

ACTION

DATE

COMMITTEE

M.A.P.C. *Approve subject to letting 8-8-85*

B.C.C./B.CO.C. *Approved on 9-3-85*

renewed

*Parcel 172 included in Briarwood Estates 5th
released for recording 2-25-86*

DP-156 (Amend #1) - BRIARWOOD ES-
TATES RESIDENTIAL C.U.P. - East
of 119th Street West in an area
south of 13th Street North

POSTED 7-25-85 KA
JK

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approve subject to platting 8-8-85

B.C.C./B. CO. C. Approval on 9-3-85
re-recorded

Parcel 1 + 2 included in Briarwood Estates, 5th
released for recording 2-25-86

DR. ISLINGTON #1 - BRIARWOOD EST.
TOWN RESIDENTIAL C.D.P. - PART
of 19th Street West in an area
south of 15th Street North

DATA SHEET

Z- _____
SCZ- _____
CU- _____
DR- _____
DP- 136

Case Filed: Amend 1
6-28-85
Associated Case: _____

APPLICATION DATA: Map No. 4748 D & C

1. General Location: East of 119th Street West in an area south of 13th Street North

2. From _____ to _____

3. Proposed Use: _____

4. DP Name: BRIARWOOD ESTATES RESIDENTIAL COMMUNITY UNIT PLAN

5. Applicant: Inland Investment Company, Inc.

Address 10300 West Central, Wichita, Kansas 67212 Phone 722-2691

6. Agent: BILL C. Yung Design

Address 8225 East 35th Street North, Wichita, Kansas 67220 Phone 683-5567

AREA DATA:

1. Acres: 124.4 (irregular) (2440' ft. by 2900' ft.)

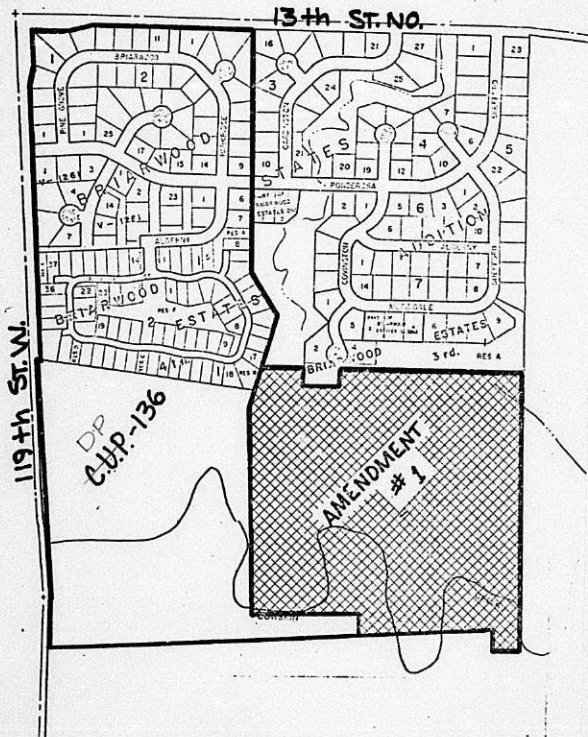
2. Adjoining Zoning: N "AA" S "AA" E "AA" W "AA" R-1

3. Land Use: North _____ East _____
South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

T9-214-2

LOS ANGELES
SAN FRANCISCO
HOUSTON
MEMPHIS
MIAMI
NEW YORK
PHOENIX
SAN ANTONIO
SAN JOSE
WASHINGTON, D.C.
WICHITA, KANSAS
YUKON, ALASKA
USA

S
No. 2153C

March 31, 1986

Mr. Larry A. Chambers
Inland Investment Company, Inc.
200 Douglas Building
Wichita, Kansas 67202

RE: DP-136 - Request for Platting Time Extension

Dear Mr. Chambers:

We have reviewed your request for an extension of the platting time associated with the Briarwood Estates Residential C.U.P. Approximately the west half of the remaining unplatted area was included in the preliminary plat of Briarwood Estates 4th Addition but was not final-platted. The east half, which is all open space area, has never been included in a plat.


Policy Statement No. 5 of the Metropolitan Area Planning Commission states that an extension of 6 to 12 months may be authorized when platting has commenced but where the market has made it impractical to complete the plat. Based on the adopted policy, an extension of 12 months, to April 17, 1987, is hereby authorized.

Sincerely,



Michael E. Lindebak
Interim Director of Planning

APPROVED:



Chris Cherches
City Manager

CC/MEL/LO:blw

cc: Bill G. Yung, 8225 East 35th Street North, Wichita, KS. 67226

INLAND INVESTMENT CO., INC.
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202
316 / 263-3201

Office of the City Manager	
<input type="checkbox"/> CEC	<input type="checkbox"/> SH <i>SH</i>
<input type="checkbox"/> RGF	<input type="checkbox"/> JA
<input type="checkbox"/> RT	<input type="checkbox"/>
MAR 20 1986	
<input type="checkbox"/> Copies To	
<input checked="" type="checkbox"/> Send To	<i>Clark Gelboin</i>
<input type="checkbox"/> File	<i>Jones</i>

March 18, 1986

Mr. Chris Cherches
City Hall-13th Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Cherches:

The Briarwood Estates Residential C.U.P. (D.P.-136) was approved in 1984 with an additional parcel added and approved on September 5, 1985. We have been actively platting various portions of this property with the latest, Briarwood Estates 5th Addition, being recorded on March 14, 1986.

As of this date, two parcels remain unplatted. Due to the amount of land involved (79 acres) and the changing market conditions, we are requesting a two-year extension of the platting time. Your consideration of this item is appreciated.

Very truly yours,

Larry A. Chambers
Larry A. Chambers
President

LAC/tf

cc: Bill Yung

RECEIVED

MAR 26 1986

METROPOLITAN PLANNING
ROUTE _____

March 11, 1986

Inland Investment Company, Inc.
10300 West Central
Wichita, Kansas 67212

RE: DP-136 - Briarwood Estates Residential C.U.P.

Gentlemen:

The above referenced C.U.P. was originally approved on April 17, 1984, subject to platting the property within two years and subject to including in the C.U.P. the open space and floodway area which is in the southeast corner of this quarter section of land. On September 3, 1985, the open space and floodway area was added to the C.U.P. and the requirement to plat it, also by April 17, 1986, was made a condition of approval.

To date, the open space and floodway area (Parcel 4) has not been platted. Neither has Parcel 5. The other three parcels have either been platted (Briarwood Estates 4th), or are in the final stages of platting (Briarwood Estates 5th).

Since the platting time limit is due to expire on April 17, 1986, you should proceed immediately to submit a plat of Parcels 4 and 5. As the platting process cannot be completed by April 17, 1986, an extension of time will be needed. The City Manager can grant an extension if a plat has been submitted. If no plat has been submitted, an extension of the platting time will require City Commission approval.

Please contact me at your earliest convenience regarding your timetable for platting this property. You may call me at 268-4421. If I have not heard from you by April 17, 1986, the C.U.P. provisions for Parcels 4 and 5 will become null and void and the property will once again come under the "AA" zoning district regulations.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

cc: Bill G. Yung, 8225 East 35th Street North, Wichita, KS. 67226

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: December 26, 1985

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Senior Planner

SUBJECT: DP-136 Briarwood Estates Residential C.U.P.
Amendment #1.

The Board of City Commissioners on September 3, 1985, considered the above-captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
- d. Parcels 1, 2, 4 and 5 shall be platted prior to April 17, 1986. Parcel 4 shall be platted when Parcel 5 is platted.

On August 29, 1985, five days before the City Commission approved the amendment which added a large open space area to the C.U.P., an adjustment was granted which permitted an increase in the number of lots in Parcels 1 and 2 from 65 to 70. At that time we asked for new prints of the amended C.U.P. to be submitted because the street system being proposed, as evidenced by their 70-lot preliminary plat, was not at all like the site plan illustrated on the C.U.P. The revised prints were never submitted, even after several reminders, and last week a 58-lot final plat was submitted for Subdivision Committee review. In discussing this with Bill Yung, it was agreed that the August 29, 1985 adjustment would be voided and we would work from the C.U.P. prints which were approved by the City Commission on September 3. Since Parcels 1 and 2 are being platted together, both are for single-family

Monty Robson, Superintendent of CID
December 26, 1985
Page 2

development, and the setbacks will be shown on the plat, there should be no major problem administering this C.U.P. even with a layout different from that illustrated.

Please mark "VOID" your copy of the August 29, 1985 adjustment letter. Attached are two copies of the amended C.U.P. for your files. If you have any questions, please call.

Louise Olivarez
Senior Planner

LO/lw

Attachments

August 29, 1985

Mr. Bill Yung
Bill C. Yung Design
8225 East 35th Street North
Wichita, Kansas 67226


RE: DP-136 - Adjustment of density for Parcels 1 & 2


Dear Mr. Yung:

We have reviewed your request for an administrative adjustment of the densities of the above-referenced parcels. Parcels 1 and 2 now permit a total of 65 single-family units. Your proposed redesign of these parcels shows a total of 70 single-family lots (two of which were platted with Parcel 3 as part of Briarwood Estates 4th Addition).

An increase of five units is only about a 3 percent increase and is not considered a substantial deviation from the original intent of the C.U.P. The overall density of the C.U.P. would still be well within the limits of the "AA" zoning district. Therefore, your request for an administrative adjustment of the density within Parcels 1 and 2 from 65 to 70 single-family units is hereby granted.

To aid us in administering this C.U.P., please provide us with four copies of the C.U.P. with the boundaries of Parcels 1 and 2 and the street layouts changed to show the new design as proposed on your preliminary plat of Briarwood Estates 5th Addition. We assume the new boundary between Parcels 1 and 2 will probably be Pine Grove/Ponderosa. General Provisions 2, 3 and 15 will also need to be revised to reflect the new figures. The label on these prints should include the wording "Adjusted as of August 29, 1985".


Michael E. Lindbak
Interim Director of Planning


Monty Robson
Superintendent of Central Inspection

August 23, 1985

Mr. Mike Lindebak
Interim Director of Planning
City Hall - Tenth Floor
455 North Main
Wichita, KS 67202

RE: Administrative adjustment to Briarwood C.U.P., D.P.-136 to increase density.

Dear Mr. Lindebak:

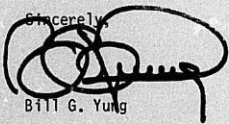
Since the C.U.P. has been prepared, Inland Investment has been working toward the platting requirements and are in the process of platting parcel one (1) and that portion of parcels two (2) and three (3) not covered by Briarwood Estates Fourth Addition.

In the final design of this area, we have increased the density by five (5) dwelling units above that which is permitted in the C.U.P. As you can see, this slight increase will not create a problem in keeping the project within the 7.2 dwelling units per acre maximum allowed by AA zoning.

The attached plan is submitted for your review and approval as a new site plan. Additionally, we are requesting that the increase in density be allowed through an administrative adjustment.

If you should require any additional information, please call me at your convenience.

Sincerely,


Bill G. Yung

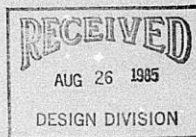
Enclosure

cc: Jack Galbraith
Larry Chambers

RECEIVED

AUG 26 1985

METROPOLITAN PLANNING
ROUTE _____



Planning Agenda Item Page

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF AMENDMENT TO THE
BRIARWOOD ESTATES RESIDENTIAL COMMUNITY UNIT PLAN

DP-136 - AMENDMENT TO THE BRIARWOOD ESTATES RESIDENTIAL
COMMUNITY UNIT PLAN, GENERALLY LOCATED EAST OF 119TH
STREET WEST IN AN AREA SOUTH OF 13TH STREET NORTH.

The MAPC recommends that the application be approved.
(see minutes for full motion)

Bayouth moved, Crockett seconded and it carried unanimously.

- ACTION:
1. Concur with the findings of fact of the Planning Commission and approve the C.U.P. amendment subject to the recommended conditions, and instruct the Planning Department to forward the zoning ordinance for first reading when the plat is forwarded to the City Commission; or
 2. Return the application to the Planning Commission for reconsideration. The City Commission states the following reasons for its action:

CPO ACTION: CPO Council Area "A" voted 7-0 to recommend approval of the request.

DATA AND MINUTES

MAPC Hearing Date: 8-08-85 BCC Hearing Date: 9-03-85

AREA DATA:

Acres: 43.3 Size: 1300' x 1540' approximately

Reason: Requirement of approval of the original C.U.P.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Private recreation area	"AA"
North	Single-family	"AA"
South	Undeveloped	"AA"
East	City park property & farmland	"AA" & "R-1"
West	Undeveloped	"AA"

History: DP-136 3-24-84 MAPC Approved
 4-17-84 BCC Approved

Applicant: Inland Investment Co., Inc., 10300 W. Central, Wichita 67213

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 8, 1985

LEGAL:

10. Case No. DP-136 - Inland Investment Co., Inc. requests amendment to the Briarwood Estates Residential Community Unit Plan beginning at a point 80.96 feet East and 75.00 feet South of the NW corner of the NW-1/4 of Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N 87°01'01" E parallel to and 75 feet from the north line of said NW-1/4 a distance of 175.00 feet; thence bearing N 72°58'50" E a distance of 103.08 feet; thence bearing N 87°01'01" E parallel to and 50 feet from the north line of said NW-1/4 a distance of 860.00 feet; thence bearing S 3°58'59" E a distance of 1201.53 feet; thence bearing S 35°58'59" E a distance of 250 feet; thence bearing S 11°50'30" W a distance of 261.40 feet; thence bearing N 87°01'01" E a distance of 201.24 feet; thence bearing S 2°58'59" E a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 180.00 feet; thence bearing N 2°58'59" W a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 921.10 feet; thence bearing S 4°08'36" E a distance of 1067.95 feet to the SE corner of the NW-1/4 of Section 18, Township 27 South, Range 1 West of the 6th P.M.; thence bearing S 4°11'55" E a distance of 473.66 feet; thence bearing N 81°34'58" W a distance of 131.64 feet; thence bearing N 4°20'52" W a distance of 75.58 feet; thence bearing S 84°34'30" W a distance of 2247.95 feet to a point lying 50 feet east of the west line of the SW-1/4 of Section 18; thence bearing N 1°52'55" W parallel to the west line of said SW-1/4 a distance of 367.70 feet to a point on the south line of the NW-1/4 of said Section 18; thence bearing N 7° 21'29" W parallel to and 50 feet from the west line of said NW-1/4 a distance of 2539.16 feet; thence bearing N 6°40'41" E a distance of 103.08 feet; thence bearing N 7°21'29" W parallel to and 75 feet from the west line of said NW-1/4 a distance of 175.00 feet to the point of beginning. Generally located east of 119th Street West in an area south of 13th Street North.

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

COMMENTS:

1. When the Briarwood Estates C.U.P. was originally approved on April 17, 1984, one of the conditions of approval was that the landlocked open space and floodway area east of Parcels 4 and 5 be included in the C.U.P. prior to issuance of building permits in Parcels 1, 2, 4 or 5. This 43.3 acre open space area is now being added to Parcel 4 and constitutes the sole amendment to the C.U.P. at this time.
2. The recreational facilities depicted on the plan currently exist. Planning staff has been advised that all of Parcel 4 will become an open space and recreational area to be owned by a homeowner's association made up of owners within all parcels of this C.U.P. plus owners of all lots within the first three Briarwood Estates plats.
3. The Director of Parks has discussed with the applicant the possibility of providing an easement along the south side of the Cowskin Creek for a pedestrian and bicycle trail to connect the City park property to the east with the Cowskin west of 119th Street. The applicant and the Director of Parks should negotiate this matter prior to the time of platting so that all necessary easements can be shown on the plat.
4. Upon the original approval of the C.U.P. on April 17, 1984, the applicant was given two years to plat or replat the property. To date, only Parcel 3 has been platted. Since only open space is being added to the C.U.P., that same platting time limit should apply to this new area.

5. Should the Planning Commission determine that the proposed amendment is appropriate, the following are recommended conditions of approval:
 - a. Parcels 1, 2, 4 and 5 shall be platted prior to April 17, 1986. Parcel 4 shall be platted when Parcel 5 is platted.
 - b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for its consideration.
 - d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

DISCUSSION:

OLIVAREZ stated that the area that was being added to the plan consisted all of open space and floodway. The reason the applicants are adding this to the plan was because, when the original C.U.P. was approved about one year ago, it was required that prior to them developing anything other than Parcel 3, they would have to include this in the plan. She said that staff recommended approval of the application. OLIVAREZ said that it was her understanding that all of this would be part of a homeowners association which will be owned and maintained by all of the owners within the C.U.P., as well as the owners of lots in the original Briarwood Estates plats which are not in the C.U.P., but will have part ownership and maintenance responsibilities for this area. She stated that when the original C.U.P. was approved, they were given two years in which to plat all of the property. That two-year time limit will expire in April of next year. She said that since the property that they are adding to the C.U.P. was simply open space, staff feels that that time limit should still apply, and would recommend approval of the C.U.P. subject to the property being platted prior to April 17, 1986, and subject to the usual three conditions which are always conditions of approval on community unit plans.

OLIVAREZ added that the applicants' agent had to leave the meeting a short while ago but she would try to answer any questions the Commission might have regarding this C.U.P.

There was no one present in opposition to the application.

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

- a. Parcels 1, 2, 4 and 5 shall be platted prior to April 17, 1986. Parcel 4 shall be platted when Parcel 5 is platted.
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the

Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for its consideration.
- d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Bayouth moved, Crockett seconded and it carried unanimously.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE August 11, 1985

TO Jack Galbraith, Chief Planner, Current Plans
FROM Barry L. Carroll, Administrative Aide III

SUBJECT Amendment to the Briarwood
Estates Residential C.U.P.

On Wednesday, August 7, CPO Council "A" considered the above captioned case, a request to add 43 acres of open space area to Parcel 4 which is located south of Briarwood Estates and the Thickets. Council members were provided the notice to adjoining property owners, and a map of the area. After extensive discussion, the Council voted 7-0 to recommend approval of the request. (Schodorf abstained with consent of CPO "A" President)

The agent, Bill G. Yung, was not present to describe the request and respond to questions from the Council. There were no area residents in attendance.

Council members were in agreement with this request and concurred with the request. Schodorf did not vote on this request since she currently lives in this development.

Please provide the Council's recommendation to the MAPC and City Commission when the Amendment to the Briarwood Estates Residential C.U.P. is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

AUG 13 1985

METROPOLITAN PLANNING

ROUTE

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

August 12, 1985

Bill G. Yung
8225 East 35th Street North
Wichita, Ks. 67220

Re: DP-136 - Amendment #1 - East of
119th Street West in an area
south of 13th Street North.

Dear Mr. Yung:

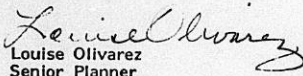
At its regular meeting on August 8, 1985, the Metropolitan Area Planning Commission considered the above-captioned community unit plan amendment. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. Parcels 1, 2, 4 and 5 shall be platted prior to April 17, 1986. Parcel 4 shall be platted when Parcel 5 is platted.
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for its consideration.
- d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

WICHITA—SEDGWICK COUNTY

Please submit six copies of the C.U.P. to our office by August 21, 1985, so that subject case can be scheduled for consideration by the Board of City Commissioners on September 2, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

Sincerely yours,


Louise Olivarez
Senior Planner

LO:sd

cc: Inland Investment Co., Inc., 10300 W. Central, Wichita 67213

RE: AGENDA ITEM NO. 10

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DP-136 - AMENDMENT TO THE BRIARWOOD ESTATES RESIDENTIAL
COMMUNITY UNIT PLAN
Generally located east of 119th Street West in an area
south of 13th Street North.

MAPC HEARING DATE: 8-08-85

Acres: 43.3

Size: 1300' x 1540' approximately

Reason: Requirement of approval of the original C.U.P.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Private recreation area	"AA"
North	Single-family	"AA"
South	Undeveloped	"AA"
East	City park property & farmland	"AA" & "R-1"
West	Undeveloped	"AA"

History: DP-136	3-24-84	MAPC	Approved
	4-17-84	BCC	Approved

Applicant: Inland Investment Co., Inc., 10300 W. Central, Wichita 67213

COMMENTS:

1. When the Briarwood Estates C.U.P. was originally approved on April 17, 1984, one of the conditions of approval was that the landlocked open space and floodway area east of Parcels 4 and 5 will be included in the C.U.P. prior to issuance of building permits in Parcels 1, 2, 4 or 5. This 43.3 acre open space area is now being added to Parcel 4 and constitutes the sole amendment to the C.U.P. at this time.
2. The recreational facilities depicted on the plan currently exist. Planning staff has been advised that all of Parcel 4 will become an open space and recreational area to be owned by a homeowner's association made up of owners within all parcels of this C.U.P. plus owners of all lots within the first three Briarwood Estates plats.
3. The Director of Parks has discussed with the applicant the possibility of providing an easement along the south side of the Cowskin Creek for a pedestrian and bicycle trail to connect the City park property to the east with the Cowskin west of 119th Street. The applicant and the Director of Parks should negotiate this matter prior to the time of platting so that all necessary easements can be shown on the plat.
4. Upon the original approval of the C.U.P. on April 17, 1984, the applicant was given two years to plat or replat the property. To date, only Parcel 3 has been platted. Since only open space is being added to the C.U.P., that same platting time limit should apply to this new area.
5. Should the Planning Commission determine that the proposed amendment is appropriate, the following are recommended conditions of approval:
 - a. Parcels 1, 2, 4 and 5 shall be platted prior to April 17, 1986. Parcel 4 shall be platted when Parcel 5 is platted.

- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for its consideration.
 - d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
-

DP-136 (Amendment #1)

44	"Notices to Adjoining Property Owners" mailed on 7-25-85 for MAPC meeting on 8-8-85.
2	One each to Applicant and Agent.
3	One each to Karen Crook, Don Schneider and CPO.
3	One each to Terry, Louise and Glen.
<hr/>	
52	TOTAL

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

July 25, 1985

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, August 8, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) at a meeting beginning at 1:30 p.m., in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the BRIARWOOD ESTATES RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

CASE NO. DP-136 : Beginning at a point 80.96 feet East and 75.00 feet South of the NW corner of the NW- $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N 87°01'01" E parallel to and 75 feet from the north line of said NW- $\frac{1}{4}$ a distance of 175.00 feet; thence bearing N 72°58'50" E a distance of 103.08 feet; thence bearing N 87°01'01" E parallel to and 50 feet from the north line of said NW- $\frac{1}{4}$ a distance of 860.00 feet; thence bearing S 3°58'59" E a distance of 1202.53 feet; thence bearing S 35°58'59" E a distance of 250.32 feet; thence bearing S 11°50'30" W a distance of 261.40 feet; thence bearing N 87°01'01" E a distance of 201.24 feet; thence bearing S 2°58'59" E a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 180.00 feet; thence bearing N 2°58'59" W a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 921.10 feet; thence bearing S 4°08'36" E a distance of 1067.95 feet to the SE corner of the NW- $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M.; thence bearing S 4°11'55" E a distance of 473.66 feet; thence bearing N 81°34'58" W a distance of 131.64 feet; thence bearing N 4°20'52" W a distance of 75.58 feet; thence bearing S 84° 34'30" W a distance of 2247.95 feet to a point lying 50 feet east of the west line of the SW- $\frac{1}{4}$ of Section 18; thence bearing N 1°52' 55" W parallel to the west line of said SW- $\frac{1}{4}$ a distance of 367.70 feet to a point on the south line of the NW- $\frac{1}{4}$ of said Section 18; thence bearing N 7°21' 29" W parallel to and 50 feet from the west line of said NW- $\frac{1}{4}$ a distance of 2539.16 feet; thence bearing N 6°40'41" E a distance of 103.08 feet; thence bearing N 7°21'29" W parallel to and 75 feet from the west line of said NW- $\frac{1}{4}$ a distance of 175.00 feet to the point of beginning. Generally located east of 119th Street West in an area south of 13th Street North.

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

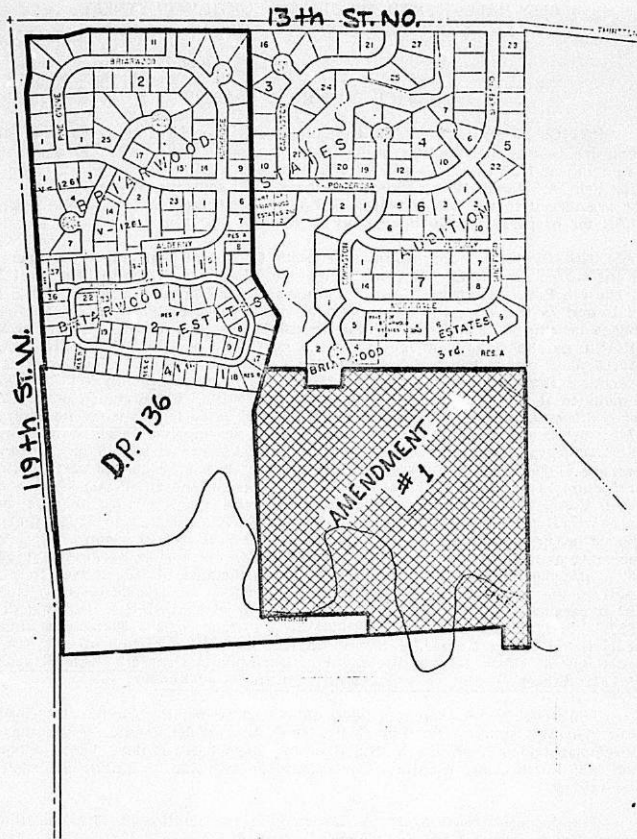
The proposed amendment on file involves the addition of 43 acres of open space area to Parcel 4 which is located south of Briarwood Estates and The Thickets. Certain private recreational facilities such as softball diamond, soccer field and tennis courts are part of this open space area. No other changes in the original development plan approved in April 1984 are proposed at this time.

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

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

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

Michael E. Lindebak
Secretary



4
NORTH

APPLICATION AREA



(_____) Published in the Daily Record on July 16, 1985 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, August 8, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission, (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the BRIARWOOD ESTATES RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

CASE NO. DP-136 : Beginning at a point 80.96 feet East and 75.00 feet South of the NW- $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N 87°01'01" E parallel to and 75 feet from the north line of said NW- $\frac{1}{4}$ a distance of 175.00 feet; thence bearing N 72°58'50" E a distance of 103.08 feet; thence bearing N 87°01'01" E parallel to and 50 feet from the north line of said NW- $\frac{1}{4}$ a distance of 860.00 feet; thence bearing S 3°58'59" E a distance of 1202.53 feet; thence bearing S 35°58'59" E a distance of 250.32 feet; thence bearing S 11°50'30" W a distance of 261.40 feet; thence bearing N 87°01'01" E a distance of 201.24 feet; thence bearing S 2°58'59" E a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 180.00 feet; thence bearing N 2°58'59" W a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 921.10 feet; thence bearing S 4°08'36" E a distance of 1067.95 feet to the SE corner of the NW- $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M.; thence bearing S 4°11'55" E a distance of 473.66 feet; thence bearing N 81°34'58" W a distance of 131.64 feet; thence bearing N 4°20'52" W a distance of 75.58 feet; thence bearing S 84°34'30" W a distance of 2247.95 feet to a point lying 50 feet east of the west line of the SW- $\frac{1}{4}$ of Section 18; thence bearing N 1°52'55" W parallel to the west line of said SW- $\frac{1}{4}$ a distance of 367.70 feet to a point on the south line of the NW- $\frac{1}{4}$ of said Section 18; thence bearing N 7°21'29" W parallel to and 50 feet from the west line of said NW- $\frac{1}{4}$ a distance of 2539.16 feet; thence bearing N 6°40'41" E a distance of 103.08 feet; thence bearing N 7°21'29" W parallel to and 75 feet from the west line of said NW- $\frac{1}{4}$ a distance of 175.00 feet to the point of beginning. Generally located east of 119th Street West in an area south of 13th Street North.

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

The proposed amendment on file involves the addition of 43 acres of open space area to Parcel 4 which is located south of Briarwood Estates and The Thickets. Certain private recreational facilities such as softball diamond, soccer field and tennis courts are part of this open space area. No other changes in the original development plan approved in April 1984 are proposed at this time.

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

WITNESS MY HAND AND SEAL this 15th day of July, 1985.

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

(SEAL)

44+2+3+1=50

CASE NO. DP-136 (AMENDMENT #1)

Beginning at a point 80.96 feet East and 75.00 feet South of the NW- $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N 87°01'01" E parallel to and 75 feet from the north line of said NW- $\frac{1}{4}$ a distance of 175.00 feet; thence bearing N 72°58'50" E a distance of 103.08 feet; thence bearing N 87°01'01" E parallel to and 50 feet from the north line of said NW- $\frac{1}{4}$ a distance of 860.00 feet; thence bearing S 3°58'59" E a distance of 1202.53 feet; thence bearing S 35°58'59" E a distance of 250.32 feet; thence bearing S 11°50'30" W a distance of 261.40 feet; thence bearing N 87°01'01" E a distance of 201.24 feet; thence bearing S 2°58'59" E a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 180.00 feet; thence bearing N 2°58'59" W a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 921.10 feet; thence bearing S 4°08'36" E a distance of 1067.95 feet to the SE corner of the NW- $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M.; thence bearing S 4°11'55" E a distance of 473.66 feet; thence bearing N 81°34'58" W a distance of 131.64 feet; thence bearing N 4°20'52" W a distance of 75.58 feet; thence bearing S 84°34'30" W a distance of 2247.95 feet to a point lying 50 feet east of the west line of the SW- $\frac{1}{4}$ of Section 18; thence bearing N 1°52'55" W parallel to the west line of said SW- $\frac{1}{4}$ a distance of 367.70 feet to a point on the south line of the NW- $\frac{1}{4}$ of said Section 18; thence bearing N 7°21'29" W parallel to and 50 feet from the west line of said NW- $\frac{1}{4}$ a distance of 2539.16 feet; thence bearing N 6°40'41" E a distance of 103.08 feet; thence bearing N 7°21'29" W parallel to and 75 feet from the west line of said NW- $\frac{1}{4}$ a distance of 175.00 feet to the point of beginning. Containing 124.4 acres, more or less. Generally located east of 119th Street West in an area south of 13th Street North.

DP-136
Amendment #1

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 Inland Investment Co., Inc. ✓
 Address 10300 W. Central, Wichita, KS 67212 Phone 722-2691
 Agent Bill G. Yung Design ✓
 Address 8225 E. 35th North, Wichita, KS 67226 Phone 683-5567
- b. Applicant _____
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____
- c. Applicant _____
 Address _____ Phone _____
 Agent _____
 Address _____ Phone _____

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

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

(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 124.4 acres (round to nearest tenth) in the above described property.

Map No. 4748D3C (N) AA (S) AA (E) AA (W) AA R-1 MAPC 8-8-85

3. The general location is (use appropriate section) On the east side of 119th St. West
in an area south of 13th Street North.
 at the southeast corner of 119th Street West

and 13th Street North; or
 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.

Inland Investment Co., Inc.
By Larry D. Chambers By _____
Authorized Agent (if any) Authorized Agent (if any)
President

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

5. OFFICE USE ONLY

This application was received at the Planning Department at 4:45
(AM, PM) on 6-28-85 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200⁰⁰.

Louise Olivarez Name
Senior Planner Title

use for
C-100

BEGINNING AT A POINT 80.96 FEET EAST AND 75.00 FEET SOUTH OF THE NW
CORNER OF THE NW1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF
THE 6TH P.M. ^{Godwin County, Kansas;} THENCE BEARING N87°01'01"E PARALLEL TO AND 75 FEET FROM
THE NORTH LINE OF SAID NW1/4 A DISTANCE OF 175.00 FEET; THENCE BEARING
N72°58'50"E A DISTANCE OF 103.08 FEET; THENCE BEARING N87°01'01"E
PARALLEL TO AND 50 FEET FROM THE NORTH LINE OF SAID NW1/4 A DISTANCE
OF 860.00 FEET; THENCE BEARING S3°58'59"E A DISTANCE OF 1202.53 FEET;
THENCE BEARING S35°58'59"E A DISTANCE OF 250.32 FEET; THENCE BEARING
S11°50'30"W A DISTANCE OF 261.40 FEET; THENCE BEARING N87°01'01"E A
DISTANCE OF 201.24 FEET; THENCE BEARING S2°58'59"E A DISTANCE OF
93.60 FEET; THENCE BEARING N87°01'01"E A DISTANCE OF 180.00 FEET; THENCE
BEARING N2°58'59"W A DISTANCE OF 93.60 FEET; THENCE BEARING N87°01'01"E
A DISTANCE OF 921.10 FEET; THENCE BEARING S4°08'36"E A DISTANCE OF
1067.95 FEET TO THE SE CORNER OF THE NW1/4 OF SECTION 18, TOWNSHIP 27 SOUTH,
RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING S 4°11'55"E A DISTANCE OF
473.66 FEET; THENCE BEARING N81°34'58"W A DISTANCE OF 131.64 FEET; THENCE
BEARING N4°20'52"W A DISTANCE OF 75.58 FEET; THENCE BEARING S 84°34'30"W
A DISTANCE OF 2247.95 FEET TO A POINT LYING 50 FEET EAST OF THE WEST LINE
OF THE SW1/4 OF SECTION 18; THENCE BEARING N1°52'55"W PARALLEL TO THE WEST LINE
OF SAID SW1/4 A DISTANCE OF 367.70 FEET TO A POINT ON THE SOUTH LINE OF THE
NW1/4 OF SAID SECTION 18; THENCE BEARING N7°21'29"W PARALLEL TO AND 50 FEET
FROM THE WEST LINE OF SAID NW1/4 A DISTANCE OF 2539.16 FEET; THENCE BEARING
N6°40'41"E A DISTANCE OF 103.08 FEET; THENCE BEARING N7°21'29"W PARALLEL TO
AND 75 FEET FROM THE WEST LINE OF SAID NW1/4 A DISTANCE OF 175.00 FEET TO
THE POINT OF BEGINNING. CONTAINING 124.4 ACRES, MORE OR LESS.

To Frank Smith
Director of Parks

From Louise Olivarez
M.A.P.D.

Subject DP-136 Briarwood Estates C.U.P. (Amendment)

Date 7-3-85

Message Attached is a print of a proposed C.U.P. amendment.
The area east of the red line is being added to the C.U.P.
The area west of the red line was approved last year as part
of the original C.U.P. This amendment will be reviewed by MARC
at their August 8th meeting. If you have any comments or
requests regarding the proposed development of Parcel 4,
please let me know at your earliest convenience.

SIGNED Louise

DATE

Reply

*Frank said 7-19-85
that he had no request
of the C.U.P. He has been
working with Larry Chalmers
to get Parcel along the creek in
this City Park property with the
Creek to the NW.*

*Frank called Society not
7-22-85 & says he did not
know what like to see
and will like to see
the comment to see how
the case went.*

SIGNED

 47-223
Made in U.S.A.

SENDER RETAIN THIS COPY

To	Mike Lindbak Chris Breitenstein	From	Louise Olivarez
Subject	DP-136 Briarwood Estates C.U.P. (Amendment)	Date	7-3-85
Message	<p>Attached is a print of a proposed C.U.P. amendment. The area east of the red line is being added to the C.U.P. The area west of the red line was approved last year as part of the original C.U.P. This amendment will be reviewed by MAPC August 8th. If you have any comments regarding the proposed development of Parcel 4, please let me know.</p>		
		SIGNED	Louise
		DATE	
Reply	<p>Chris - no comments 7-5-85 Mike - no comments 7-10-85</p>		
		SIGNED	

 47-223
 NATIONAL MADE IN U.S.A.

SENDER RETAIN THIS COPY

DP-136 Amendment
#1

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 - 11, inclusive	Block 1	Briarwood Estates Addition	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lots 1 - 25, inclusive	Block 2	"	Same as above
Lots 1 - 9, inclusive	Block 3	"	Same as above
Lot 1	Block 8	"	Same as above
Lots 2 and 3 except that portion platted as Briarwood Estates 4th Addition	Block 8	"	Same as above
Lots 1, 2 and 3	Block 9	"	Same as above
Lots 4 and 5, except that portion platted as Briarwood Estates 4th Addition	Block 9	"	Same as above
Lot 12, except that portion platted as Briarwood Estates 4th Addition	Block 9	"	Same as above
Lot 13 and 14	Block 9	"	Same as above
Lots 1 - 7, inclusive	Block 10	"	Same as above
Lots 8 and 9, except that portion platted as Briarwood Estates 4th Addition	Block 10	"	Same as above
Lot 21, except that portion platted as Briarwood Estates 4th Addition	Block 10	"	Same as above
Lots 22 and 23	Block 10	"	Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 - 5, inclusive	Block 1	Briarwood Estates 4th Addition	Slawson Residential Development Company 200 Douglas Building 104 S. Broadway Wichita, KS 67202
Lot 6	Block 1	"	<i>OK</i> Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lot 7	Block 1	"	Richard L. Harrison Doris G. Harrison 1238 N. Parkridge Wichita, KS 67212
Lots 8 - 16, inclusive	Block 1	"	<i>OK</i> Slawson Residential Development Company 200 Douglas Building 104 S. Broadway Wichita, KS 67202
Lot 17	Block 1	"	Glenn E. Benedick Annie E. Benedick 11725 Alderny Ct., #31 Wichita, KS 67212
Lots 18 - 25, inclusive	Block 1	"	<i>OK</i> Slawson Residential Development Company 200 Douglas Building 104 S. Broadway Wichita, KS 67202
Lots 26 - 44, inclusive	Block 1	"	<i>OK</i> Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lots 1 - 15, inclusive	Block 2	"	<i>OK</i> Slawson Residential Development Company 200 Douglas Building 104 S. Broadway Wichita, KS 67202
Lots 16 - 26, inclusive	Block 2	"	<i>OK</i> Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Reserves A, B, C, D, E, F, G and H		"	Briarwood Estates Homeowners Association c/o Jack O. Nutter II 200 Douglas Building 104 S. Broadway Wichita, KS 67202

Property Description

Property Owner

All of Government Lots 1 and 2 and all of the East Half of the Northwest Quarter and all that portion of the Southwest Quarter of Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the Northeast corner of said Southwest Quarter; thence South 00°30' East, along the quarter-section line, a distance of 475 feet; thence westerly, with an angle to the right of 103°, a distance of 132 feet; thence northerly, with an angle to the right of 77°, a distance of 74.3 feet to a point 367 feet south of the North line of said Southwest Quarter; thence west, parallel with said North line of the Southwest Quarter, a distance of 2,300 feet to a point on the West line of said Southwest Quarter; thence north, along said West line, a distance of 367 feet to the Northwest corner of said Southwest Quarter; thence easterly, with an angle of 86°30', along the North line of said Southwest Quarter, a distance of 2,422 feet to the point of beginning, EXCEPT those parcels which have heretofore been platted as Briarwood Estates, Briarwood Estates 2nd Addition, Briarwood Estates 3rd Addition AND Briarwood Estates 4th Addition.

ok Inland Investment
Co., Inc.
10300 W. Central
Wichita, KS 67212

continued →

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 31st day of May, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By

Mary Stable
Sr. Vice-President

Order No.: 346436
dk

*This list includes everyone in the original DP-136.
It should also include the lot owners in the Briarwood
Estate plats (1st, 2nd, 3rd) who will have some responsibility
for the maintenance of the park area being added to the DP.*

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 10	Block 3	Briarwood Estates Addition	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 11	Block 3	"	Charles I. Tincher ✓ Elsie M. Tincher 1311 Cardington Wichita, KS 67212
Lot 12	Block 3	"	Bill J. Baxter ✓ Linda G. Baxter 1317 Cardington Wichita, KS 67212
Lot 13	Block 3	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 14	Block 3	"	Gerald W. Jordan ✓ Sherie E. Jordan 1337 Cardington Wichita, KS 67212
Lot 15	Block 3	"	William H. Martin, Jr. ✓ Mary Patricia Martin 1341 Cardington Court Wichita, KS 67212
Lot 16	Block 3	"	Paul E. Checreye ✓ Eileen Checreye 1345 Cardington Court Wichita, KS 67212
Lot 17	Block 3	"	John F. Eberhardt ✓ Joanne D. Eberhardt 1349 Cardington Court Wichita, KS 67212
Lot 18	Block 3	"	Michael C. Bulkeley ✓ Susan A. Bulkeley 1351 Cardington Court Wichita, KS 67212
Lot 19	Block 3	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 20	Block 3	"	J. W. Russell Construc- tion Co., Inc. ✓ 443 N. Maize Road Wichita, KS 67212
Lot 21	Block 3	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	Block 4	Briarwood Estates Addition	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 2	Block 4	"	Classic Builders, Inc. ✓ 2440 S. Sheridan Wichita, KS 67217
Lot 3	Block 4	"	Plumer Construction, Inc. ✓ 531 E. 4th Sedgwick, KS 67135
Lots 4, 5 and 6	Block 4	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 7	Block 4	"	Classic Builders, Inc. OK 2440 S. Sheridan Wichita, KS 67217
Lot 8	Block 4	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 9	Block 4	"	✓ Arthur W. Borst Agatha P. Borst 11603 Ponderosa Wichita, KS 67212
Lot 10	Block 4	"	✓ Dennis J. Bugos Marcia A. Bugos 1303 Shefford Circle Wichita, KS 67212
Lots 11 and 12	Block 4	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 13	Block 4	"	✓ Bruce W. Fisher Nancy L. Fisher 1312 Covington Circle Wichita, KS 67212
Lot 14	Block 4	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 15	Block 4	"	✓ Fred E. McDonald Sandra C. McDonald 1324 Covington Circle Wichita, KS 67212
Lot 16	Block 4	"	✓ Michael Wayne Jones 1325 Covington Circle Wichita, KS 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 17	Block 4	Briarwood Estates Addition	<i>OK</i> Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lot 18	Block 4	"	Vernon D. Huckins ✓ E. Ellen Huckins 1311 Covington Circle Wichita, KS 67212
Lot 19	Block 4	"	Alan E. Seiwert ✓ Penny L. Seiwert 1305 N. Covington Circle Wichita, KS 67212
Lot 20	Block 4	"	Richard L. Strecker ✓ Judy A. Strecker 11520 Ponderosa Wichita, KS 67212
Lot 21	Block 4	"	Larry A. Chambers ✓ Susan J. Chambers 1308 N. Cardington Wichita, KS 67212
Lot 22, except that part described as beginning at the North- east corner of said Lot 22; thence bearing South 42°01'01" West along the easterly line of said Lot 22, 26.31 feet; thence bearing North 51°53'53" West, 74.07 feet to a point in the north line of said Lot 22; thence bearing South 70°58'57" East along said north line, 80.28 feet to the point of beginning	Block 4	"	James J. Holt ✓ Karen S. Holt 1328 N. Cardington Wichita, KS 67212

Lot	Block	Addition	Property Owner
Beginning at the Northeast corner of Lot 22; thence bearing South 42°01'01" West along the easterly line of said Lot 22, 26.31 feet; thence bearing North 51°53'53" West, 74.07 feet to a point in the north line of said Lot 22; thence bearing South 70°58'57" East along said north line, 80.28 feet to the point of beginning.	Block 4	Briarwood Estates Addition	Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
That part of Lot 23 described as beginning at the Northwest corner of Lot 22, said point also being the Southwesterly corner of said Lot 23; thence along a curve to the right having a radius of 122.00 feet and a chord of 22.82 feet bearing North 24°23'04" East an arc distance of 22.85 feet; thence bearing South 51°53'53" East to a point in the south line of Lot 23, a distance of 69.48 feet; thence along said south line bearing North 70°58'57" West, 67.79 feet to the point of beginning.	Block 4	"	James J. Holt Karen S. Holt 1328 N. Cardington Wichita, KS 67212

Lot	Block	Addition	Property Owner
Lot 23 except beginning at the Northwest corner of Lot 22, said point also being the Southwesterly corner of said Lot 23; thence along a curve to the right having a radius of 122.00 feet and a chord of 22.82 feet bearing North 24°23'04" East an arc distance of 22.85 feet; thence bearing South 51°53'53" East to a point in the south line of Lot 23, a distance of 69.48 feet; thence along said south line bearing North 70°58'57" West, 67.79 feet to the point of beginning.	Block 4	Briarwood Estates Addition	Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lot 24	Block 4	"	Herbert A. Sparks 1350 N. Cardington Wichita, KS 67212
Lot 25 and that part of Lot 26 described as beginning at a point on the South line of said Lot 26, 50 feet south- east of the southwest corner thereof; thence southeast along said south line 144.58 feet to the southeast corner of said Lot 26; thence northeast along the southeast line of said Lot 26, 35 feet; thence northwest 161.49 feet to point of beginning.	Block 4	"	Henry J. Haneberg Joye B. Haneberg 1364 Cardington Wichita, KS 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 26 except beginning at a point on the South line of said Lot 26, 50 feet south- east of the southwest corner; thence southeast along said south line 144.58 feet to the southeast corner of said Lot 26; thence northeast along the southeast line of said Lot 26, 35 feet; thence northwest, 161.49 feet to the point of beginning.	Block 4	Briarwood Estates Addition	Richard E. Evans Joyce A. Evans 1368 N. Cardington Wichita, KS 67212
Lot 27	Block 4	"	Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Reserve C			Reserve C has been granted for open space, drainage, and utility easements in accordance with the restrictive covenants established by the Declaration of Landowners Association Agreement, by Inland Investment Co., Inc.
Lot 1	Block 5	"	Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lot 2	Block 5	"	L. Winston Rogers Joy M. Rogers 11521 W. Ponderosa Wichita, KS 67212
Lot 3	Block 5	"	Dan L. McKenzie Elizabeth A. McKenzie 1235 N. Covington Wichita, KS 67212
Lot 4	Block 5	"	Joe D. Davison J. Lynne Davison 1227 N. Covington Wichita, KS 67212
Lot 5	Block 5	"	J. Kenneth Ogdon Joyce L. Ogdon 1219 N. Covington Wichita, KS 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 6	Block 5	Briarwood Estates Addition	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lots 16 and 17	Block 5	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 18	Block 5	"	J. W. Russell Construction, Inc. OK 443 N. Maize Road Wichita, KS 67212
Lot 19	Block 5	"	J. W. Russell Construction, Inc. OK 443 N. Maize Road Wichita, KS 67212
Lots 20 and 21	Block 5	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 22	Block 5	"	Frank Joseph Rowe Barbara C. Rowe ✓ 1302 N. Shefford Wichita, KS 67212
Lot 23	Block 5	"	Steven M. McNulty Beverly G. McNulty ✓ 1310 Shefford Wichita, KS 67212
Lot 24	Block 5	"	Gilbert L. Burch Judith Burch ✓ 1318 N. Shefford Wichita, KS 67212
Lots 25, 26, 27 and 28	Block 5	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Reserve B	Block 5	"	OK Reserve B has been granted by Inland Investment Co., Inc. for open space, drainage, and utility easements in accordance with the restrictive covenants established by the Declaration of Landowners Association Agreement.

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 and 2	Block 6	Briarwood Estates Addition	Robert B. Jenkins Marilynn Y. Jenkins ✓ 11305 W. Ponderosa Wichita, KS 67212
Lot 3	Block 6	"	Charles B. Spradlin, Jr. Laura D. Spradlin ✓ 11121 W. Ponderosa Wichita, KS 67212
Lots 4, 5, 6, 7, 8, 9 and 10	Block 6	"	OK Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lot 1	Block 7	"	Stan O. Stirling ✓ S. Rozan Stirling 11431 Alderny Wichita, KS 67212
Lot 2	Block 7	"	OK J. W. Russell Construction, Inc. 443 N. Maize Road Wichita, KS 67212
Lots 3, 4, 5 and 6	Block 7	"	OK Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lot 7	Block 7	"	✓ Richard L. Schodorf Jean Kurtis Schodorf 11303 W. Alderny Wichita, KS 67212
Lots 8, 9, 10, 11 and 12	Block 7	"	OK Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lot 13	Block 7	"	✓ Robl Construction, Inc. 10300 W. Central Wichita, KS 67212
Lot 14	Block 7	"	OK Inland Investment Co., Inc. 10300 W. Central Wichita, KS 67212
Lot 1	Block 1	Briarwood Estates 2nd Addition	✓ Stephen M. Joseph Phyllis J. Joseph 11611 Ponderosa Wichita, KS 67212
Lot 2	Block 1	"	✓ Arthur W. Borst Agatha P. M. Borst 11603 Ponderosa Wichita, KS 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 2 and 3	Block 2	Briarwood Estates	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 4	Block 2	"	Menford L. Cale II Patricia K. Cale ✓ 11405 W. Merridale Wichita, KS 67212
Lot 1	Block 1	Briarwood Estates 3rd Addition	Classic Builders, Inc. ✓ 2440 S. Sheridan Wichita, KS 67217
Lots 2, 3 and 4	Block 1	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Lot 5	Block 1	"	Ronald E. Christie Nancy L. Christie ✓ 1208 Covington Circle Wichita, KS 67212
Lots 6, 7, 8 and 9	Block 1	"	Inland Investment Co., Inc. OK 10300 W. Central Wichita, KS 67212
Reserve A			Reserve A has been granted by Inland Investment Co., Inc. for open space, drainage, and utility easements in accordance with the restrictive covenants established by the Declaration of Landowners Association Agreement.

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 9th day of July, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By

Mary Gable
Sr. Vice-President

Order No. 348304
dk

Continued →

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: DE - -00221- - RE 17 LTT

JAAX CARL JR ETUX ✓

1001 N. MAIZE RD.
~~WICHITA~~ KS 67212 0307
S1/2 NE1/4 EXC N 113.9 FT & EXC BEG
113.9 FT S NE COR W 697 FT S 373 FT
E 697 FT N 373 FT TO BEG
SEC 18-27-1W

PROPERTY ADDRESS
10401 W 13TH ST N

*4 additional owners of
adjacent lands to
notify of DP-136
amendment*

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: DE - -00221-0002- RE 17 LTT
& DE-221-2A
SITTLER ALICE L ✓

RT 1

PROPERTY ADDRESS

GODDARD KS 67052 0307
N1/2 NE1/4 & N 113.9 FT S1/2 NE1/4
EXC STS & EXC N 55 RDS E 68.75 RDS
& EXC N 477.84 FT W 300 FT
SEC 18-27-1W

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: DE - -00224- - RE 17 LTT

TED PRICHARD REVOCABLE TRUST ETAL ↙

11506 W. CENTRAL
WICHITA KS 67212 0307
SW1/4 EXC BEG NE COR SW1/4 S 475 FT
WLY 132 FT NW 74.3 FT W 2300 FT TO
W LI SW1/4 N 367 FT TO NW COR SW1/4
E TO BEG & EXC BEG SE COR W 917.85
FT N 420.21 FT NWLY ALG CUR 147.39
FT NW 378.99 FT NE 706 FT NW 105 FT
NE 210.04 FT NE 142.56 FT NLY
704.79 FT NLY ALG CUR 25.88 FT NE
64 FT ELY 144.49 FT TO E LI SW1/4 S
2190.91 FT TO BEG
SEC 18-27-1W

PROPERTY ADDRESS
502 N 119TH

W

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -00624-00UP- RE 17 LTT

WICHITA BD OF PARK COMM

PROPERTY ADDRESS

455 N. MAIN
WICHITA KS 67202 6727
BEG SW COR SE1/4 N 2732.55 FT E
2815.72 FT TO PT 40 FT W OF E LI SE
1/4 S 690 FT W 1359.86 FT S 1254.37
FT SWLY 530.73 FT W 619.38 FT S 700
FT W 170 FT TO BEG EXC E 60 FT S
100 FT M-L N 690 FT SE1/4 DED FOR
ST. SEC 18-27-1W
EXEMPT 416-6

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

July 25, 1985

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, August 8, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) at a meeting beginning at 1:30 p.m., in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the BRIARWOOD ESTATES RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

CASE NO. DP-136 : Beginning at a point 80.96 feet East and 75.00 feet South of the NW corner of the NW- $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N 87°01'01" E parallel to and 75 feet from the north line of said NW- $\frac{1}{4}$ a distance of 175.00 feet; thence bearing N 72°58'50" E a distance of 103.08 feet; thence bearing N 87°01'01" E parallel to and 50 feet from the north line of said NW- $\frac{1}{4}$ a distance of 860.00 feet; thence bearing S 3°58'59" E a distance of 1202.53 feet; thence bearing S 35°58'59" E a distance of 250.32 feet; thence bearing S 11°50'30" W a distance of 261.40 feet; thence bearing N 87°01'01" E a distance of 201.24 feet; thence bearing S 2°58'59" E a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 180.00 feet; thence bearing N 2°58'59" W a distance of 93.60 feet; thence bearing N 87°01'01" E a distance of 921.10 feet; thence bearing S 4°08'36" E a distance of 1067.95 feet to the SE corner of the NW- $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M.; thence bearing S 4°11'55" E a distance of 473.66 feet; thence bearing N 81°34'58" W a distance of 131.64 feet; thence bearing N 4°20'52" W a distance of 75.58 feet; thence bearing S 84°34'30" W a distance of 2247.95 feet to a point lying 50 feet east of the west line of the SW- $\frac{1}{4}$ of Section 18; thence bearing N 1°52'55" W parallel to the west line of said SW- $\frac{1}{4}$ a distance of 367.70 feet to a point on the south line of the NW- $\frac{1}{4}$ of said Section 18; thence bearing N 7°21'29" W parallel to and 50 feet from the west line of said NW- $\frac{1}{4}$ a distance of 2539.16 feet; thence bearing N 6°40'41" E a distance of 103.08 feet; thence bearing N 7°21'29" W parallel to and 75 feet from the west line of said NW- $\frac{1}{4}$ a distance of 175.00 feet to the point of beginning. Generally located east of 119th Street West in an area south of 13th Street North.

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

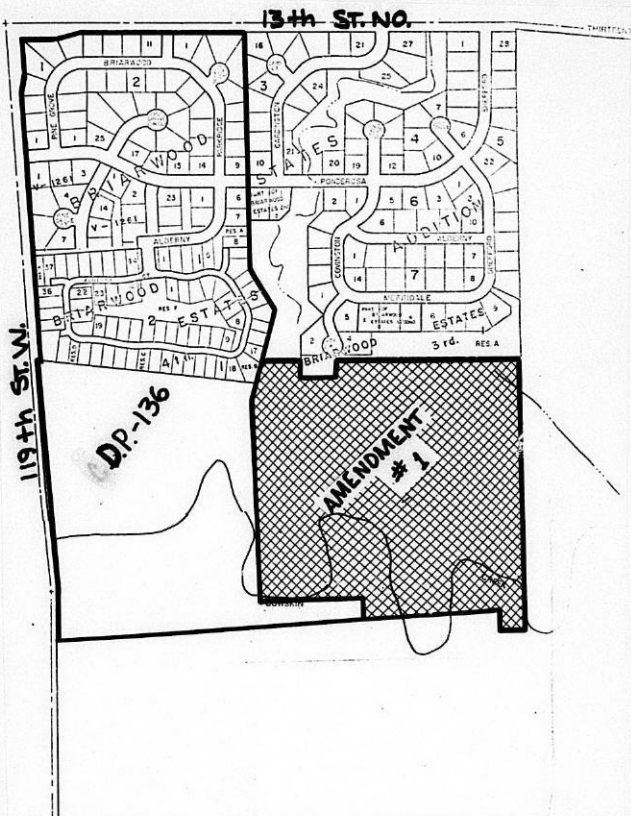
The proposed amendment on file involves the addition of 43 acres of open space area to Parcel 4 which is located south of Briarwood Estates and The Thickets. Certain private recreational facilities such as softball diamond, soccer field and tennis courts are part of this open space area. No other changes in the original development plan approved in April 1984 are proposed at this time.

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


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

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

Michael E. Lindebak
Secretary




 NORTH

APPLICATION AREA 

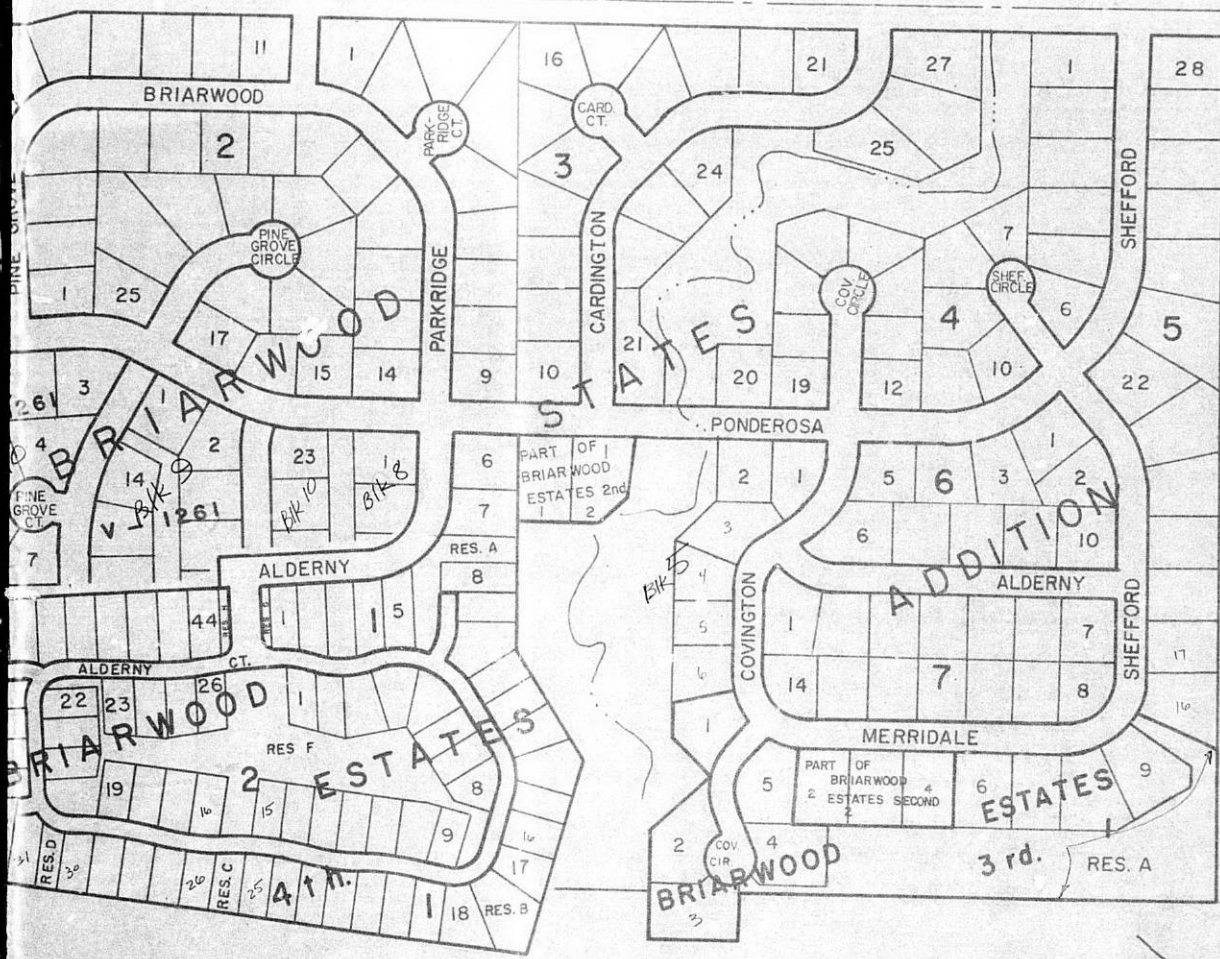
FORM 29-021

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

Briarwood Estates 5th plat's text
said: "The reserves, as indicated,
shall be reserved for drainage, utilities,
landscaping and recreational facilities in
accordance with the restrictive covenants
established and by the declaration of homeowners
association agreement, & shall be owned, maintained
by the B. E. H. Assoc.



PINE GROVE CT.

PINE GROVE CT.

PINE GROVE CT.

RES. D

RES. C

RES. B

RES. A

RES. A

BRIARWOOD

PINE GROVE CIRCLE

PARK-RIDGE CT.

PARKRIDGE

CARD CT.

CARDINGTON

STATES

COV CIRCLE

SHEFF CIRCLE

SHEFFORD

..PONDEROSA

PART OF BRIARWOOD ESTATES 2nd

ADDITION

ALDERNY

RES. A

COVINGTON

ALDERNY

SHEFFORD

ALDERNY CT.

BRIARWOOD

RES. F

ESTATES

MERRIDALE

PART OF BRIARWOOD ESTATES SECOND

ESTATES

BRIARWOOD

3rd.

RES. A

*

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

*