East of the 6th P.M., said tract also being a portion of Block 1, Fourth Addition to Lambsdale, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the northeast corner of Fourth Addition to Lambsdale, said point also being 1535.77 feet east and 50.00 feet south of said quarter corner; thence S 0°05'45" E, 220.00 feet; thence S 13°48'15" W, 194.31 feet; thence S 34°58'15" W, 889.92 feet; thence S 89°54'45" W, 289.71 feet; thence N 0°00'00" E, 557.24 feet; thence N 89°53'41" E, 110.00 feet; thence N 0°00'00" E, 579.71 feet to the south line of 13th Street; thence easterly along said south line on an assumed bearing of N 89°54'15" E, 735.77 feet to the point of beginning; containing 15.48 acres; more or less. Generally located at the southeast corner of Oliver and 13th Street North.

Most Restrictive

Least Restrictive

Special Districts

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-6	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 28 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses
D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
G	MOBILE HOME	Mobile home park when complying with Title 26 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial/residential. Permits those uses approved as part of a total development plan

December 6, 1983

Robert B. Feldner, Superintendent of Central Inspection
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

Arthur D. Chambers, Senior Planner

DP-135 - Lamsdale Commercial C.U.P. Generally located
at the southeast corner of Oliver and 13th Street.

A copy of a proposed amendment to DP-0, Lamsdale Commercial C.U.P. is attached for your review. Associated zone case Z-2563 is requesting a change from the existing "LC" zoning to "R-6" for that portion of DP-0 not contained in the proposed C.U.P. It is our understanding that a preliminary plat will be filed on the new C.U.P. area but only Parcel 2 will be final platted at this time. The balance of the "Lambe" property will probably be platted and developed at a later date.

We would appreciate receiving any comments you might have regarding access, drainage, etc., by Wednesday, December 14, 1983. If you have any questions please call.

Arthur D. Chambers, AICP
Senior Planner

ADC:el

Attachment



MID-KANSAS ENGINEERING CONSULTANTS
240 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT Lambe Property -- LC - C.U.P.

PROJECT NO. _____ DATE 11-29-83

TO Art Chambers

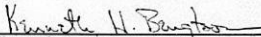
10th Floor, City Hall

455 North Main

Wichita, Kansas 67202

A tract of land in the northwest quarter of Section 13, Township 27 south, Range 1 east of the 6th P.M., said tract also being a portion of Block 1, Fourth Addition to Lambsdale, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the northwest corner of Block 1, Fourth Addition to Lambsdale, said point also being the intersection of the south line of 13th Street and the east line of Oliver Street; thence easterly along said south line of 13th Street on an assumed bearing of N 89° 54' 15" E, 750.00 feet; thence S 0° 00' 00" E, 579.71 feet; thence S 89° 53' 41" W, 750.00 feet to the east line of Oliver Street; thence northerly along said east line on an assumed bearing of N 0° 00' 00" E, 579.83 feet to the point of beginning, containing 9.98 acres more or less.


Kenneth H. Bengtson, P.E.

KHB/dg

cc: Bill Yung

H 89.5415 E
DIST1=750.0010

H 0.0000 E
DIST2=579.7078

N3=4.951.3363
E3=5.000.0014

N1=4.950.0010
E1=5.050.0014

H 89.5415 E
HD=750.0000

N2=4.951.3363
E2=5.000.0004

S 0.0000 W
HD=579.7100

N3=4.371.6263
E3=5.000.0004

S 89.5341 W
HD=750.0000

N4=4.370.2402
E4=5.050.0016

H 0.0000 E
HD=579.0300

N5=4.950.0702
E5=5.050.0016

Σ HD=2,659,5400
AREA=434,820.1264
9.9823 ***

*Art File
on CUP*

November 21, 1983

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning


Lambsdale - Post Office Substation, 12th and Glendale

For the last couple of years there has been discussion about a post office substation near 13th and Oliver. Your office has had considerable correspondence from the postal authorities, and I have provided responses for you over time.

They have settled on the site at Lambsdale, which is the large undeveloped tract at the southeast corner of 13th and Oliver. As you may remember, we had a rather major set of proceedings on this area some years ago while Commissioners Shannahan and Donnell were on the bench. Issues involved were drainage and neighborhood opposition. Since that time the property has transferred to the ownership of the Wesley Foundation, the Wichita Art Association, and the Wichita Board of Trustees. Over the last year and a half, I have counseled with all of these groups as to what types of proceedings to use in putting the property into production, and more specifically how to handle the post office substation. Because this property was the subject of restrictive covenants and a site plan recorded with the Register of Deeds, normal proceedings are insufficient to overcome the original actions (such as administrative adjustments and lot splits).

We have had filed with us a revised Community Unit Plan which will lessen the amount of existing commercial on the site and largely leave unresolved at this time the future of the balance of the tract of land. There has been division among the principals involved as to whether they ought to get the whole piece settled as to its future use or to do just a part of it. The handling and indecision by the group, together with the need to generate cash flows and what must be a sales contract for the post office substation, has precipitated their filing the partial amendment. I have no problems with this procedure, and I am working with Elton Parsons who is acting as agent for the land ownership.

This memo is for your information. If questions are directed to you, please refer them to me, Jack Galbraith, or Art Chambers on my staff. This has been tentatively scheduled for our MAPC meeting of January 12, 1984.


Robert A. Lakin
Director of Planning

RAL:rme

cc: Don Anderson, Director, Housing & Economic Development

DP-135

Lambdale
assoc. 2-2563

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

REVISED
APPLICATION

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 Wichita Art Association
Address 9112 E. Central, Wichita, KS 67206 Phone 686-6687
Agent Landmark Communities, Inc.
Address 3500 N. Rock Road, #100, Wichita, KS 67226 Phone 686-7451
- b. Applicant Wesley Medical Endowment Association
Address 3306 E. Central, Wichita, KS 67208 Phone 688-2035
Agent Landmark Communities, Inc.
Address 3500 N. Rock Road, #100, Wichita, KS 67226 Phone 686-7451
- c. Applicant Wichita State University Endowment Association
Address 2150 N. Yale, Wichita, KS 67208 Phone 689-3040
Agent Landmark Communities, Inc.
Address 3500 N. Rock Road, #100, Wichita, KS 67226 Phone 686-7451

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

2. a. The applicant hereby requests Community Unit Plan approval on property zoned L.C. and legally described as Lot(s) N/A
N/A, Block(s) Portion of Block 1,
Lambdale Fourth Addition.

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

See attached sheet.

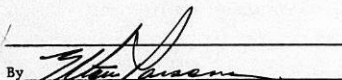
2. b. There are 10.0 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

a. at the Southeast corner of Oliver
and 13th Street North; or

b. on the N/A side of N/A (Avenue,
Street) between N/A (Avenue, Street) and
N/A (Avenue, Street).

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

By  Authorized Agent (if any)
Elton Parsons, V.P.-
Landmark Communities, Inc.

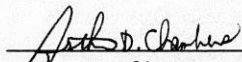
By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 4:00
(AM, PM) on 4/30/87 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ N/A.

 Name
sr Planner Title



MID-KANSAS ENGINEERING CONSULTANTS
240 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT Lambe Property - LC - C.U.P.

PROJECT NO. _____ DATE 11-29-83

TO Art Chambers

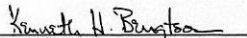
Security Abstract

434 North Main

Wichita, Kansas 67202

A tract of land in the northwest quarter of Section 13, Township 27 south, Range 1 east of the 6th P.M., said tract also being a portion of Block 1, Fourth Addition to Lamsdale, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the northwest corner of Block 1, Fourth Addition to Lamsdale, said point also being the intersection of the south line of 13th Street and the east line of Oliver Street; thence easterly along said south line of 13th Street on an assumed bearing of N 89° 54' 15" E, 750.00 feet; thence S 0° 00' 00" E, 579.71 feet; thence S 89° 53' 41" W, 750.00 feet to the east line of Oliver Street; thence northerly along said east line on an assumed bearing of N 0° 00' 00" E, 579.83 feet to the point of beginning, containing 9.98 acres more or less.


Kenneth H. Bengtson, P.E.

KHB/dg

cc: Bill Yung

DP 135

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

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, 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 Wichita Art Association
 Address 9112 E. Central, Wichita, KS 67206 Phone 686-6687
 Agent Landmark Communities, Inc.
 Address 3500 N. Rock Road, #100, Wichita, KS 67226 Phone 686-7451
 - b. Applicant Wesley Medical Endowment Association
 Address 3306 E. Central, Wichita, KS 67208 Phone 688-2035
 Agent Landmark Communities, Inc.
 Address 3500 N. Rock Road, #100, Wichita, KS 67226 Phone 686-7451
 - c. Applicant Wichita State University Endowment Association
 Address 2150 N. Yale, Wichita, KS 67208 Phone 689-3040
 Agent Landmark Communities, Inc.
 Address 3500 N. Rock Road, #100, Wichita, KS 67226 Phone 686-7451

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

2. a. The applicant hereby requests Community Unit Plan approval on property zoned L.C. and legally described as Lot(s) N/A, Block(s) Portion of Block 1, Lambdale Fourth Addition.

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

See attached sheet.

purpose

DP-135
Lambdale Commercial
associated case

MAD
12/15/83
JENT

2. b. There are 11.5 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

a. at the Southeast corner of Oliver
and 13th Street North; or

b. on the N/A side of N/A (Avenue,
Street) between N/A (Avenue, Street) and
N/A (Avenue, Street).

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

By [Signature] By _____
Authorized Agent (if any) Authorized Agent (if any)
V.P. - Landmark Communities, Inc.

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

5. OFFICE USE ONLY

This application was received at the Planning Department at 415
(AM, PM) on Nov 10, 1983 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 500.00.

NO ownership list

[Signature] Name
z. planner Title



MID-KANSAS ENGINEERING CONSULTANTS
 240 NORTH ROCK ROAD SUITE 130
 WICHITA, KANSAS 67206

PROJECT Lambe Property LC - C.U.P.

PROJECT NO. _____ DATE 11-3-83

TO Ardie Ponte

Security Abstract

434 North Main

Wichita, Kansas 67202

A tract of land in the northwest quarter of Section 13, Township 27 south, Range 1 east of the 6th P.M., said tract also being a portion of Block 1, Fourth Addition to Lambsdale, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the northwest corner of Block 1, Fourth Addition to Lambsdale, said point also being the intersection of the south line of 13th Street and the east line of Oliver Street; thence easterly along said south line of 13th Street on an assumed bearing of N 89° 54' 15" E, 1045.00 feet; thence S 0° 05' 45" E, 80.00 feet; thence S 44° 54' 15" W, 418.08 feet; thence S 0° 00' 00" E, 204.08 feet; thence S 89° 53' 41" W, 750.00 feet to the east line of Oliver Street; thence northerly along said east line on an assumed bearing of N 0° 00' 00" S, 579.83 feet to the point of beginning, containing 11.53 acres more or less.

OK for legal

Superseded

Michael D. Harding
 Michael D. Harding, P.E.

MDH/dg



Please Deliver: Art Chambers

Metropolitan Planning - City Hall

Art,
Will deliver other list on Lambe
Property IC rezoned to R-6
as soon as complete.

Cheryl

SECURITY ABSTRACT AND TITLE CO., INC.
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
SECURITY IS KNOWING

DP-135

OWNERSHIP LIST
Lambe Property -- LC - C.U.P.

<u>Property Description</u>	<u>Property Owner</u>
Block 1, Fourth Addition to Lambsdale	X Claude R. Lambe (dec.)
Lots 1 through 4, inclusive and the east 13½ feet of lots 45, 46, 47 & 48, Block 1, Country Club Heights, together with a perpetual easement for driveway purposes described: Beginning at the northeast corner of lot 5, Block 1, Country Club Heights; thence south along the east side of said lot 5 to the southeast corner thereof; thence in a northwesterly direction to a point on the north line of lot 5, 25 feet west of the northeast corner of said lot 5; thence east along the north line of said lot 5 to the point of beginning & the west 123 feet of lots 45, 46, 47 & 48, Block 1, Country Club Heights.	✓ Swiss Construction Inc. 901 S. 160th St. E. 67230
Lot 5, Block 1, Country Club Heights, subject to driveway ease described above & all of lots 6 through 11, inclusive, Block 1, Country Club Heights.	✓ Richard Ayesh 322 Laura 67211
Lots 12, 13, & 14, Block 1, Country Club Heights.	Same as above
Lots 15 & 16, Block 1, Country Club Heights	✓ Dean L. Bussart Rebecca P. Bussart 1011 Patricia St. 67208
Lots 17 & 18, Block 1, Country Club Heights	✓ Lydia Pond 1319 N. Oliver 67208
Lots 19 & 20, Block 1, Country Club Heights	✓ Peter G. Janzen Tabea L. Janzen 1315 N. Oliver 67208
Lots 21 & 22, Block 1, Country Club Heights	✓ Steven M. Monroe 1307 N. Oliver 67208
Lots 23 & 24, Block 1, Country Club Heights	Shirley M. Starr ✓ 1301 N. Oliver 67208
Lots 25 & 26, Block 1, Country Club Heights	✓ Sandra B. Nance 1302 N. Dellrose 67208
Lots 27 & 28, Block 1, Country Club Heights	✓ Webster Thomas Bourn, Jr. Elsie L. Bourn address unknown 10909 W. Edna 67212

<u>Property Description</u>	<u>Property Owner</u>
Lots 29 & 30, Block 1, Country Club Heights	✓ Dale E. Virden Martha Jo Virden 1312 N. Dellrose 67208
Lots 31 & 32, Block 1, Country Club Heights	✓ Ray J. Waldo Dolores M. Waldo 1316 N. Dellrose 67208
Lots 33 & 34, Block 1, Country Club Heights	✓ John Lawrence Bennett Lana Elaine Bennett 1322 N. Dellrose 67208
Lots 35 & 36, Block 1, Country Club Heights	✓ Clarence P. Keil Delores Ellen Keil 1328 N. Dellrose 67208
Lots 37 & 38, Block 1, Country Club Heights	✓ Virgil Howard Goodson Bethie Weese Goodson 1332 N. Dellrose 67208
Lots 39 & 40, Block 1, Country Club Heights	✓ Robert Rawlin Stevens Dorothy Eleanor Stevens 1338 N. Dellrose 67208
Lots 41, 42, 43, & 44, Block 1, Country Club Heights	D Richard Ayesh 322 Laura 67211
Lots 1, 2, 3 & 4, Block 2, Country Club Heights	✓ W. A. Michaelis, Jr. Peggy Lou Michaelis 211 N. Broadway 67211
Lots 5 & 6, Block 2, Country Club Heights	D Charles T. Schoenhofer- 7811 Pagent Lane 67206
Lots 7 & 8, Block 2, Country Club Heights	Same as above
Lots 9 & 10, Block 2, Country Club Heights	✓ Charles T. Schoenhofer Peggy J. Schoenhofer 7811 Pagent Lane 67206
Lots 11 & 12, Block 2, Country Club Heights	✓ Dennis W. Woodworth Vickie L. Woodworth 1333 N. Dellrose 67208
Lots 13 & 14, Block 2, Country Club Heights	✓ Paul A. Haun L. Marie Haun 1329 N. Dellrose 67208

<u>Property Description</u>	<u>Property Owner</u>
Lots 15 & 16, Block 2, Country Club Heights	✓ Dean Raymond Wheeler Norma Ruth Wheeler 1323 N. Dellrose 67208
Lots 17 & 18, Block 2, Country Club Heights	✓ Curtis Newman, Jr. Mary B. Newman 1317 N. dellrose 67208
Lots 19 & 20, Block 2, Country Club Heights	✓ Ray L. Anderson Betty Anderson 1311 N. Dellrose 67208
Lots 21 & 22, Block 2, Country Club Heights	✓ Faye E. Jordan Athen Jordan 1307 N. Dellrose 67208
Lots 23 & 24, Block 2, Country Club Heights	✓ Finney Properties 2500 E. Central 67214
Lots 25 & 26, Block 2, Country Club Heights	✓ Fred W. Winters Helen N. Winters 1302 N. Pershing 67208
Lots 27 & 28, Block 2, Country Club Heights	✓ Donald E. Burrus 1308 N. Pershing 67208
Lots 29 & 30, Block 2, Country Club Heights	✓ Brad C. Windham Ruth G. Windham 1312 N. Pershing 67208
Lots 31 & 32, Block 2, Country Club Heights	✓ Edward W. Denton Debbie J. Denton 1316 N. Pershing 67208
Lots 33 & 34, Block 2, Country Club Heights	✓ Janice E. Wetta Earl J. Wetta Route 3 Jackson, Missouri 63755
Lots 35 & 36, Block 2, Country Club Heights	✓ James Milton Boone 1328 N. Pershing 67208
Lots 37 & 38, Block 2, Country Club Heights	✓ William L. Johnson Juanita R. Johnson 1332 N. Pershing 67208

Property Description

Property Owner

Lots 39 & 40, Block 2, Country Club Heights	✓ Elvin L. Tharp Donna Tharp 1338 N. Pershing 67208
Lots 41, 42, 43, 44, 45, 46, 47 & 48, Block 2, Country Club Heights	Hardee's Lease Partners, 1980 ✓ Suite 419 Financial Center 3443 N. Central Ave. Phoenix, Arizona 85012
Lots 1 & 2, Block 7, Country Club Heights	Irvin Edwin Allen Viola Martha Allen ✓ address <u>unknown</u>
Lots 3 & 4, Block 7, Country Club Heights	Clyde C. Coulson ✓ Mabel K. Coulson 1253 N. Dellrose 67208
Lots 5 & 6, Block 7, Country Club Heights	Rodney G. Polson ✓ Emma H. Polson 1249 N. Dellrose 67208
Lots 7 & 8, Block 7, Country Club Heights	Mark Osment ✓ Ione L. Osment Route 1 Benton, Kansas 67017
Lots 9 & 10, Block 7, Country Club Heights	Archie E. Best ✓ Marguerite D. Best 1239 N. Dellrose 67208
Lots 11 & 12, Block 7, Country Club Heights	Clara B. Frerking ✓ 1233 N. Dellrose 57208
Lots 13 & 14, Block 7, Country Club Heights	× Rudella Frerking (dec.) Earl F. Need Beulah Grace Need ✓ 1229 N. Dellrose 67208
Lots 15 & 16, Block 7, Country Club Heights	✓ Audrey Lee Cooke 1223 N. Dellrose 67208

<u>Property Description</u>	<u>Property Owner</u>
Lots 41 & 42, Block 7, Country Club Heights	✓ Robert W. Blackhall 1242 N. Pershing 67208
Lots 43 & 44, Block 7, Country Club Heights	✓ Raymond F. Burke Marion E. Burke 1248 N. Dellrose 67208
Lots 45 * 46, Block 7, Country Club Heights	✓ Wesley A. Rhoden Margaret L. Rhoden 1252 N. Pershing 67208
Lots 47 & 48, Block 7, Country Club Heights	✓ Donna T. Copley 1258 N. Pershing 67208
Lots 1 & 2, Block 8, Country Club Heights	*Rosemary Haywood * ✓ Donald R. Elliott -TRY: address unknown RFD #1 Mulvane Ks 67110
Lots 3 & 4, Block 8, Country Club Heights	✓ Nola Elliott address unknown 934 So Edgemore 67218 ✓ Richard Heinrich Voigt 1255 N. Oliver 67208
Lots 5 & 6, Block 8, Country Club Heights	Dennis W. Lebbin ✓ Carol A. Lebbin 1251 N. Oliver 67208
Lots 7 & 8, Block 8, Country Club Heights	✓ Jeanette M. Schawe 1243 N. Oliver 67208
Lots 9 & 10, Block 8, Country Club Heights	✓ Richard A. Horsley Kathleen S. Horsley 1239 N. Oliver 67208
Lots 11 & 12, Block 8, Country Club Heights	*Edward L. Stamm (dec.) Matilda Stamm ✓ 1233 N. Oliver 67208
Lots 13 & 14, Block 8, Country Club Heights	✓ Eric John Christinat Dixie E. Christinat 1229 N. Oliver 67208

<u>Property Description</u>	<u>Property Owner</u>
Lots 15 & 16, Block 8, Country Club Heights	✓ Marie Warden 1144 S. Edgemoor 67218
	✓ Madalyn Cain 1223 N. Oliver 67208
	✓ Nancy Hicks 1512 N. Old Manor 67208
Lots 17 & 18, Block 8, Country Club Heights	X Ernie Spriggs* address unknown
	✓ Charles J. Bausch Sue Ella Bausch 1217 N. Oliver 67208
Lots 19 & 20, Block 8, Country Club Heights	✓ Leo H. Vogelsberg Reta Rae Vogelsberg 1211 N. Oliver 67208
Lots 21 & 22, Block 8, Country Club Heights	✓ Charles J. Case Almeta May Case 4219 Dover 67216
Lots 29 & 30, Block 8, Country Club Heights	✓ Jimmy D. Jones Della R. Jones 1212 N. Dellrose 67208
Lots 31 & 32, Block 8, Country Club Heights	✓ Ronald E. Gabbert Jane Gabbert 1216 N. Dellrose 67208
Lots 33 & 34, Block 8, Country Club Heights	✓ Marvin C. Pierson Estate 1222 N. Dellrose 67208
Lots 35 & 36, Block 8, Country Club Heights	Dean L. Bussart Rebecca P. Bussart 1011 Patricia 67208
Lots 37 & 38, Block 8, Country Club Heights	✓ Leola I. Lindahl 1232 N. Dellrose 67208

<u>Property Description</u>	<u>Property Owner</u>
Lots 39 & 40, Block 8, Country Club Heights	✓ James F. McConnell Dorothy A. McConnell 1238 N. Dellrose 67208
Lots 41 & 42, Block 8, Country Club Heights	✗ Louis H. Carle (dec.) Opal M. Carle ✓ 1242 N. Dellrose 67208
Lots 43 & 44, Block 8, Country Club Heights	✓ Leslie S. Wells 1248 N. Dellrose 67208
Lots 45 & 46, Block 8, Country Club Heights	Luther McDonald ✓ Betty Ruth McDonald 1252 N. Dellrose 67208
Lots 47 & 48, Block 8, Country Club Heights	Roy E. Wood ✓ Orleva M. Wood 1258 N. Dellrose 67208
Lot 1 & the north 15 feet of lot 2, Block 1, Glenaire Addition	John F. Sheaks Mary Ellen Sheaks ✓ 1355 St. Andrews 67230
The south 35 feet of lot 2, & the north 30 feet of lot 3, Block 1, Glenaire Addition	✓ Gene E. Hill Evaline R. Hill 1225 N. Glendale 67208
The south 20 feet of lot 3, & the north 45 feet of lot 4, Block 1, Glenaire Addition	Gary E. Wetzel ✓ Deanna D. Wetzel 1219 N. Glendale 67208
The south 5 feet of lot 4, all of lot 5, Block 1, Glenaire Addition	✓ Larry J. Rush 1213 N. Glendale 67208
Lot 6, Block 1, Glenaire Addition	Donald D. Marhenke Sharon L. Marhenke ✓ 1207 N. Glendale 67208
Lot 1, Block 2, Glenaire Addition	Warren J. Cortner ✓ G. Beth Cortner 1231 Harding 67208

<u>Property Description</u>	<u>Property Owner</u>
Lot 2, Block 2, Glenaire Addition	✓ Floyd W. Berends Bernice R. Berends 1227 Harding 67208
Lot 3, Block 2, Glenaire Addition	✓ Jack I. Stucky Darlene C. Stucky 1223 Harding 67208
Lot 4, Block 2, Glenaire Addition	✓ Norris L. Boise Dorothy M. Boise 1219 Harding 67208
Lot 5, Block 2, Glenaire Addition	✓ George E. Plant, trustee address unknown
Lot 6, Block 2, Glenaire Addition	TRY ✓ 1527 W. 19th St 67203 Robert J. Jones, Jr. 1207 Harding 67208
Lot 9, Block 2, Glenaire Addition	✓ Sophokles Anthimides Betty Anthimides 1208 N. Glendale 67208
Lot 10, Block 2, Glenaire Addition	✓ Harold L. Wise Dorothy Lou Wise 1212 N. Glendale 67208
Lot 11 & the south 15 feet of lot 12, Block 2, Glenaire Addition	✓ Dorothy Bircher Potucek Patricia Ann Patucek 1220 N. Glendale 67208
The north 35 feet of lot 12, & the south 30 feet of lot 13, Block 2, Glenaire Addition	✓ Herman C. Newcomb, Jr. Willa Mae Newcomb 1228 N. Glendale 67208
The north 20 feet of lot 13, all of lot 14, Block 2, Glenaire Addition	✓ Ronald D. Burk Barbara L. Burk 1238 N. Glendale 67208
Lot 1, Block 1, Glenaire 2nd Addition.	✓ C. Dale Barber Erlene Barber 1261 N. Glendale 67208
Lot 2, Block 1, Glenaire 2nd Addition	✓ Calvin L. Ervin V. Marion Ervin 1255 N. Glendale 67208

<u>Property Description</u>	<u>Property Owner</u>
Lot 3, Block 1, Glennaire 2nd Addition	✓ David W. Newton Margaret V. Newton 1249 N. Glendale 67208
Lot 4, Block 1, Glennaire 2nd Addition	✓ Paul I. Jeffrey Mary E. Jeffrey 1243 N. Glendale 67208
Lot 1, Block 2, Glennaire 2-nd Addition	✓ William E. Horn Vivian C. Horn 1261 Harding 67208
Lot 2, Block 2, Glennaire 2nd Addition	✓ Terry L. Schmidt 1253 N. Harding 67208
Lot 3, Block 2, Glennaire 2nd Addition	✓ Pearlle V. Wells 1249 N. Harding 67208
Lot 4, Block 2, Glennaire 2nd Addition	✓ Lawrence E. Sperry Alice Sperry 1243 Harding 67208
Lot 5, Block 2, Glennaire 2nd Addition	✓ Cedric A. Johnson Frances E. Johnson 1244 N. Glendale 67208
Lot 6, Block 2, Glennaire 2nd Addition	✓ Russell Martin Faye E. Martin 6207 E. 8th 67208
Lot 7, Block 2, Glennaire 2nd Addition	✓ F. K. Swonger (dec.) Erma M. Swonger 1256 N. Glendale 67208
Lot 8, Block 2, Glennaire 2nd Addition	✓ Ortwin Alvin Runge Norma L. Runge 1262 N. Glendale 67208
Lot 1, Mathis Addition	✓ Stanton L. Bradley Kay Bradley 1240 N. Oliver 67208

Property DescriptionProperty Owner

Lot 2, Mathis Addition	✓ Eugene Miller Anna Marie Miller address unknown Trk: 2412 Columbia, 67204
Reserve C, Ken-Mar Addition	W. A. Michaelis, Jr. Peggy Lou Michaelis 211 N. Broadway 67211
Lots 1 through 24, inclusive, Block 13, University Heights	✓ Tidemann Properties 150 N. Market 67202
Lot 1, except the south 70 feet, Block 12, University Heights	✓ Bruce A. Shanger 1445 N. Harding 67208
The north 60 feet of the south 70 feet of lot 1, Block 12, University Heights	Trustees, University Christian Church ✓ 4401 E. 17 67208
The south 10 feet of lot 1, all of lots 2 & 3, Block 12, University Heights	✓ Mary Rogene Wright 1433 N. Harding 67208
Lots 4, 5 & the north 10 feet of lot 6, Block 12, University Heights	✓ John C. Enslow, Jr. Anna M. Enslow 1427 N. Harding 67208
The south 15 feet of lot 6, all of lot 7, & the north 20 feet of lot 8, Block 12, University Heights	Hubert M. King Betty Mae King ✓ 1421 N. Harding 67208
The south 5 feet of lot 8, all of lots 9 & 10, & the north 5 feet of lot 11, Block 12, University Heights	✓ Mary E. Albright 1415 N. Harding 67208
The south 20 feet of lot 11, all of lot 12, & the north 15 feet of lot 13, Block 12, University Heights	Jesse L. Graham Ina L. Graham ✓ 1403 N. Harding 67208
The south 10 feet of lot 13, all of lots 14 & 15, Block 12, University Heights	same as above
all of lot 16, & 17 & the south 10 feet of lot 18, Block 12, University Heights	Kenneth R. Danel Lola Pauline Danel ✓ 1402 N. Glendale 67208
The north 15 feet of lot 18, all of lot 19, & the south 20 feet of lot 20, Block 12, University Heights	Ernest C. McGuire Cora I. McGuire X address unknown

Property DescriptionProperty Owner

The north 5 feet of lot 20, all of lots 21 & 22, & the south 5 feet of lot 23, Block 12, University Heights

✓ Adele A. DeThamplé
✗ address unknown

The north 20 feet of lot 23, all of lot 24, & the south 15 feet of lot 25, Block 12, University Heights

✓ Paul B. Tinius
Regina E. Cooper
1420 N. Glendale
67208

The north 10 feet of lot 25, all of lots 26 & 27, Block 12, University Heights

✓ Mark Stewart Gietzen
1426 N. Glendale
67208

Lot 28, 29 & the south 10 feet of lot 30, Block 12, University Heights

✓ David J. Ekeler
Cheryl K. Ekeler
1432 N. Glendale
67208

Lot 30, except the south 10 feet, Block 12, University Heights

✓ Dorothy Lundstedt
Walter Palmer
2852 Fairview
67204

Beginning at a point on the front line 7.5 feet easterly of the westerly line of lot 31, thence northeasterly along front line of lots 31, 30, 29 & 28, to a point 5 feet northeasterly of the westerly line of lot 28; thence northwesterly to a point on the rear line of said lot 28; thence 3.36 feet northeasterly of the westerly line of said lot 28; thence southwesterly along the rear line of lots 28, 29, 30 & 31, 56.77 feet to a point 5.39 feet northeasterly of the westerly line of lot 31; thence southeasterly to a point of beginning, all in Block 14, University Heights.

✓ Country Construction
Route 1
Wichita, Kansas
67135

Beginning at a point on the front line 10 feet east of the southwest corner of lot 34; thence easterly along the front line of lots 34, 33, 32 & 31 to a point 7.5 feet east of the southwest corner of lot 31; thence northwesterly to a point on the rear line of lot 31, 5.39 feet east of the northwest corner of lot 31; thence west along the rear line of lots 31, 32, 33 & 34, 57.15 feet to a point 7.65 feet east of the northwest corner of lot 34; thence southeast to point of beginning, Block 14, University Heights.

✗ Oliver C. Thurow (dec.)
Lucille A. Thurow
✓ 1521 Northeast Parkway
67208

Property DescriptionProperty Owner

A tract beginning at a point on the north front line of lot 25, 2.5 feet northeast of the westerly line of lot 25; thence northeast along the front line of lots 24, 25, & 23, to the westerly line of lot 22; thence northwesterly along the west line of lot 22 to the rear line of lot 22; thence southwesterly along the rear line of lot 23, 24 & 25, 55.77 feet to a point 1.53 feet northeast of the west line of lot 25; thence southeasterly to point of beginning, Block 14, University Heights.

✓ Robert James Rigby
Jeral Delayne Rigby
1539 Northeast Parkway
67208

A strip 1.53 feet at rear and 2.5 feet at front adjoining lot 26, all of lots 26 & 27, & 28 except a strip 3.36 feet at rear and 5 feet at front adjoining lot 29, Block 14, University Heights

✓ Robert A. Shrum
Beverly A. Shrum
407 Oakwood Dr.
67208

Beginning at a point on the front line at the middle of lot 37; thence easterly along the front line of lots 37, 36, 35 and 34 a distance of 72.5 feet to a point 10 feet easterly of the southwest corner of lot 34; thence northerly to a point on rear line of lot 34, which is 7.62 feet easterly of the northwest corner of lot 34; thence westerly along rear line of lot 34, 35, 36 & 37, 57.77 feet to the middle of lot 37; thence southerly to point of beginning, Block 14, University Heights.

✓ Dale K. James
Alice J. James
1017 N. Dellrose
67208

Beginning at the southwest corner of lot 39, Block 14, University Heights Addition; thence easterly along the front line of lots 39, 38 & 37 a distance of 62.5 feet to a point at the middle of lot 37 thence northerly to a point on the rear line at the middle of said lot 37; thence westerly along the rear line of lots 37, 38, 39 a distance of 50.55 feet to the northwest corner of lot 39; thence southerly to place of beginning.

✓ George D. Shike
Buena Mae Shike
1509 Northeast Parkway
67208

Lots 40, 41, 42, 43, 44 & the west 5 feet of lot 45, Block 14, University Heights

✓ Ronald R. Davis
M. Corinee Davis
1440 N. Oliver
67208

Beginning at a point on the front line 5 feet easterly of the westerly line of lot 45; thence easterly along the front line of lots 45, 46 & 47, 60 feet to a point 10 feet west of the east line of lot 47; thence southeasterly parallel with the easterly line to a point on the rear line of lot 47; thence westerly 96.18 feet to a point 5 feet easterly of the easterly line of lot 44; thence northwesterly to point of beginning. Block 14, University Heights

✓ Michael J. Massaglia
Nancy L. Massaglia
1508 Floberta
67208

Property DescriptionProperty Owner

Beginning at a point on the front line 10 feet westerly of the easterly line of lot 47; thence northeasterly along the front line of lots 47, 48 & 49, 60 feet to a point on the easterly line of lot 49; thence southeasterly along the easterly line of lot 49 to a point on the rear line of said lot 49; thence southwesterly along rear line of lots 49, 48 & 47, 84.12 feet to a point 10 feet southwesterly of the westerly line of lot 48; thence northwesterly to point of beginning, Block 14, University Heights.	✓ Wilbur Howard Barbara A. Howard 1514 Floberta 67208
Lots 1 & 2, Block 11, University Heights	✗ Laurel Dale Thogmartin (dec.) ✓ Delores Wilma Thogmartin 1463 N. Pinecrest 67208
Lots 3 & 4, Block 11, University Heights	✓ Elizabeth M. Lloyd 1455 N. Pinecrest 67208
Lots 5 & 6, Block 11, University Heights	✓ Hal David Dellinger Ramona M. Dellinger 4416 E. 27th N. 67220
Lots 7 & 8, Block 11, University Heights	✓ William E. Randle Texanita L. Randle 208 N. Parkwood Lane 67208
Lots 9 & 10, Block 11, University Heights	✓ Cora B. Freeman 1426 Stratford 67206 (Affadavit of Interest) Arlene B. Stockdyk ✗ Steven B. Stockdyk address <u>unknown</u>
Lots 11 & 12, Block 11, University Heights	✓ Lawrence E. Sperry Alice O. Sperry 1243 N. Harding 67208
Lots 13 & 14, Block 11, University Heights	✓ Lyle A. Weinert 1425 N. Pinecrest 67208
Lots 15 & 16, Block 11, University Heights	✓ Dudley L. Morris Teresa Lea Morris 2059 Lori Lane 67207
Lots 17 & 18, Block 11, University Heights	✓ Darrell J. Green 1415 N. Pinecrest 67208

<u>Property Description</u>	<u>Property Owner</u>
Lots 19 & 20, Block 11, University Heights	✓ Wanda W. Ellerbe 1411 N. Pinecrest 67208
Lots 21 & 22, Block 11, University Heights	✓ Robert O. Zandt Margot M. Zandt 1802 N. Edgemoor 67208
Lot 23, Block 11, University Heights	✓ Eric C. Fisher 8025 E. Orme 67207
Lots 24 & 25, Block 11, University Heights	Thomas A. Synstegard ✓ Leona E. Synstegard 8220 Brookhollow Lane 67206
Lots 26, 27 & the south 5 feet of lot 28, Block 11, University Heights	✓ Christopher R. Perleberg Greta Schmidt Perleberg 1408 N. Battin 67208
The north 20 feet of lto 28, all of lot 29, and the south 10 feet of lot 30, Block 11, University Heights	✓ Jimmie A. Miller Barbara A. Miller 4124 N. Oliver 67208
The north 15 feet of lot 30, all of lot 31, & the south 15 feet of lot 32, Block 11, University Heights	Leonard F. Saunders Carolyn M. Saunders ✓ 1420 N. Battin 67208
The north 10 feet of lto 32, all of lot 33, & the south 20 feet of lot 34, Block 11 University Heights	Robert Eugene Lott Jackie S. Lott ✓ 1426 N. Battin 67208
The north 5 feet of lot 34, all of lots 35 & 36, Block 11, University Heights	✓ Bernice Holmes 1432 N. Battin 67208
Lots 37 & 38, Block 11, University Heights	✓ Jewell Owens 1438 N. Battin 67208
Lots 39 & 40, Block 11, University Heights	✓ David E. Adams Marilyn T. Adams 1444 N. Battin 67208
Lots 41 & 42, Block 11, University Heights	✓ Lawrence H. Thimm Iva S. Thimm 1450 N. Battin 67208

<u>Property Description</u>	<u>Property Owner</u>
Lots 43 & 44, Block 11, University Heights	✓ Norval W. Simpson Mary E. Simpson 1456 N. Battin 67208
Lots 45 & 46, Block 11, University Heights	✓ Ronald E. McCurry Patricia C. McCurry 1462 N. Battin 67208
Lots 37 & 38, Block 10, University Heights	✓ James Robert Bryant Deborah M. Bryant 1438 N. Pinecrest 67208
Lots 35 & 36, Block 10, University Heights	✓ Frederick A. Ludemann Cynthia J. Ludemann 1432 N. Pinecrest 67208
Lots 33 & 34, Block 10, University Heights	✓ Clarence R. Barnes Fern C. Barnes 806 N. Volutsia 67214 (Affadavit of Interest) Dudley L. Morris, Jr. Teresa Lea Morris 2059 Lori Lane 67207
Lots 31 & 32, Block 10, University Heights	✓ Raymond Howard Baldwin Mary Jane Baldwin 1420 N. Pinecrest 67208
Lots 29 & 30, Block 10, University Heights	✓ Richard E. Botkin Pauline M. Botkin 332 Carlyle 67217
Lots 27, 28, & lots 24, 25, & 26, Block 10, University Heights	✓ Pinecrest Baptist Church address unknown
Lot 23, Block 10, University Heights	✓ Marion A. Harrison 1401 N. Old Manor 67208
The south 16 feet of lot 20, all of lots 21 & 22, Block 10, University Heights	✓ Bruce L. Alexander 1407 N. Old Manor 67208
The south 7 feet of lot 17, all of lots 18 & 19, & the north 9 feet of lot 20, Block 10, University Heights	✓ Robert M. Barrett Lynn M. Barrett 1413 N. Old Manor 67208
The north 18 feet of lot 17, all of lots 15 & 16, Block 10, University Heights	✓ Ruby P. Osteen Carol A. Womach 1419 N. Old Manor 67208

Property Description

Property Owner

Lot 1, except the west 65 feet, Block 3,
University Heights 2nd

✓ Ernest L. Schaffer
Esther Schaffer
1455 N. Battin
67208

The west 65 feet of lots 1 & 2, Block 3,
University Heights 2nd

✓ J. L. Campbell
Rita F. Campbell
5813 Rockwood Rd.
67208

Lot 2, except the west 65 feet, Block 3,
University Heights 2nd

✓ Charles W. Mullen
Elva M. Mullen
1449 N. Battin
67208

Lot 3, Block 2, University Heights 2nd

✗ John F. Jonas (dec.)
Margaret L. Jonas
✓ 1443 N. Battin
67208

Lot 4, Block 3, University Heights 2nd

✓ Floyd D. Keith
Robert J. Keith
1437 N. Battin
67208

Lot 5, Block 3, University Heights 2nd

✓ Gale W. Greenwood
Margaret E. Greenwood
1431 N. Battin
67208

Lot 6, Block 3, University Heights 2nd

✓ J. Bart Turner
Joy A. Turner
2330 N. Oliver
Apt 401
67208

Lot 7, Block 3, University Heights 2nd

✓ Max Walton
Helen M. Walton
1419 N. Battin
67208

Lot 8, Block 3, University Heights 2nd

✓ Leonard F. Saunders
Carolyn M. Saunders
1420 N. Battin
67208

Lot 9, Block 3, University Heights 2nd

✓ Tom Owens
Emma L. Owens
1407 N. Battin
67208

Lot 10, Block 3, University Heights 2nd

✗ Les Leanne Hoyt
address unknown

<u>Property Description</u>	<u>Property Owner</u>
Lot 11, Block 3, University Heights 2nd	* Cash C. Kiser (dec.) ✓ Faye Kiser ✗ Address <u>unknown</u> (Affadavit of Interest) ✓ Raymond E. Hogan 4644 Ellis 67216
Lot 12, Block 3, University Heights 2nd	✓ Rebecca Oglesby 1408 N. Harding 67208 ✗ Kenneth G. Paddock, Jr. ✗ Mary L. Frenette ✗ Ilo Jean Herwig • addresses <u>unknown</u> ✓ Wallace H. Paddock 355 Windrows Lake Goddard, Kansas 67052
Lot 13, Block 3, University Heights 2nd	✓ John W. Smith Virlea B. Smith 1414 N. Harding 67208
Lot 14, Block 3, University Heights 2nd	✓ Joseph E. Pecchioni Loretta F. Pecchioni 1420 N. Harding 67208
Lot 15, Block 3, University Heights 2nd	✓ Dale V. Sharp Helen L. Sharp 1426 N. Harding 67208
Lot 16, Block 3, University Heights 2nd	✓ Frank E. Patton, Jr. Sharon E. Patton 1432 N. Harding 67208
Lot 17, Block 3, University Heights 2nd	✓ Jesse Edward O'Rourke Vera Bell O'Rourke 1438 N. Harding 67208
Lot 18, Block 3, University Heights 2nd	* Donald L. Howland (dec.) ✓ Ardis Howland 1444 Harding 67208
The east 70 feet of lots 19 & 20, Block 3, University Heights 2nd	✓ Sam Bryant Lillie Bryant 5007 E. 14th 67208
Lot 19, except the east 70 feet, Block 3, University Heights 2nd	✓ Roger D. Pendergraft Louise Pendergraft 6950 Rushwood Cir. 67226

<u>Property Description</u>	<u>Property Owner</u>
The east 140 feet of the west 180 feet of a tract: Beginning 60 rods south of the northwest corner of the Northwest Quarter of Section 13-27-1 E; thence south 4 rods; thence east 40 rods; thence north 4 rods; thence west 40 rods to the point of beginning.	✓ David Allen Fletcher Betty A. Fletcher 1228 N. Oliver 67208
The East 150 feet of the west 180 feet of the south 4 rods of the north 60 rods of the northwest Quarter of Section 13, 27-1E; except the west 10 feet condemned for street A-31456.	✓ Albert R. Washington Shirley J. Washington 1236 N. Oliver 67208
Beginning at the northwest corner of lot 1 Mathis Addition; thence north 5 feet; thence east 140 feet; thence south 5 feet; thence west to beginning, NW $\frac{1}{4}$ Section 13-27-1E.	✓ Robert Lawrence Dorothy Lawrence 2215 Greenfield 67217
Beginning at a point 1-88 feet south of the northwest corner of the northwest Quarter Section 13-27-1E; thence east 180 feet; thence south 132 feet; thence west 180 feet; thence north 132 feet to the place of beginning.	✓ Ralph Brown Lulu L. Brown 1202 N. Oliver 67208
The east 150 feet of the west 180 feet of the south 8 rods of the north 72 rods of the NW $\frac{1}{4}$ Section 13-27-1E.	✓ Alvin Leon Smith Barbara Jean Smith 12022 E. Harry 67207
Beginning 690 feet south & 40 feet east of the northwest corner of the NW $\frac{1}{4}$ Section 13-27-1E; thence east 140 feet; thence south 109 feet; thence west 140 feet; thence north 109 feet to the point of beginning.	✓ Richard D. Myers (dec.) ✓ Janet M. Myers 1244 N. Oliver 67208
Beginning at the northeast corner of Lambsdale 4th Addition; east parallel & 50 feet south of the center line of 13th Street, 310 feet to the northwest corner of Lambsdale 2nd Addition; thence north 20 feet; thence west parallel & 30 feet south of the center line of 13th street, 310 feet; thence south 20 feet to beginning, Section 13-27-1E.	✓ City of Wichita 455 N. Main 67202
Beginning 40 rods south of the NW corner of the NW $\frac{1}{4}$ Section 13-27-1E; thence south 2.95 feet; thence east 40 rods; thence north 2.76 feet; thence west 40 rods to beginning.	✓ <i>Spratt Brigg Sarto</i> Board of County Commission 455 N. Main 67202

Property Description

Property Owner

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$
&
The West Half of the Northeast Quarter
of the Northwest Quarter &
The North Half of the Northwest Quarter
of the Northwest Quarter Section 13-27-1E,
except part platted as 4th Addition to
Lambsdale & 3rd Addition to Lambsdale &
2nd Addition to Lambsdale.

X Claude R. Lambe (dec.)

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 600 foot radius of:

Beginning at the northwest corner of Block 1, Fourth
Addition to Lambsdale, said point also being the
intersection of the south line of 13th Street and the
east line of Oliver Street; thence easterly along
said south line of 13th Street on an assumed bearing
of N 89° 54' 15" E, 1045.00 feet; thence S0° 05' 45" E,
80.00 feet; thence S 44° 54' 15" W, 418.08 feet;
thence S0°00' 00" E, 204.08 feet; thence S 89° 53'41" W,
750.00 feet to the east line of Oliver Street;
thence northerly along said east line on an assumed bearing of
N 0°00'00" E, 579.83 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 16th day of
November, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Cable

vice President

Order No:
cf

FROM _____ DATE _____

ADMINISTRATION ADVANCE PLANS CURRENT PLANS GRAPHICS

- Lakin
- Walter
- Doramus
- Eubanks
- Hanson
- Henderson
- Lakin, E.
- Nelson
- Scott
- _____

- ~~Schwartz~~
- Schwartz
- ~~Bachtel~~
- Bachtel
- ~~Curtman~~
- Curtman
- ~~Flynn~~
- Flynn
- Hart
- Losew
- Shen
- Spain
- Vinson
- _____

- ~~Lytle~~
- Lytle
- Young
- Chambers
- Fleck
- Nagley
- Olivarez
- Shirkey
- McDonald

- Pierce
- Commer
- Crook
- Garland
- Singhal
- Whitney
- _____

File with Lombdale

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- Files

REMARKS *A good example of "over kill" - could have been done in 2 pages!*

UNITED STATES POSTAL SERVICE
FIELD REAL ESTATE & BUILDINGS OFFICE
5700 Broadmoor, Room 920
Mission, KS 66202 - 2462

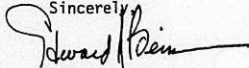
DATE: March 16, 1982

OUR REF: CER2:DKAdams:1c
SUBJECT: Munger Station
Wichita, Kansas 67208
TO: Wichita-Sedgwick County Metropolitan
Area Planning Commission
455 North Main Street, Tenth Floor
Wichita, Kansas 67202

Gentlemen:

With reference to our letters of May 15, 1981, and November 23, 1981,
above subject, enclosed for your information and reference is a copy
of the Preferred Area Environmental Assessment for Munger Station in
Wichita, Kansas.

Sincerely,



EDWARD J. BEINS
General Manager

Enclosure

RECEIVED

MAR 18 1982

METROPOLITAN PLANNING
ROUTE _____

PREFERRED AREA
ENVIRONMENTAL ASSESSMENT

MUNGER STATION WICHITA, KANSAS

UNITED STATES POSTAL SERVICE
REAL ESTATE AND BUILDINGS DEPARTMENT
MISSION, KANSAS

MARCH, 1982



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PREFERRED AREA
ENVIRONMENTAL ASSESSMENT

FOR

MUNGER STATION
WICHITA, KANSAS

MARCH, 1982

UNITED STATES POSTAL SERVICE
REAL ESTATE AND BUILDINGS DEPARTMENT
MISSION, KANSAS

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SUMMARY

Munger Station is located in the northeastern portion of the City of Wichita, Kansas, and was constructed in 1959. The facility provides finance, lock box and delivery service to six zip code areas and handles secondary distribution of preferential flats and parcel post.

The service area for Munger Station has increased 25 percent in population growth during the last five years. To keep pace with this increase, an additional five city routes and two rural routes have been added to service 4,000 new residential and 200 business customers.

The existing facility is too small and overcrowded for the amount of mail handled at the station. For this reason, Booker Associates, Inc. was retained by the United States Postal Service to prepare a "Preferred Area Assessment" for the proposed study area.

The study area proposed for placement of a new postal facility is one bounded by 19th Street on the north, 9th Street on the south, Gouverneur on the east and Terrace Drive on the west. The study area was divided into five (5) subunits to more fully assess the environmental impacts of a new facility placement and evaluated according to 14 criteria.

After the environmental evaluation was completed, a matrix was prepared showing the number of "recommended", "acceptable" and "not recommended" ratings received by each subunit. The higher the number of recommended ratings, the more acceptable the area is from an environmental standpoint. Subunits 2 and 4 each received four recommended ratings and are most acceptable for placement of a facility.

DESCRIPTION OF PROPOSED ACTION

Existing Conditions

Munger Station is located in the northeastern portion of Wichita, Kansas at 1455 North Terrace (see Plate 1). The building in which the station is housed was constructed in 1959 and was first occupied by the United States Postal Service on September 1 of that year.

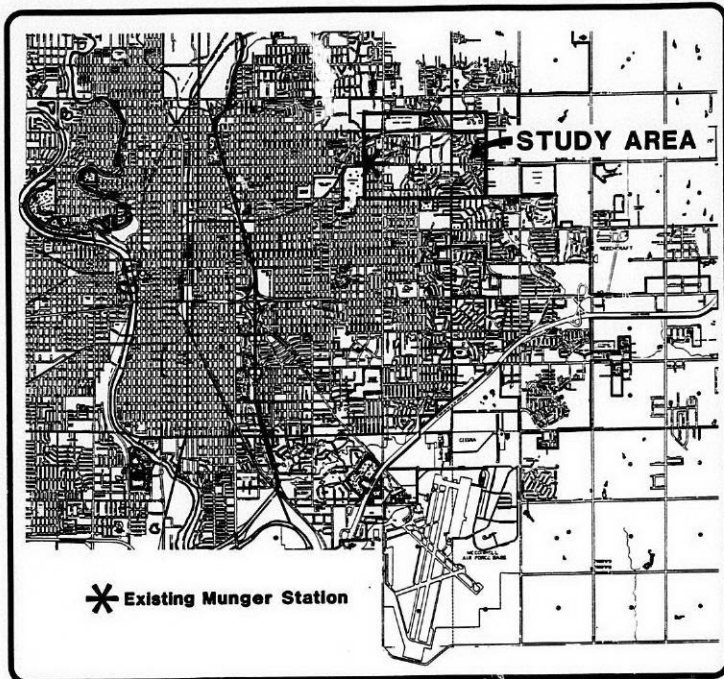
The total site on which the building is located contains 40,115 square feet. An area of 6,903 square feet comprises the facility space. The additional area contains 43 parking spaces for postal and rural carrier vehicles and 12 parking spaces for customers. No spaces are provided for employee parking.

The Munger Station facility provides finance, lock box and carrier delivery service to Zip Code Areas 67206, 67208, 67220, 67226, 67228 and 67230. The facility also handles all secondary distribution of preferential flats and parcel post. Secondary distribution to carrier deliver routes and out-going mail is sent to the General Mail Facility in Wichita, Kansas, for distribution.

Reasons for Proposed Action

The delivery area is located on the outskirts of the City of Wichita and has tremendous growth potential. The population of this service area has increased 25 percent during the last five years. Concurrent with this population increase, average daily window transactions have increased 20 percent. An additional 16 carriers, 5 city routes and 2 rural routes have been added during this period to handle an increase of 4,268 residential and 214 business deliveries.

The vestibule area will not adequately handle incoming mail. According to U.S. Postal Service criteria, the workroom space is 117 percent deficient in size. There are no lunch or locker room facilities. In addition, there



VICINITY MAP



north

U.S. POSTAL SERVICE - MUNGER STATION

PLATE 1

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Engineers Architects Planners

is no office space for the station manager or for the janitor's storage area. The box lobby is too small for existing conditions and the women's restroom facilities are inadequate. Customer parking during peak periods is insufficient.

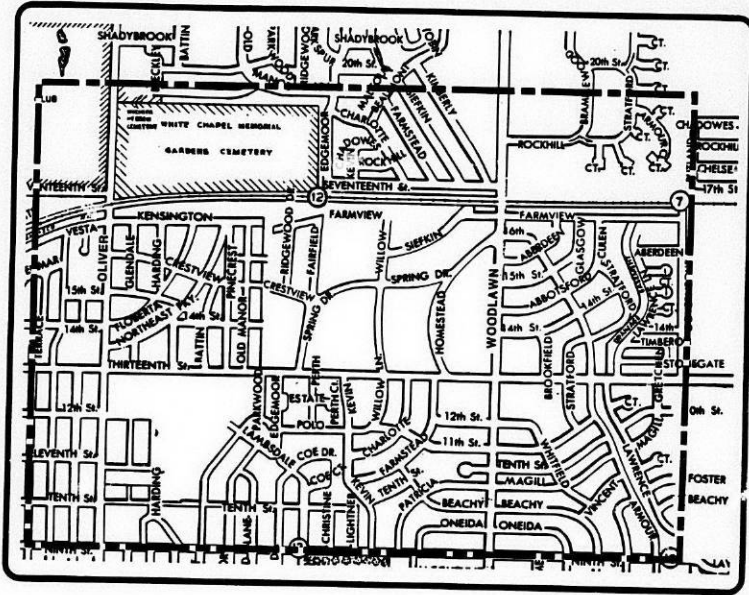
Proposed Action

For the above described reasons, it is proposed that a new facility be constructed for Munger Station. Based on a ten-year projection, the facility would require a site of approximately 80,000 square feet to meet projected demands. The postal facility itself would constitute 16,000 square feet of the site, including the platform. This represents a projected enlargement of 100 percent over the existing site.

The area proposed for placement of a new postal facility is one bounded by 19th Street on the north, 9th Street on the south, Gouverneur on the east and Terrace Drive on the west (See Plate 2). This area lies within the zip code zones of 67206 and 67208 and, according to 1980 Census data, has a population of 6,852 persons.

In order to determine the environmental consequences of placing a new facility in the study area, the United States Postal Service (USPS), retained Booker Associates, Inc. to prepare a "Preferred Area Environmental Assessment".

In an effort to more thoroughly study the preferred area, it was subdivided into five (5) units. These subunits were then evaluated according to three land use classifications: Commercial, Residential and Public Use. No industrial land uses are located within the study boundaries. The Public Use classification, which includes schools, parks, and public buildings was eliminated from consideration because of the unsuitability of public use land for placement of a postal facility. Only those areas designated as Light Commercial have approved zoning for placement of a postal facility.



STUDY AREA



north

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U.S. POSTAL SERVICE - MUNGER STATION

PLATE 2

Other zoning classifications require a special permit through the Metropolitan Area Planning and Zoning Commission. For a summary of zoning regulations, see Table 1. The remaining two land uses were evaluated for each subunit based on the following criteria:

Physical Environment

- A. Land Use Pattern
- B. Floodplain/Wetlands
- C. Prime Farmland
- D. Undeveloped Natural Areas
- E. Historic Places and Sites

Cultural Environment

- F. Vacating Existing Facilities
- G. Residential Area
- H. Traffic and Congestion
- I. Transportation
- J. Noise
- K. Employee Relocation
- L. Air Quality
- M. Utilities
- N. Other Unique Areas of Concern

Each of the subunits were evaluated according to the 14 criteria presented above and assigned a rating of either "recommended", "acceptable" or "not recommended". A matrix was then prepared showing the tabulations for each respective subunit and the totals for each rating category (see Conclusion section).

TABLE 1

SUMMARY OF CITY OF WICHITA ZONING REGULATIONS

<u>District</u>	<u>Name of District</u>	<u>Uses Permitted</u>
AA	One Family Dwelling	One family dwellings, parks, schools, golf courses, nurseries, farming, truck gardening, churches
A	Two Family Dwelling	Uses permitted in "AA" District and two family dwelling, care homes (five and less)
RB	Four Family Dwelling	Any use permitted in more restrictive zones, any four family dwelling.
R-5	General Residence District	Any use permitted in the "A" District and multiple family dwellings
R-6	General Residence District	Uses permitted are identical with those in the "R-5" District
B	Multiple Family Dwelling	Any use permitted in more restrictive zones and multiple family dwellings, boarding and lodging houses, hospitals, greenhouses, off-street parking
BB	Office District	Any use permitted in more restrictive zones and general offices, medical laboratories
LC	Light Commercial	Any use permitted in residential and office zones and purely retail business operated within a building
C	Commercial	Uses permitted in all preceding zones and others not offensive because of dust, noise, odor or smoke
CUP	Community Unit Plan	Shopping center/retail, permits those use groups approved as part of a total development plan
D	Central Business District	Any use permitted in more restrictive zones and others not offensive because of dust, noise, odor, smoke or fire danger
E	Light Industrial	All industrial and commercial uses except those most offensive because of noise, dust, smoke, odors and except those first permitted in AA, A, RB, R-5, R-6, and G Districts
F	Heavy Industrial	Any use, some conditional upon specific approval of City Commission, except those first permitted in AA, A, RB, R-5, R-6, B and G Districts

TABLE 1
SUMMARY OF WICHITA ZONING REGULATIONS
(continued)

<u>District</u>	<u>Name of District</u>	<u>Uses Permitted</u>
G	Mobile Home	Mobile home park, when complying with Title 26 of the City Code, schools, churches, parks, day nurseries, home occupations
U	University	Universities, colleges, seminaries and other institutions of learning and related uses

Source: Wichita Sedgwick County Metropolitan Area Planning Department

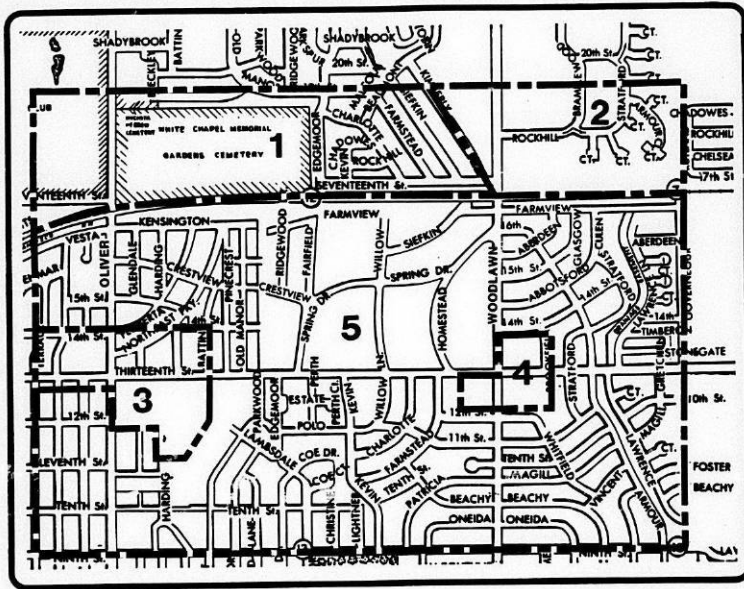
SUBUNIT 1

Introduction

This subunit is roughly bounded by 19th Street on the north, the St. Louis and San Francisco Railway on the south, Kimberly Street on the east and a portion of the Wichita State University Shocker Club on the west (see Plate 3). It contains a mix of residential and public land uses with residential occupying approximately two-thirds of the total area and public land one-third (see Plate 4). The residential portion is zoned for a combination of one family, two family and multiple family dwellings (see Plate 5). The White Chapel Memorial Gardens Cemetary is included within the residential classification. Public land consists of university zoning for the WSU Shocker Club. This is the largest block of public land in the study area.

Physical Environment

- A. Land Use Patterns: The land use patterns are established and appear to be stable. Residential housing consists of new homes (mid to late 1970's) on large lots. A vacant area zoned for residential is located near the intersection of 17th and Oliver. The inclusion of a postal facility would not provide a stimulus for significant change in this subunit.
- B. Floodplain/Wetland: Information obtained from the City of Wichita, Department of Engineering indicates that the 100-year floodplain does not occur in this subunit (see Plate 6). Development of a postal facility in a known floodplain is not recommended.
- C. Prime Farmland: Information obtained from the United States Department of Agriculture - Soil Conservation Service indicates that all vacant land within the subunit is classified as prime farmland. All developed land is classified as urban disturbed. Zoning within the subunit does not allow for agricultural use and no land is currently in agricultural production.



SUBUNITS

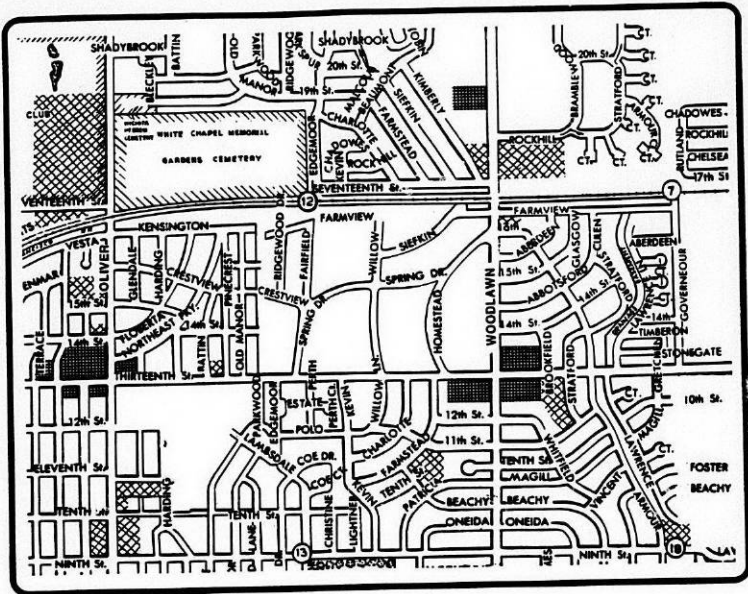


north

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U.S. POSTAL SERVICE - MUNGER STATION

PLATE 3



EXISTING LAND USES

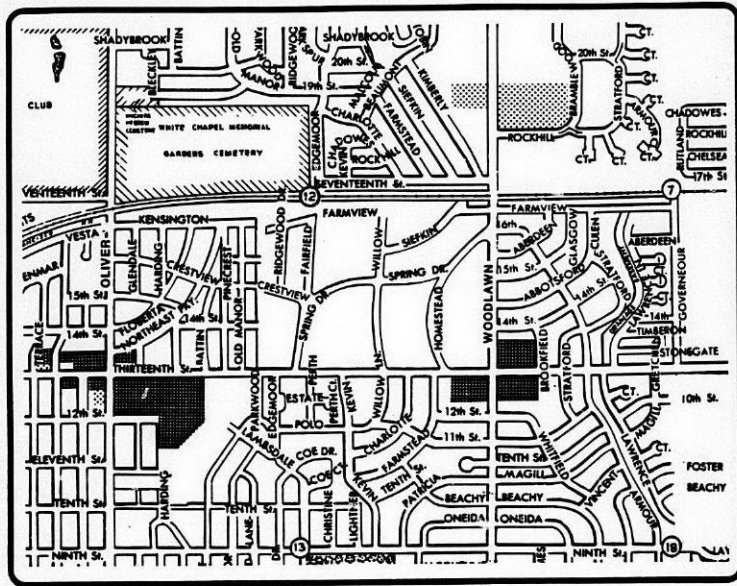
- Residential
- Commercial
- Public



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U.S. POSTAL SERVICE - MUNGER STATION

PLATE 4



ZONING

- Residential
- Office District
- Commercial

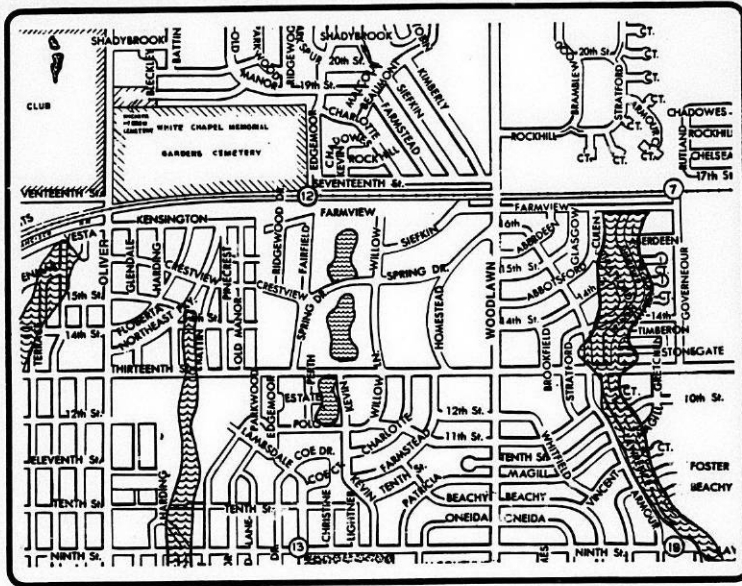


north



Booker
Engineers Architects Planners

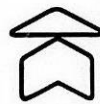
U.S. POSTAL SERVICE - MUNGER STATION

PLATE 5



FLOODPLAIN

- 100-year Floodplain 
- Standing Water Area 



north

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Engineers Architects Planners

U.S. POSTAL SERVICE - MUNGER STATION

PLATE 6

- D. Undeveloped Natural Areas: An estimated 20 percent of the land in this subunit is park/open space consisting of the Wichita State University Shocker Club. Placement of a postal facility in this area would not adversely affect any existing or proposed park or open space according to the City of Wichita, Board of Park Commissioners (see Appendix).
- E. Historic Places and Sites: Coordination with the Kansas State Historical Society indicates that there are no properties in this subunit which are listed on the National Register of Historic Places, nor any historic or archeological sites listed in the state inventory. In addition, this subunit has a low potential for discovery of surface indications of archeological sites (see Appendix).

Cultural Environment

- F. Vacating Existing Facilities: The existing Munger Station will be vacated if a new facility is constructed. Although postal patrons in the immediate vicinity of Munger Station may be adversely affected, overall there should be little economic impact since the new station will be located within 15 blocks of the existing postal facility. Also, taxes would not be affected by vacating the existing facility as the building is leased and the owner will continue to pay the necessary taxes.
- G. Residential Area: The placement of a postal facility in a residential area is not recommended because of the amount of traffic and noise generated by postal operations and zoning restrictions. A possible exception would be a placement along a major street or thoroughfare with attention given to the blending of the facility architecturally with surrounding residences.
- H. Traffic and Congestion: Traffic patterns within this subunit are limited due to the presence of the railroad to the south and the broken pattern of 19th Street toward the north. Access would be limited to Oliver to

the west, 17th Street to the south and Edgemoor in the central portion of the subunit.

Information on traffic accidents during the past three years obtained from the City of Wichita Engineering Department indicates that a total of 28 accidents have occurred in this subunit. Twenty of those accidents have occurred at the intersection of 17th and Oliver with five at 17th and Woodlawn and three in other areas (see Table 2).

- I. Transportation: Removal of the present facility and placement in this subunit would shorten the distance from the existing Munger Station to the expanding service area of the Northeast portion of Wichita.
- J. Noise: Due to increased traffic in the area, some degree of additional noise will be generated from the facility. It is, therefore, more acceptable to place a new postal facility in an area compatible with the increased noise. These areas include those zoned for business and commercial use. It is recommended that a postal facility not be placed in noise sensitive areas such as residential or schools. The hours of operation should not affect churches.
- K. Employee Relocation: No postal employee would be required to relocate if a new facility were placed in this subunit. According to the Munger station manager, the employees at the station are broadly distributed throughout the City of Wichita and the surrounding area.
- L. Air Quality: No negative air quality impacts would be associated with relocation of Munger Station in this subunit according to information provided by the City of Wichita. Department of Community Health.
- M. Utilities: All utilities necessary for postal operations are readily available at this subunit.

TABLE 2

TRAFFIC ACCIDENTS FOR THE PAST THREE YEARS
CITY OF WICHITA

<u>Intersection</u>	<u>Number of Accidents</u>
9th and Oliver	8
11th and Oliver	1
13th and Oliver	70
14th and Oliver	9
15th and Oliver	3
Kensington and Oliver	2
Oliver and Vesta Drive	5
17th and Oliver	20
9th and Edgemoor	16
Edgemoor and Lambsdale	1
Edgemoor and Polo	1
13th and Edgemoor	9
17th and Edgemoor	2
Jacqueline and Woodlawn	1
9th and Woodlawn	13
Beachy and Woodlawn	1
10th and Woodlawn	1
11th and Woodlawn	2
13th and Woodlawn	34
14th and Woodlawn	1
Farmview and Woodlawn	2
17th and Woodlawn	5
13th and Glendale	3
13th and Harding	2
13th and Pinecrest	6
13th and Old Manor	1
13th and Perth	2
13th and Farmstead	2
13th and Brookfield	1
17th and Farmstead	1
9th and Harding	1
9th and Pinecrest	1
9th and Lightner	1

Source: The City of Wichita, Department of
Engineering

N. Other Unique Areas of Concern: The Burlington-Northern Railroad presently uses the railway located along the southern edge of this subunit at a rate of once every other day. This should have little impact on postal operations in this area.

SUBUNIT 2

Introduction

This subunit is bounded by a line parallel to 19th Street on the north, the St. Louis and San Francisco Railway on the south, Rutland Street on the east and Kimberly Street on the west (see Plate 3). It contains two churches and several commercial establishments, although most of the area is currently vacant. A new shopping area is located north of the subunit and fronts on Woodlawn (see Plate 4). Approved zoning for the area includes residential and commercial uses. The residential portion consists of one family, two family and multiple family dwellings along with a general residence district area. Commercial uses include office district and light commercial areas (see Plate 5).

Physical Environment

- A. Land Use Patterns: The present land use patterns allow for further development in this subunit. These areas are zoned for general residence district and office district use. The location of a postal facility in this area could provide a stimulus for further growth in this subunit.
- B. Floodplain/Wetland: The City of Wichita, Department of Engineering, provided 100-year floodplain maps. However, the limit of detailed study was Farmview Drive. A visual on-site investigation indicates that the West Branch of Gypsum Creek lies within the zoned residential area and appears to be sufficiently removed from the commercial area where a postal facility might be placed (see Plate 5).
- C. Prime Farmland: Information provided by the United States Department of Agriculture - Soil Conservation Service concerning soils in the area indicates that all undeveloped land in the subunit is classified as prime farmland. All developed lands are urban disturbed. No land is

currently in agricultural production and the vacant areas are zoned for urban uses.

- D. Undeveloped Natural Areas: No existing or proposed park or open space is located in this subunit and, hence, the placement of a postal facility would not adversely affect any undeveloped natural areas (see Appendix).
- E. Historic Places and Sites: The Kansas State Historical Society has indicated that there are no properties in the subunit which are listed on the National Register of Historic Places, nor any historic or archeological sites listed in the state inventory. This subunit also has a low potential for discovery of surface indications of archeological sites (see Appendix).

Cultural Environment

- F. Vacating Existing Facilities: The existing Munger Station will be vacated if a new postal facility is constructed. A new facility in this subunit would be 15 - 20 blocks from the existing station and nearer the present area of expansion and development in Wichita.

Taxes would not be affected by vacating the existing facility since the building is leased and the owner will continue to pay required taxes.

- G. Residential Area: Residential areas are not conducive to the placement of a postal facility due to the additional amount of traffic and subsequent noise generated by postal operations. Zoning restrictions limit postal facilities to business and commercial areas. An exception would be to locate the facility along a major street (arterial or collector). No existing residential property is located in this subunit.

- H. Traffic and Congestion: Traffic routes in this subunit consist primarily of Woodlawn and a section of Bramblewood. Woodlawn is a north-south arterial road. Construction of numerous commercial establishments, including a new shopping center, has resulted in an ever-increasing number of trips to other areas. A new facility could be placed at the intersection of Woodlawn and 17th Street if signalization was incorporated. The signalization would need to be synchronized with the railway. Five accidents have occurred at this intersection during the past three years (See Table 2).
- I. Transportation: Removal of the existing postal facility and placement in this subunit would shorten the distance for postal patrons and carriers to the expanding service area of the northeast section of Wichita.
- J. Noise: Some increased noise levels would result from placement of a postal facility due to additional traffic. This indicates that care should be taken to select an area compatible with increased noise (business and commercial). It is not recommended that a facility be placed near residential areas or schools. Churches should not be affected due to hours of operation.
- K. Employee Relocation: No postal employee would be required to relocate should a new postal facility be placed in this subunit.
- L. Air Quality: No negative air quality impacts would be associated with relocation of Munger Station in this subunit according to information from the City of Wichita, Department of Community Health.
- M. Utilities: All necessary utilities for operation of a postal facility are readily available in this subunit.
- N. Other Unique Areas of Concern: The Burlington-Northern Railroad operates along the St. Louis and San Francisco trackage at a rate of one trip every other day. This should not negatively impact postal operations in the area.

SUBUNIT 3

Introduction

This subunit consists of an area bounded roughly by 14th Street on the north, 12th Street on the south, Battin Street on the east and Terrace on the west (see Plate 3). Residential housing is located in the northeastern section of the subunit. The remaining area contains various light commercial uses and a large vacant tract located in the southeastern section (see Plate 4). Zoning is primarily light commercial. The residential portion is zoned for one family, two family and multiple family dwellings. The commercially zoned areas contain office district, light commercial and other general commercial uses.

Physical Environment

- A. Land Use Patterns: The land use patterns allow for further development in this subunit. A large vacant tract of land remains in the southeast area of the subunit. This tract is presently zoned light commercial. The remaining area consists of older homes (1950's) and a section of supporting commercial services (i.e., services stations, grocery stores). The inclusion of a postal facility in the area could provide a stimulus for further change in this subunit.
- B. Floodplain/Wetland: Information obtained from the Department of Engineering, City of Wichita, indicates that the 100-year floodplain covers less than five percent of this subunit (see Plate 6). Development of a postal facility in a known floodplain is not recommended.
- C. Prime Farmland: Information was obtained from the United States Department of Agriculture - Soil Conservation Service pertaining to the presence of prime farmland in the area. This information indicates that vacant land in this subunit is classified as prime farmland and developed land as urban disturbed. The large tract of vacant land in the subunit is not

currently farmed and is zoned light commercial.

- D. Undeveloped Natural Areas: No park or open space exists in this subunit and according to the Board of Park Commissioners for the City of Wichita, placement of a postal facility in this subunit would not adversely affect any proposed park or open space (see Appendix).
- E. Historic Places and Sites: Coordination with the Kansas State Historical Society indicates that there are no properties in this subunit which are listed on the National Register of Historic Places, nor any historic or archeological sites listed in the state inventory. In addition, this subunit has a low potential for discovery of surface indications of archeological sites (see Appendix).

Cultural Environment

- F. Vacating Existing Facilities: The existing Munger Station will be vacated if a new facility is constructed. There should be little economic impact since the building is leased and taxes would continue to be paid by the owner. Also, a new facility in this subunit would be within five blocks of the existing station.
- G. Residential Area: Although there are no nighttime postal operations from this facility, the amount of noise and traffic generated would not be conducive to placement in a residential area. A possible exception would be the placement of a facility along a major street (collector or arterial). Some attention should be given to blending the facility with surrounding architectural styles if placed near an existing residential area.
- H. Traffic and Congestion: Traffic is carried within the subunit along two major streets: 13th and Oliver. According to data obtained from the City of Wichita, Engineering Department, the traffic counts during peak periods range from 1900 - 2300 vehicles through the 13th and

Oliver intersection. Seventy accidents have occurred at this intersection during the past three years. This compares with only 34 at 13th and Woodlawn. Placement of a postal facility site at the intersection of 13th and Oliver is not recommended due to the number of accidents which have occurred at this intersection. As with the existing station location, increased patron usage could lead to additional traffic through this intersection remitting in a further risk of accidents. Frontage on either of these streets is acceptable.

- I. Transportation: Removal of the present facility and placement in this subunit would not substantially shorten the distance traveled by carriers or postal patrons due to its close proximity to the existing Munger Station.
- J. Noise: Because of increased noise, it is more acceptable to place a new facility in areas zoned for business and commercial use. The new postal facility should not be placed in residential areas or near schools although churches would not be affected because of the hours of operation.
- K. Employee Relocation: No postal employees would be required to relocate if a new postal facility were placed in this subunit.
- L. Air Quality: No negative air quality impacts would be associated with relocation of Munger Station to this subunit according to information provided by the City of Wichita, Department of Community Health.
- M. Utilities: All utilities necessary for postal operations are readily available in this subunit.
- N. Other Unique Areas of Concern: None.

SUBUNIT 4

Introduction

This subunit is roughly bounded by 14th Street on the north, 12th Street on the south, Brookfield on the east and Farmstead on the west (see Plate 3). It entirely contains an area zoned for light commercial use (see Plate 5).

Physical Environment

- A. Land Use Patterns: The land use patterns are established with the exception of one vacant area fronting on Brookfield. The remaining areas contain a bank, an apartment complex, a church and several other small commercial establishments (see Plate 4). The inclusion of a postal facility on this subunit would not provide a stimulus for further change in this area.
- B. Floodplain/Wetland: No floodplain or wetland areas are present in this subunit according to information provided by the City of Wichita, Department of Engineering (see Plate 6).
- C. Prime Farmland: Information provided by the Soil Conservation Service indicates that vacant land in the subunit is considered prime farmland and developed land is classified as urban disturbed. No land is currently farmed in this area and the only remaining vacant parcel is zoned light commercial.
- D. Undeveloped Natural Areas: No parks or open spaces are contained within this subunit and the placement of a postal facility would not adversely affect any existing or proposed park or open space according to the Board of Park Commissioners of the City of Wichita (see Appendix).

- E. Historic Places and Sites: According to the Kansas State Historical Society, no properties in this subunit are listed on the National Register of Historic Places, nor are any sites listed in the State inventory of historic or archeological sites. This subunit also has a low potential for discovery of surface indications of archeological sites (see Appendix).

Cultural Environment

- F. Vacating Existing Facilities: The existing Munger Station will be vacated if a new facility is constructed. Although some impact will be felt by postal patrons in the immediate vicinity, the placement in this subunit would be closer to the majority of patrons served by this facility. In addition, since the facility is leased at present, the owner of the building would still be responsible to pay the appropriate taxes.
- G. Residential Area: No residential properties are located in this subunit with the exception of an existing apartment complex which is zoned for light commercial use. The amount of traffic and noise generated by the facility would be compatible with the existing commercial zoning.
- H. Traffic and Congestion: Traffic within this subunit is concentrated on 13th and Woodlawn. Traffic counts conducted by the City Engineering Department at this intersection in 1980 indicated an average daily county of 12,800 on Woodlawn, south of the intersection and 12,100 north of the intersection. On 13th Street the count was 12,500 east of the intersection and 12,600 west of the intersection. A total of 34 traffic accidents have occurred at this intersection during the past three years. Other accidents in the subunit include one at Brookfield and 13th Street and one at 14th and Woodlawn.

Although locating the proposed facility adjacent to the 13th Street and Woodlawn intersection is not recommended, it is acceptable to have

the facility front one of these streets to permit east access and utilize a street capable of carrying the increased traffic generated by the facility.

- I. Transportation: Removal of the present facility and placement in this subunit would shorten the distance from the existing postal facility to the majority of postal patrons.
- J. Noise: It is not recommended that the proposed facility be placed in a residential area because of the increased noise. However, placement in any area zoned for commercial use is acceptable.
- K. Employee Relocation: No employees would be required to relocate should the new facility be placed in this subunit. The station manager for Munger Station indicated that the employees at this existing facility are located throughout the City of Wichita and the surrounding area.
- L. Air Quality: No negative air quality impacts would be associated with relocation of Munger Station in this subunit according to information provided by the City of Wichita, Department of Community Health.
- M. Utilities: All utilities necessary for postal operations are readily available in this subunit.
- N. Other Unique Areas of Concern: None

SUBUNIT 5

Introduction

This subunit is roughly bounded by the St. Louis and San Francisco Railway on the north, 9th Street on the south, Gouverneur on the east and Terrace on the west with the exception of subunits 3 and 4 as previously described (see Plate 3). The entire area consists of residential housing. The residential housing contains a combination of one family, two family and multiple family dwellings (see Plate 5).

Physical Environment

- A. Land Use Patterns: The land use patterns appear to be firmly established with a mix of housing ranging from single family to multiple family housing. Homes were constructed from the 1950's through to the present. The lot size is variable with the newer homes generally on larger lots. The inclusion of a postal facility in this area would not be conducive to existing land use patterns (see Plate 4).
- B. Floodplain/Metland: The 100-year floodplain area covers less than ten percent of this subunit. In addition, areas of standing water occur in the central portion of the subunit (see Plate 6). Development of a postal facility in a known floodplain is not recommended.
- C. Prime Farmland: Information obtained from the United States Department of Agriculture - Soil Conservation Service office in Wichita indicates that developed land in the subunit is urban disturbed with vacant parcels being prime farmland. No areas are in agricultural production and all areas are zoned for residential use.
- D. Undeveloped Natural Areas: No park or open space is contained within this subunit although there are some open areas near the entrances to

subdivisions and in roadway medians. According to the City of Wichita, Board of Park Commissioners, the placement of a new postal facility in this subunit would not adversely affect any existing or proposed park or open spaces (see Appendix).

- E. Historic Places and Sites: This subunit has a low potential for discovery of surface indications of archeological sites and no properties are listed on the National Register of Historic Places or in the state inventory of historic or archeological sites according to the Kansas State Historical Society (see Appendix).

Cultural Environment

- F. Vacating Existing Facilities: The existing Munger Station will be vacated if a new postal facility is constructed. There should be little impact to the area in general, although patrons in the immediate area will have to travel farther for postal service. The building is presently being leased by the United States Postal Service and the owner will continue to be responsible for payment of the appropriate taxes.
- G. Residential Area: The placement of a postal facility in a residential area is generally inappropriate due to the increased noise and traffic generated from the facility. Since this entire subunit contains only established residential properties, it would not be recommended to place the proposed facility in this subunit.
- H. Traffic and Congestion: Major streets within the subunit consist of 9th Street, 13th Street, Oliver and Woodlawn. No recent traffic information was available for these streets except at the three major intersections, as previously discussed under subunits 3 and 4. There appear to be no major traffic problems within the subunit. Traffic accidents are not concentrated in any particular area (see Table 2).

- I. Transportation: Removal of the existing Munger Station and placement in this subunit would shorten the distance for most parcel patrons which are located northeast of the study area.
- J. Noise: Due to the increased noise associated with traffic at the facility, it is recommended that the proposed facility be placed in an area compatible with the increased noise such as commercial and business uses. Residential areas are not recommended for placement of a postal facility.
- K. Employee Relocation: No postal employee would be required to relocate should the proposed facility be placed in this subunit.
- L. Air Quality. No negative air quality impacts would be associated with the placement of a postal facility in this subunit according to the City of Wichita, Department of Community Health.
- M. Utilities: All utilities necessary for postal operations are readily available in this subunit.
- N. Other Unique Areas of Concern: None.

CONCLUSION

Based upon the information presented in this "Preferred Area Environmental Assessment" it would appear that subunits number 2 and 4 are most acceptable for placement of a new postal facility from an environmental standpoint.

Each of these units received four "recommended" ratings in the areas of land use patterns, residential area, traffic and congestion, transportation and noise. The only "not recommended" rating was in the category of prime farmland. If possible, it would seem more appropriate to select a site already urbanized even though it appears likely that all vacant ground in the study area will eventually be developed.

Clearly, the poorest choice for the placement of a new postal facility would be in subunit number 5 which received no "recommended" ratings and five "not recommended" ratings. This subunit is zoned entirely residential and location of a postal facility in the area seems inappropriate.

The most appropriate zoning for this type of facility is the office district zoning, although less restrictive zoning areas (i.e., light commercial) can accept this type of facility with the approval of the Wichita Sedgwick County Metropolitan Area Planning Department.

MUNGER STATION
CITY OF WICHITA

PHYSICAL ENVIRONMENT	SUBUNITS															
	1			2			3			4			5			
	R*	A	X	R	A	X	R	A	X	R	A	X	R	A	X	
A. Land Use Pattern		•		•			•			•					•	
B. Floodplain/Metlands		•			•			•			•			•		
C. Prime Farmland			•			•			•			•			•	
D. Undeveloped Natural Areas		•			•			•			•			•		
E. Historic Places and Sites		•			•			•			•			•		
CULTURAL ENVIRONMENT																
F. Vacating Existing Facilities		•			•			•			•			•		
G. Residential Area			•	•			•			•				•	•	
H. Traffic and Congestion			•	•				•		•				•	•	
I. Transportation	•			•				•			•			•		
J. Noise			•		•			•		•				•	•	
K. Employee Relocation		•			•			•			•			•		
L. Air Quality		•			•			•			•			•		
M. Utilities		•			•			•			•			•		
N. Other Unique Areas of Concern		•			•		NA			NA			NA			
TOTAL	1	9	4	4	9	1	2	10	1	4	8	1	-	8	5	

*Key: R-Recommended A-Acceptable X-Not Recommended NA-Not Applicable

Note: In general, the preferred area zones that receive the highest number of "recommended" ratings are those offering the greatest possibilities for locating sites that are acceptable from an environmental standpoint.

REFERENCES

Persons contacted either in person or through correspondence include:

<u>Person</u>	<u>Agency Represented</u>
Mr. Paul Graves	Department of Engineering City of Wichita Wichita, Kansas
Mr. Michael Tallman	Department of Engineering City of Wichita Wichita, Kansas
Mr. Robert Young	Wichita-Sedgwick County Metropolitan Area Planning Department Wichita, Kansas
Mr. Donald Jenkins	United States Postal Service Munger Station Wichita, Kansas
Mr. Huenergardt	Department of Community Health City of Wichita Wichita, Kansas
Mr. Lawrence Henry	United States Department of Agriculture Soil Conservation Service Wichita, Kansas

REFERENCES
(continued)

Mr. Richard Pankratz	Kansas State Historical Society Topeka, Kansas
Mr. Thomas Allen, Jr.	Board of Park Commissioners City of Wichita Wichita, Kansas
Mr. Robert Wood	Kansas Fish and Game Pratt, Kansas
Mr. Charles Sowards	United States Department of the Interior Fish and Wildlife Service Pierre, South Dakota
Mr. Carl Sandwith	Department of Engineering City of Wichita Wichita, Kansas
Mr. Steven Potucek	City Real Estate Assessor's Office City of Wichita Wichita, Kansas
Mr. William McKinley	Department of Engineering City of Wichita Wichita, Kansas

Persons involved with the preparation of this report include:

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Planner-in-Charge: Missouri

Member: American Institute of Certified Planners
American Planning Association
National Association of Housing and Redevelopment Officials
National Council for Urban Economic Development
National Trust for Historic Preservation
Missouri Parks and Recreation Association

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International Association of Theoretical and Applied Limnology

DAN R. LANG

University of Missouri - Columbia, B.S., Fisheries and Wildlife Management, 1977

Webster College - Graduate Studies in Management, 1980

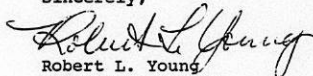
Member: American Fisheries Society
Missouri Parks and Recreation Association

APPENDIX

Mr. Dan R. Lang
December 1, 1981
Page Two

In regard to the official zoning map, the existing zoning district information is available on microfiche reader cards similar to the blank card enclosed. Each card covers a quarter square mile area of the city and is color coded to zoning districts. The area you have delineated will require twelve (12) cards for complete coverage. We can make copies of these cards available to you at a cost of \$.75 each. A copy of the corresponding city zoning ordinance is also available for \$5.00. Please advise if you desire to have the zoning map and ordinance information in the available described form.

Sincerely,


Robert L. Young
Principal Planner

RLY:jps
Attachments



KANSAS STATE HISTORICAL SOCIETY

120 West Tenth • Topeka, Kansas 66612 • 913/296-3251

December 1, 1981

Dan R. Lang
Environmental Planner
Booker Associates, Inc.
1139 Olive Street
St. Louis, MO 63101

Re: U. S. Postal Service
Preferred Area Environmental
Assessment
Munger Station
Wichita, Kansas
Booker Project No. E-1792-13

Dear Mr. Lang:

Staff review of the preferred area for construction of the proposed new Munger Station postal facility in Wichita has been completed. There are no properties listed on the National Register of Historic Places within the preferred area, nor any historic or archeological sites listed in the state inventory.

The preferred area is one of low potential for discovering the surface indications of an archeological site and no preconstruction survey should be necessary. If new construction is preceded by the demolition or alteration of an existing structure within the preferred area, the State Historic Preservation Officer should be given an opportunity to comment prior to beginning the project.

Very truly yours,

Joseph W. Snell
State Historic Preservation Officer

Richard Pankratz
by Richard Pankratz
Director, Historic
Preservation Department

RP/maw

JOSEPH W. SNELL, Executive Director
ROBERT W. RICHMOND, Assistant Executive Director
PORTIA ALBERT, Head Librarian
EUGENE D. DEGENER, State Archivist
MARK A. HUNT, Museum Director
THOMAS A. WITTY, State Archaeologist
PATRICIA A. MICHAELIS, Curator of Manuscripts
FORREST R. BLACKBURN, Director of Publications

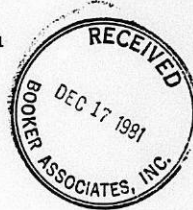
RICHARD D. PANKRATZ, Director, Historic Preservation Dept.
THOMAS P. BARR, Historic Properties Supervisor
LARRY JOCHIMS, Research Historian
M. D. KOWELL, Fiscal Officer
MARILYN FOSTER, Director of Development
WYLE H. MILLER, Executive Director Emeritus
EDGAR LANGSDORF, Executive Director Emeritus



United States Department of the Interior *maile*
 FISH AND WILDLIFE SERVICE
 AREA OFFICE: SOUTH DAKOTA-NEBRASKA-KANSAS
 POST OFFICE BOX 250
 PIERRE, SOUTH DAKOTA 57501

IN REPLY REFER TO

December 14, 1981



Mr. Dan Lang
 Environmental Planner
 Booker Associates, Inc.
 1139 Olive Street
 St. Louis, MO 63101

Dear Mr. Lang:

This responds to your letter of November 25, 1981, regarding a proposed postal facility for the city of Wichita, Sedgewick County, Kansas. Based upon the information provided, the proposed facility will not involve any federally listed endangered or threatened species. However, if any changes are made in the project plans, the Fish and Wildlife Service must be informed so that we may consider the proposed changes.

Thank you for the opportunity to review and comment.

Sincerely,

C L Sowards

Charles L. Sowards
 Area Manager

KN:11

BOOKER ASSOCIATES, INC.	
ADM	
ELF	
RCP	
PRG	
SEC	
PR	
ADMN	
ENR	
ENG	
RES	
CUSTS	
FIG	
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General P.	12-17-81
Sales File	

*Done
12.17.81
20/2*

Booker
Engineers Architects Planners

Booker Associates, Inc.
1139 Olive Street
St. Louis, Missouri 63101

Cables: Bookconeng
(314) 421-1476
TWX/TELEX 910-761-1148

December 1, 1981



City of Wichita
c/o Parks and Recreation Department
455 North Main Street
Wichita, Kansas 67202

Re: Preferred Area Assessment
Contract No. 199964-80-J-0006
Environmental Impact Assessments
Work Order No. 12, Munger Station
Wichita, Kansas
U.S. Postal Service
Booker Project No. E-1792-13

Dear Sir:

I am enclosing a map showing the preferred area for construction of a new U.S. Postal facility in Wichita, Kansas. Please review the location and determine whether any existing or proposed park areas or open space would be disturbed by the construction of a facility in this area.

If additional information is required, please contact me at your earliest convenience.

Very truly yours,

BOOKER ASSOCIATES, INC.

Dan R. Lang

Dan R. Lang
Environmental Planner

DRL/gmi

Enclosure

BOOKER ASSOCIATES, INC. REVISIONS

12-7-81

m for 12.11.81

Dear Mr. Lang:

I have examined this material and assessed its relationship to our existing and future park conditions and there is no adverse impact anticipated from such a project.

RECEIVED
Thomas B. Allen, Jr.
Director
Board of Park Commissioners
City of Wichita, Kansas
DEC 7 1981

CONFLICT OF INTEREST DISCLAIMER

Booker Associates, Inc. has no interest, financial or otherwise, in the outcome of this project.

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

Roll # 1

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