

W-154 - W.D.C. PARCELS 112 & 113 COM-  
SPECIAL C.U.P. - Generally located on the  
east side of Woodlawn between 32nd Street  
South and 35th Street North.

# ACTION

DATE

COMMITTEE

M.A.P.C. Approved sent to 5/22/86  
Conditions

B.C.C./B.C.C.C. Approved 6-24-86  
Admitted

WCC Granted 2.40 7-12-88  
Operating extension  
406-24-90

*Supervised by (P. 1)*  
*PP-156 (ambulance)*  
*Killamney West*

DATA SHEET

Z- \_\_\_\_\_  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 DR- \_\_\_\_\_  
 DP- 156  
 Amend \_\_\_\_\_

Case Filed: 3-21-86  
 Associated Case: z-2760

APPLICATION DATA: Map No. 5951 C & D

1. General Location: On the east side of Woodlawn between 32nd and 35th Streets North

2. From \_\_\_\_\_ to \_\_\_\_\_

3. Proposed Use: \_\_\_\_\_

4. DP Name: WOODLAWN DEVELOPMENT COMPANY PARCELS 11B & 11C COMMERCIAL C. U. P.

5. Applicant: Woodlawn Development Company

Address 151 North Main Street, Wichita, Kansas 67202 Phone 269-4000

6. Agent: Bill C. Yung Design

Address 8225 East 35th Street North, Wichita, Kansas 67226 Phone 683-5567

AREA DATA:

1. Acres: 22.0 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)

2. Adjoining Zoning: N "AA" S "C" E "AA" & "LC" W "AA"

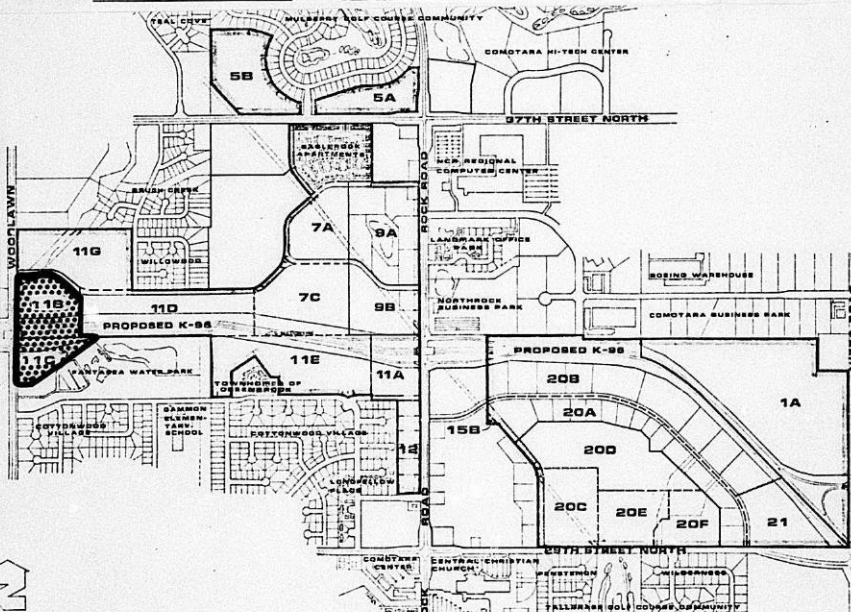
3. Land Use: North \_\_\_\_\_ East \_\_\_\_\_

South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA:

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



NOTES:

SHAW  
 No. 2153C  
 HASTINGS, IAN  
 LOS ANGELES, CALIFORNIA  
 ARCHITECTS AND ENGINEERS  
 U.S.A.

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

City of Wichita  
City Council Meeting  
July 12, 1988

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

*DP-156  
file copy*

TO: Mayor and City Council Members

SUBJECT: REQUEST FOR PLATTING TIME EXTENSION FOR Z-2757, Z-2759,  
Z-2760 & DP-156 (District #2)

INITIATED BY: Metropolitan Area Planning Department

*W. K. Road*

AGENDA ACTION: Planning

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Staff Recommendation: Grant a one-year extension for Z-2757 and a two-year extension for Z-2759, Z-2760 and DP-156.

Location: East of Woodlawn in an area north of 32nd Street North

Applicant: Killarney Investments and Woodlawn Development

Site Size: 88± acres total (5 parcels)

Background: On June 24, 1986, the City Council approved 9 zoning cases and 4 commercial C.U.P.'s encompassing approximately 360 acres between Woodlawn and Webb from 29th to ¼-mile north of 37th Street North. Platting or replatting was required to be completed within 2 years. Three-fourths of this property has been platted, but 5 parcels comprising about 88 acres remain unplatted (see map attached). The applicant's agent has requested a 2-year extension of time to complete the platting, citing negotiations regarding right-of-way for the Northeast Expressway and related drainage, as well as the need to relocate an existing street, as reasons why the platting of 4 of these parcels has not yet occurred. There was no reason given why the fifth parcel (Parcel 5B) located north of 37th Street and approved for "R-6" zoning has not been platted yet, but marketing conditions have slowed down almost all apartment development in recent years.

*letter in  
Z-2757  
file*

Recommendation/Action: Grant a 1-year platting time extension to June 24, 1989, for Z-2757 and grant a 2-year platting time extension to June 24, 1990, for Z-2759, Z-2760 and DP-156.

PL1-0461



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4551

June 17, 1988

Bill Yung  
Bill G. Yung Design  
4912 E. 29th St. N.  
Wichita, KS 67220

Re: Z-2757, Z-2759, Z-2760 & DP-156, Z-2761, Z-2762 & DP-157, and  
Z-2763 & DP-158. All generally located between Woodlawn and Rock and  
between 29th and approximately 40th Street North.

Dear Bill:

The above-referenced cases were among those approved by the City Council on June 24, 1986, subject to platting within two years. The deadline for platting is about to expire and these properties remain unplatted, although about half of them are included in plats which are in various stages of review. Please refer to the attached map for clarification of the parcel numbers mentioned below.

Parcels 7A, 7C, 9A and 9B (Z-2759, Z-2761, Z-2762 & DP-157) constitute Killarney Plaza Second Addition, which was approved by the MAPC in March, but which has not yet progressed to City Council for final action.

Parcels 11A and 11E (Z-2759, Z-2763 & DP-158) are being platted as Killarney Plaza Third Addition, which was approved by the City Council on May 10, 1988, but has not been recorded yet.

Parcels 5B, 11B, 11C, 11D, and 11G (Z-2757, Z-2759, Z-2760 & DP-156) have never been submitted as plats.

Hopefully, Killarney Plaza Third Addition will be recorded by June 24, 1988, but none of the other properties can be recorded by then and will need a platting time extension. For parcels on which platting has begun, the City Manager can grant the extension. For parcels on which no plat has been submitted, the City Council must approve an extension of platting time. Please address your written requests for platting extension to Chris Cherches and send a copy to Marvin Krout.

**FILE COPY**

Mr. Bill Yung  
June 17, 1988  
Page 2

If I can be of assistance to you in this matter, please let me know.

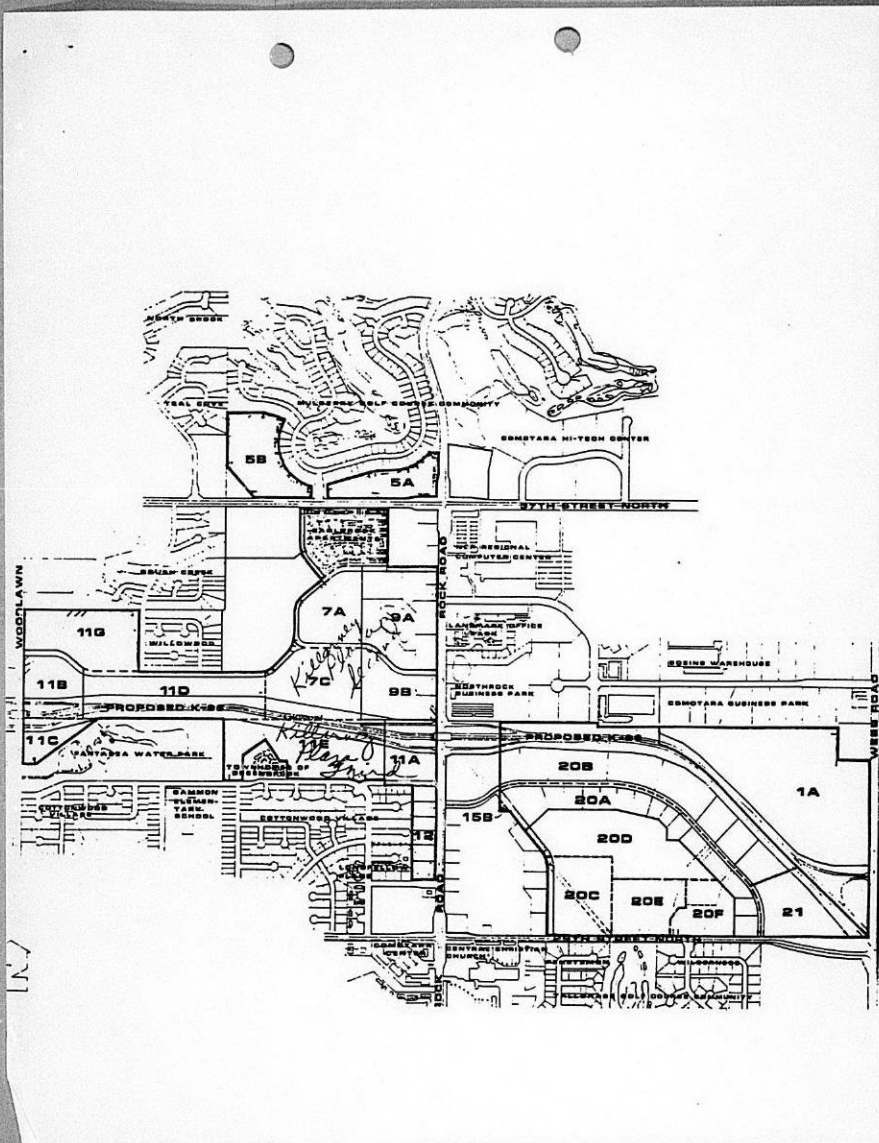
Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Principal Planner

LO/jcm

cc: Woodlawn Development Company, 151 N. Main, Wichita, KS 67202  
Killarney Investments, Fourth Financial Center, 100 N. Broadway, Ste. 575  
Wichita, KS 67202

Enclosures




WICHITA-SEDGWICK COUNTY

January 13, 1988

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Commercial Community Unit Plan Files: DP-108, 109, 111, 121,  
122, 155, 156, 157 and 158.

FROM: Jack H. Galbraith, Chief Planner 

SUBJECT: Interpretation for Car Wash

It was determined by the MAPD Staff and concurred by Marvin S. Krout, Director of Planning, that a car wash is interpreted to be a permitted use under the "LC" Light Commercial zoning classification on all of the above-stated cases. This use is subject to an exception application being approved by the Board of Zoning Appeals (28.04.183). All copies of the approved C.U.P.'s and their microfilms are to be marked accordingly.

JHG/BRH:blw

cc: Monty Robson, Superintendent of Central Inspection

PL/6153/4

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: June 25, 1986

TO: Monty Robson, Superintendent of Central Inspection  
FROM: Louise Olivarez, Senior Planner, Current Plans  
SUBJECT: DP-156 - W.D.C. Parcels 11B & 11C Commercial C.U.P.

The Board of City Commissioners on June 24, 1986, considered the above-captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

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

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

Louise Olivarez  
Senior Planner

LO:blw  
Attachments

June 25, 1986

Woodlawn Development Company  
c/o Donald J. Ablah, Attorney-in-Fact  
151 North Main Street  
Wichita, Kansas 67202

RE: Z-2757 (Parcel 5B)  
Z-2758 & DP-155 (Parcel 5A)  
Z-2759 (Parcels 7A, 7C, 11D, 11E & 11G)  
Z-2760 & DP-156 (Parcels 11B & 11C)  
Z-2761 (Parcel 9A)  
Z-2762 & DP-157 (Parcel 9B)  
Z-2763 & DP-158 (Parcel 11A & 12)  
Z-2764 (Parcels 20C, 20D, 20E & 20F)  
Z-2765 (Parcels 20A, 20B, 21 & 1A)

Dear Mr. Ablah:

On June 24, 1986, the Board of City Commissioners approved the above-referenced zone changes and C.U.P.'s subject to platting the properties within two years or the cases shall be considered denied and closed. The rezoning ordinances will not be published and the provisions of the C.U.P.'s will not be effective until the plats have been recorded with the Register of Deeds. You will have until June 24, 1988 to record plats of these properties. The attached map indicates which properties have this two-year platting time limit.

One other requirement of four of these zone cases and three of these C.U.P.'s was the dedication of right-of-way for the Northeast Circumferential between Rock Road and Woodlawn within 90 days after the alignment is finalized. We will forward the appropriate dedication document to you as soon as we know what the exact alignment is to be.

If you have any questions about the procedure for platting, please call our office at 268-4421.

Sincerely,

Louise Olivarez  
Senior Planner

LO:blw  
Attachment

cc: Bill G. Yung Design, 4912 East 29th Street North, Suite One, Wichita, 67220  
Killarney Investments, Inc., 8400 Killarney, Wichita, 67206

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

City of Wichita  
City Commission Meeting  
June 24, 1986

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

TO: Mayor and City Commissioners

SUBJECT: Z-2760 - REQUEST FOR ZONE CHANGE FROM "AA" ONE FAMILY DWELLING DISTRICT AND "LC" LIGHT COMMERCIAL DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT (PARCELS 11B AND 11C) AND

DP-156- REQUEST FOR APPROVAL OF W.D.C. PARCELS 11B & 11C COMMERCIAL COMMUNITY UNIT PLAN, LOCATED ON THE EAST SIDE OF WOODLAWN IN AN AREA NORTH OF 32ND STREET NORTH. (Woodlawn Development Co.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

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MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On May 29, 1986, the MAPC held a public hearing to consider a zone change from "AA" to "LC" for a 22-acre tract of unplatted land located on the east side of Woodlawn in an area north of 32nd Street North. The property is currently undeveloped and is bisected by Willowood Street. This land was previously proposed for garden apartments and four-plexes as part of the DP-113 residential C.U.P. which is now to be deleted. No one spoke in opposition to the application. The MAPC unanimously recommended approval subject to dedicating the necessary right-of-way for the Northeast Circumferential within 90 days after the alignment has been finalized and subject to platting the property within two years.

CPO Council "I" voted 7-2 to disapprove these applications, citing too much flexibility in the development plan.

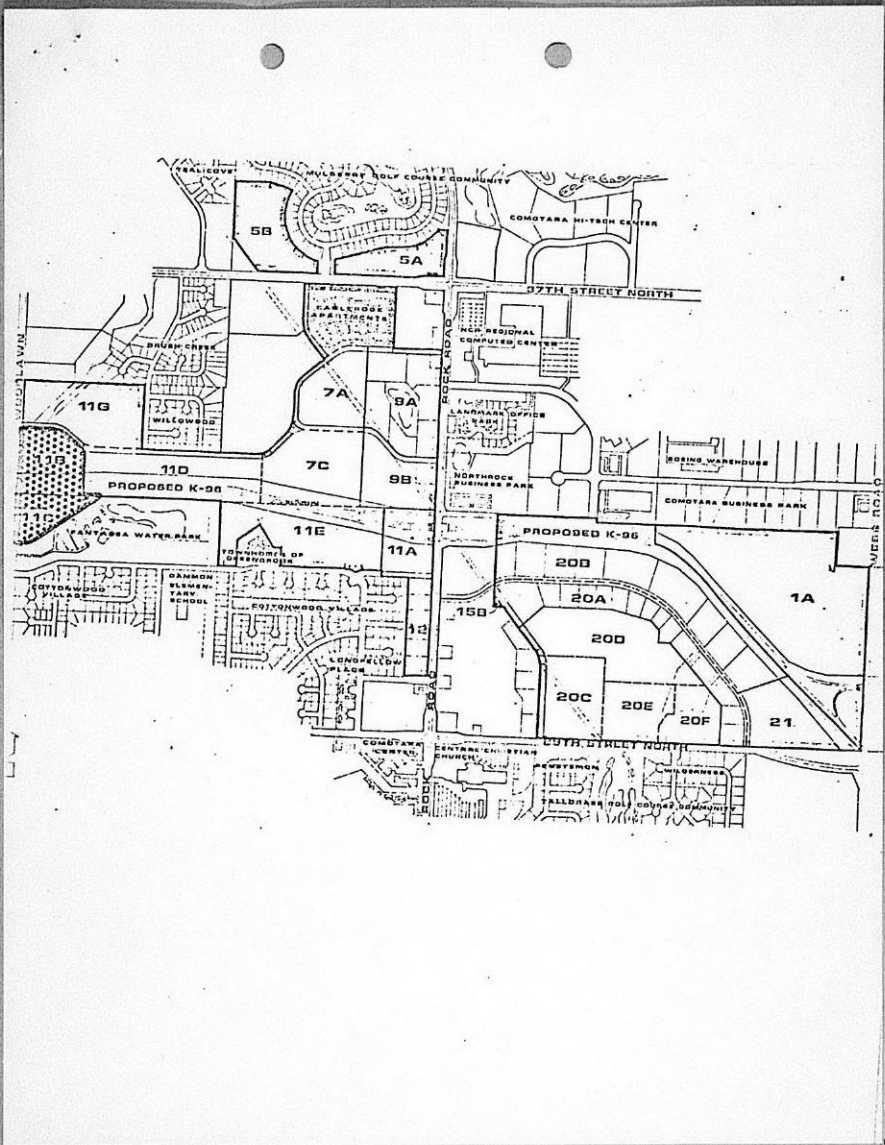
Analysis: Land to the north is requesting "R-6" zoning; land to the east is requesting "A" zoning. Fantasea Water Park is located to the south in "C" zoning and Chisholm Park and a proposed low-density residential development are to the west across Woodlawn in the "AA" district.

The proposed commercial C.U.P. is divided into two parcels with a total gross floor area potential of 252,300 square feet (assuming the highway is constructed). A maximum of eight buildings is proposed with a building height restriction of 80 feet. Uses include all uses permitted in the "LC" district with the exception of food locker plants, mortuaries and residences. A 35-foot setback from Woodlawn is proposed for both parcels.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the use proposed and the recommendation of staff justified the zone change.

- Actions:
1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
  2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map  
5-29-86 MAPC Minutes  
CPO Memorandum (*see Z-2757*)



EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 29, 1986

LEGAL:

- 6a. Case No. Z-2760 - Woodlawn Development Co. requests zone change from "AA" & "LC" to "LC" (Parcels 11B and 11C) AND
- 6b. Case No. DP-156 - Woodlawn Development Co. requests approval of W.D.C. Parcels 11B & 11C Commercial Community Unit Plan. Generally located on the east side of Woodlawn in an area north of 32nd Street North.

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

Background: The applicant is requesting a zone change from "AA" to "LC" for a 22-acre tract of unplatted land located on the east side of Woodlawn in an area north of 32nd Street North. The property is currently undeveloped and is bisected by Willowood Street. This land was previously proposed for garden apartments and four-plexes as part of the DP-113 residential C.U.P. which is now to be deleted.

Analysis: Land to the north is requesting "R-6" zoning; land to the east is requesting "A" zoning. Fantasea Water Park is located to the south in "C" zoning and Chisholm Park and a proposed low-density residential development are to the west across Woodlawn in the "AA" district.

The proposed commercial C.U.P. is divided into two parcels with a total gross floor area potential of 252,300 square feet (assuming the highway is constructed). A maximum of eight buildings is proposed with a building height restriction of 80 feet. Uses include all uses permitted in the "LC" district with the exception of food locker plants, mortuaries and residences. A 35-foot setback from Woodlawn is proposed for both parcels.

A recommendation of approval of the zone change and the commercial C.U.P. should be subject to the following conditions:

1. Within 90 days after the Northeast Circumferential alignment between Rock Road and Woodlawn has been finalized, the property owner shall dedicate the necessary highway right-of-way or these cases shall be considered denied and closed.
2. The property shall be platted within two years after City Commission approval of the zone change and C.U.P., or the cases shall be considered denied and closed.
3. 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.

4. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
5. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

COMMENTS:

OLIVAREZ stated that this was one of the cases that the CPO Council recommended denial on with a vote of 7-2. She said that denial was not so much for the underlying zoning, but the flexibility of the C.U.P.

OLIVAREZ said that since this site was right at the proposed interchange of the Circumferential and Woodlawn, staff feels that it is an appropriate location for light commercial, and recommended approval subject to the staff comments.

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 these applications be approved subject to the following conditions:

1. Within 90 days after the Northeast Circumferential alignment between Rock Road and Woodlawn has been finalized, the property owner shall dedicate the necessary highway right-of-way or these cases shall be considered denied and closed.
2. The property shall be platted within two years after City Commission approval of the zone change and C.U.P., or the cases shall be considered denied and closed.
3. 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.
4. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.

5-29-86  
Page 3

5. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Moore moved, Peters seconded and it carried unanimously. Banzer, Goebel and Wilson were absent.

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May 30, 1986

Bill G. Yung Design  
4912 East 29th Street North  
Wichita, Kansas 67220

Re: Z-2760 & DP-156 (Parcels 11B & 11C)

Dear Mr. Yung:

At its regular meeting on May 29, 1986, the Metropolitan Area Planning Commission considered the above-captioned case. The action of the Planning Commission was to recommend approval of the zone change and the commercial C.U.P. subject to the following conditions:

1. Within 90 days after the Northeast Circumferential alignment between Rock Road and Woodlawn has been finalized, the property owner shall dedicate the necessary highway right-of-way or these cases shall be considered denied and closed.
2. The property shall be platted within two years after City Commission approval of the zone change and C.U.P., or the cases shall be considered denied and closed.
3. 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.
4. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
5. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Bill G. Yung Design  
May 30, 1986  
Page 2

Please submit ten (10) copies of the C.U.P. to our office by June 11, 1986 in order for this matter to be forwarded to the Board of City Commissioners for consideration at their regular meeting on June 24, 1986, 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.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely yours,

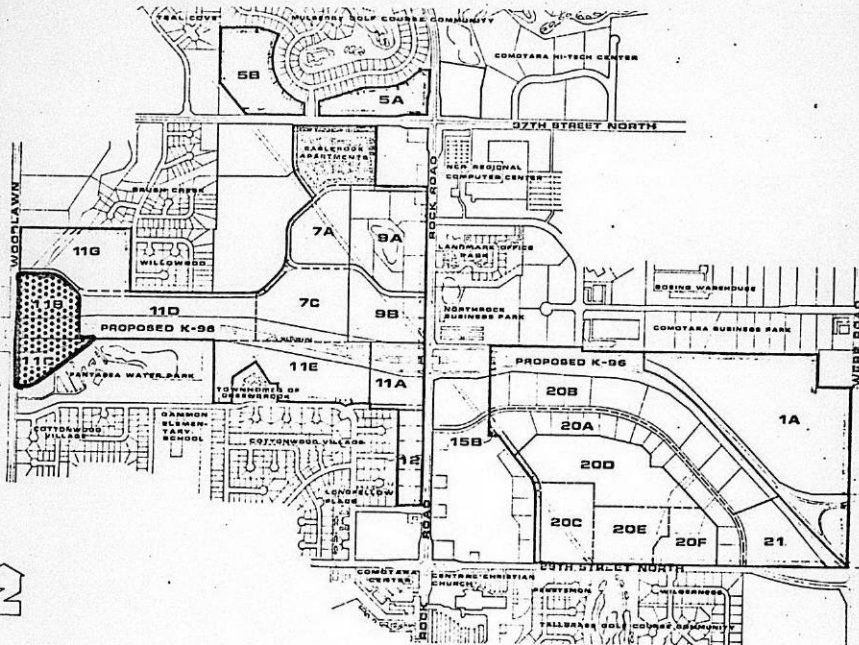
Jack H. Galbraith  
Chief Planner

JHG/lw

cc: Woodlawn Development Company, c/o Don Ablah, 151 North Main,  
Wichita, KS 67202  
Killarney Investments, Inc., 8400 Killarney, Wichita, KS 67206

MAY 29, 1986

STAFF REPORT



Z-2760 - REQUEST FOR ZONE CHANGE FROM "AA" ONE FAMILY DWELLING DISTRICT AND "LC" LIGHT COMMERCIAL DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT (PARCELS 11B AND 11C) AND

DP-156 - REQUEST FOR APPROVAL OF W.D.C. PARCELS 11B & 11C COMMERCIAL COMMUNITY UNIT PLAN, LOCATED ON THE EAST SIDE OF WOODLAWN IN AN AREA NORTH OF 32ND STREET NORTH.

Applicant: Woodlawn Development Co., 151 North Main, Wichita, KS 67202.

Size: 22 acres

History: Part of DP-113 and Z-2391 which were approved in 1981 for residential development within the "A" zoning density.

Background: The applicant is requesting a zone change from "AA" to "LC" for a 22-acre tract of unplatted land located on the east side of Woodlawn in an area north of 32nd Street North. The property is currently undeveloped and is bisected by Willowood Street. This land was previously proposed for garden apartments and four-plexes as part of the DP-113 residential C.U.P. which is now to be deleted.

Analysis: Land to the north is requesting "R-5" zoning; land to the east is requesting "A" zoning. Fantasea Water Park is located to the south in "C" zoning.

Z-2760 & DP-156 SR

and Chisholm Park and a proposed low-density residential development are to the west across Woodlawn in the "AA" district.

The proposed commercial C.U.P. is divided into two parcels with a total gross floor area potential of 252,300 square feet (assuming the highway is constructed). A maximum of eight buildings is proposed with a building height restriction of 80 feet. Uses include all uses permitted in the "LC" district with the exception of food locker plants, mortuaries and residences. A 35-foot setback from Woodlawn is proposed for both parcels.

A recommendation of approval of the zone change and the commercial C.U.P. should be subject to the following conditions:

1. Within 90 days after the Northeast Circumferential alignment between Rock Road and Woodlawn has been finalized, the property owner shall dedicate the necessary highway right-of-way or these cases shall be considered denied and closed.
2. The property shall be platted within two years after City Commission approval of the zone change and C.U.P., or the cases shall be considered denied and closed.
3. 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.
4. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
5. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

003102

CASE NOS. Z-2757 thru Z-2766  
and  
DP-155 through DP-158

ABLAH CASES

266	"Notices to adjoining property owners mailed on 5-15-86 for MAPC meeting on 5-29-86.
3	One each to Applicants and Agent.
3	One each to CPO, Carl Gipson and Karen Crook.
2	One each to Louise and Glen.

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

May 15, 1986

NOTICE IS HEREBY given that on Thursday, May 29, 1986, 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 a number of applications for changes of zoning districts, approval of four new commercial development plans (C.U.P.'s), amendment to one previously approved commercial development plan, and deletion of three previously approved residential development plans. All applications are in an area between Woodlawn and Webb Road from 29th Street North to  $\frac{1}{2}$ -mile north of 37th Street North as outlined on the accompanying map. All tracts of land in these applications are undeveloped with the exception of the Eaglerock Apartments at 37th Street North and Inwood. Each tract is designated by a number or number and letter. The zone change requests are as follows:

<u>Parcel</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
1A	"AA" Single-family	"E" Light Industrial
5A	"AA" Single-family & "LC" Light Commercial	"LC" Light Commercial
5B	"AA" Single-family	"R-6" General Residence
Eaglerock Apts.	"A" Two-family w/CUP	"R-6" General Residence
7A	"AA" Single-family	"R-5" General Residence
7C	"AA" Single-family	"R-6" General Residence
9A	"AA" Single-family & "BB" Office	"BB" Office
9B	"AA" Single-family & "BB" Office	"LC" Light Commercial
11A	"AA" Single-family	"LC" Light Commercial
11B	"AA" Single-family	"LC" Light Commercial
11C	"AA" Single-family	"LC" Light Commercial
11D	"AA" Single-family	"A" Two-family
11E	"AA" Single-family & "A" Two-family	"R-5" General Residence
11G	"AA" Single-family	"R-6" General Residence
12	"R-6" General Residence	"LC" Light Commercial
15B	"A" Two-family	"LC" Light Commercial
20A	"AA" Single-family & "A" Two-family	"BB" Office
20B	"AA" Single-family & "A" Two-family	"E" Light Industrial
20C	"AA" Single-family & "A" Two-family	"R-6" General Residence
20D	"AA" Single-family & "A" Two-family	"R-5" General Residence
20E	"AA" Single-family & "A" Two-family	"B" Multiple family
20F	"AA" Single-family	"R-6" General Residence
21	"AA" Single-family	"E" Light Industrial

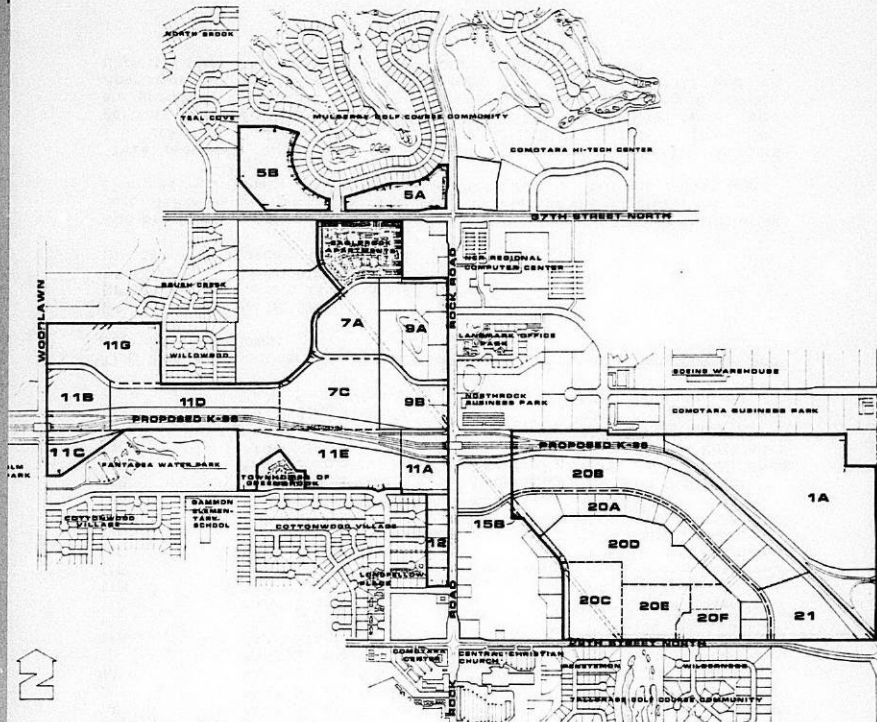
The four new commercial development plans (community unit plans) are designated as follows:

DP-155	(Parcel 5A)
DP-156	(Parcels 11B and 11C)
DP-157	(Parcel 9B)
DP-158	(Parcels 11A and 12)

One previously approved commercial development plan, DP-121, which includes part of Parcels 9A, 9B, 11A, 11E and the tract at the southwest corner of 37th and Rock Road, is being amended to delete all but the corner tract.

Three previously approved residential development plans, DP-112 (Parcels 15B, 20A, 20B, 20C, 20D, 20E, 20F and a portion of 21), DP-113 (including portions or all of Parcels 7C, 11A, 11B, 11C, 11D, 11E, 11G, Willowood, and an unplatted tract east of Willowood), and DP-115 (including Eaglerock Apartments and portions or all of Parcels 7A, 7C, 9A, 9B, 11E and an unplatted tract west of Parcel 7A) are being deleted.

SEE REVERSE SIDE



The full and complete legal descriptions for each Parcel designated on the map plus copies of each development plan referenced above are on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and are available for public information and review during regular business hours.

As provided in Section 28.04.210 of the Code of the City of Wichita, Kansas, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the Zoning Ordinance will be considered by the MAPC as by law provided.

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 these cases may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

[3]

DP-156 (Panels 11B & 11C)

5/13/86

G.P. 9A: Why is the well shown adj. to K-96  
on n.l. Parcel 2?

~~(Add. coverage of floor area figures to be not included)~~

add wording similar to <sup>11B</sup> 9B of DP-158  
(re well shown in K-96 v.o.w.)

need setbacks greater than 35'

(The - line for 11B & 11C is not the same as  
depicted on the map published in the paper)

General Comments on Ablek Commercial CDPs to Bill Young 4-2-86

1. ✓ D.P. on signs should reference "per code".  
Prohibit portable signs. Do not specify height  
but may say "...including variances as may  
be granted by Board of Zoning Appeals."
2. ✓ D.P. references 5'-8' masonry wall. Plans show  
6'-8" walls.
3. - We do NOT support waiver of screening wall or  
landscaping until adjacent properties develop.
4. - We do NOT want to have to review site plans  
prior to all permits
5. Why the extra building heights on some parcels?  
If needed for certain uses, the uses should  
be specific enough to indicate this.
6. Re-word the permitted uses to be more specific.  
E.G. : financial institutions  
professional and medical offices  
personal services  
convenience retail (but not including  
service stations)  
restaurants
7. - D.P. re street r.o.w. at time of plotting should  
include decel lanes as being determined at plotting
8. - D.P. re landscape plan shall include the provision

Parcels 11B & 11C

1. <sup>OK</sup> Show the landscape strips along Woodlawn thru K-96 row  
(just as wall is shown)
2. S.P. 9A wall along e. pl. "and where they abut  
proposed K-96." ? <sup>has been changed</sup>

11B-11C

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 Woodlawn Development Company  
 ADDRESS 151 North Main, Wichita, KS Zip Code 67202 PHONE 269-4000  
 AGENT Bill G. Yung Design  
 ADDRESS 8225 E. 35th North, Wichita Zip Code 67226 PHONE 683-5567
  - B. APPLICANT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ Zip Code \_\_\_\_\_ PHONE \_\_\_\_\_  
 AGENT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ Zip Code \_\_\_\_\_ PHONE \_\_\_\_\_
  - C. APPLICANT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ Zip Code \_\_\_\_\_ PHONE \_\_\_\_\_  
 AGENT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ Zip Code \_\_\_\_\_ PHONE \_\_\_\_\_
- (Use separate sheet if necessary for names of additional applicants).

- 2. A. The applicant hereby requests approval amendment (circle appropriate word) of a Community Unit Plan on property zoned AA and legally described as Lot(s) N/A Block(s) N/A of the N/A N/A Addition.

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

See attached legal description.

- B. There are 22.0 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5951C&D Zoning (N)AA (S)C (E)AA&C (W)AA MAPC 5-15-86

T9-330-3

Revised 9/85

*to be signed R-6*      *to be signed A*

3. The general location is (USE APPROPRIATE SECTION):

A. At the N/A corner of N/A and N/A, OR

B. On the east side of Woodlawn (Ave.) Street between 32nd Street North (Ave.) Street and 35th Street North (Ave.) Street.

4. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS THAT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

Donald J. H. Blah  
WOODLAWN DEVELOPMENT CO.  
APPLICANT'S SIGNATURE

BY Donald J. H. Blah ATTY IN FACT  
AUTHORIZED AGENT (IF ANY)  
Donald J. H. Blah

\_\_\_\_\_  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at \_\_\_\_\_ (AM, PM) on 3-21-84 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 205.00.

Louise Oliver Name  
Sr Planner Title

**PARCEL 11B and 11C:**

An unplatted tract of land and a portion of Willowood (Street) as platted in Willowood, an addition to Wichita, Sedgwick County, Kansas, in the west half of Section 31, Township 26 south, Range 2 east of the 6th P.M., more fully described as follows: Commencing from the northwest corner of the southwest quarter of said Section 31; thence N 89° 02' 50" E a distance of 50.00 feet to the point of beginning; thence N 0° 48' 28" W along the east line of Woodlawn Avenue, said right-of-way line being 50.00 feet east of the west line of said Section 31, a distance of 829.07 feet; thence N 89° 11' 32" E a distance of 375.00 feet to a point on a curve to the right; thence 258.70 feet along said curve having a central angle of 38° 30' 00", a radius of 385.00 feet and a long chord of 253.86 feet bearing S 71° 33' 28"; thence S 52° 18' 28" E a distance of 241.38 feet; thence S 37° 41' 32" W a distance of 70.00 feet; thence S 0° 48' 28" E a distance of 538.41 feet to a point on the south line of the northwest quarter of said Section 31, said point being 760.00 feet east of the quarter corner of said Section 31; thence N 89° 02' 50" E a distance of 320.00 feet; thence S 56° 44' 51" W a distance of 1037.78 feet along a portion of the north line of Lot 1, Fantasea Addition, an addition to Wichita, Sedgwick County, Kansas; thence S 88° 55' 01" W a distance of 200.00 feet to the northwest corner of Lot 1, Fantasea Addition, an addition to Wichita, Sedgwick County, Kansas; thence N 0° 01' 14" W along the east line of Woodlawn Avenue, said right-of-way line being 50.00 feet east of the west line of said Section 31, a distance of 555.00 feet to the point of beginning; containing 22.02 acres, more or less.

PARCEL 11B & C  
GENERAL PROVISIONS

PRELIMINARY

1. This development is proposed to contain 15.68 gross acres and 14.30 net acres, assuming that the K-96 Highway will be constructed. If the highway is not constructed, half of the R.O.W. adjacent to the affected parcels will be added to each parcel and the proposed development would then contain 22.02 gross acres or 20.64 net acres. During the review of this material, if a double figure is encountered (Example 1430/2202), the top figure represents calculations assuming the K-96 Highway is constructed. The lower figure assumes that the highway is not constructed and that the land is developed in a similar fashion to the adjacent land use. (Net acres are determined by subtracting internal public streets from the gross acreage.)

2. The proposed development contains two (2) parcels permitting light commercial uses. For specific uses, see parcel descriptions.

3. Setbacks are as indicated on plan view or in general are as follows:

- 35' Setback along Woodlawn and 34th Street North.
- 35' Setback along south property line of parcel 2 adjoining Fantasea Add.
- 35' Setback along east property line of parcels 1 and 2 and the north line of parcel 2 abutting parcel 11D.

4. All utilities shall be installed underground.

5. Signs as permitted by zoning district shall be permitted in accordance with the provisions of Section 28.03.139 of the Code of the City of Wichita. Signs shall not exceed 40' in height.

6. All drainage ways and drainage improvements shall be determined at the time of platting. A lot grading plan will be prepared in conformance with the general drainage concept plan for review prior to the issuance of a building permit.

7. Final determination of street right-of-way and pavement widths on public streets shall be resolved at the time of platting.

8. Parking shall be provided in accordance with Section 28.40.140 et seq of the Code of the City of Wichita.

9. A. A <sup>plan shows 6'-8'</sup> five (5) to eight (8) foot solid or semi-solid wall shall be constructed of stone, masonry, brick, architectural tile or other similar material (not including wood or woven wire) along the east property line of parcels 1 and 2 and where they abut proposed K-96. Such wall may be reduced to three (3) foot in height from the setback line to the property line adjoining Woodlawn or 34th Street North. Said wall shall also be constructed along the property line when adjacent to a residential district and separated by a public way, street or alley if the storage area, service area or rear of the building faces the residential district.

*not shown  
on plan.  
Don't need.  
(see 9c)*

B. A ten (10) foot landscape buffer consisting of a combination of grass, low shrubs and trees shall be required along Woodlawn and 34th Street North *as shown on the plan.*

6. The screening wall and landscape buffer requirements may be waived until such time as the adjacent properties are developed with residential uses

PARCEL 11B & C  
GENERAL PROVISIONS  
PAGE 2

In addition, if the proposed K-96 Highway is constructed, then the wall shall be waived in that portion of parcels 1 and 2 that are dedicated or abut the Highway R.O.W.

10. A landscape plan, prepared by a landscape architect, for the landscape buffers, indicating the location, type and specifications of plant material shall be submitted to the Planning Department for review and approval prior to the issuance of building permit(s) on parcels involved. (See general provision 9C above.)
11. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
12. The C.U.P. document is general in character and will require submission of a detailed site plan and a landscape buffer plan for each parcel or portion thereof in accordance with Section 28.04.190 B.10 of the Code of the City of Wichita. The final configuration of buildings and the exact location of drives and parking shall be determined at the time of platting.

PARCEL DESCRIPTIONS:

Parcel No. 1:

Proposed Uses: All permitted Light Commercial uses with the exception of food locker plant and mortuaries.

Gross Area - 9.33/12.49 acres illustrated (See note below)  
Net Area - 7.95/11.11 acres illustrated (See note below)  
Maximum Building Coverage - 30% of Net Area (See note below)  
Maximum Gross Floor Area - Not to exceed 40% of Net Area (See note below)  
Floor Area Ratio - 0.40 maximum  
Maximum Building Height - 80'  
Maximum Number of Buildings - 4 (See note below)  
Parking - As set forth under general provision number 8.  
Setbacks - As set forth under general provision number 3.

Parcel No. 2:

Proposed Uses: Same as parcel number 1.

Gross Area - 6.53/9.53 acres illustrated (See note below)  
Net Area - 6.35/9.53 acres illustrated (See note below)  
Maximum Building Coverage - 30% of Net Area (See note below)  
Maximum Gross Floor Area - Not to exceed 40% of Net Area (See note below)  
Floor Area Ratio - 0.40 maximum  
Maximum Building Height - 80'  
Maximum Number of Buildings - 4 (See note below)  
Parking - As set forth under general provision number 8.  
Setbacks - As set forth under general provision number 3.

PARCEL 11B & C  
GENERAL PROVISIONS  
PAGE 3

Note: Due to the uncertainty of the location and exact width of the proposed K-96 Highway, the parcel areas, maximum building coverages, gross floor areas, floor area ratios and number of buildings may change for each parcel. The figures shown under the parcel descriptions above reflect the illustrated plan. If, however, the highway R.O.W. changes then these figures will have to be adjusted accordingly. In any event, the maximum building coverage shall not exceed 30% of the net area and the maximum gross floor area shall not exceed 40% of the net area. The maximum number of buildings for each parcel may change but the combined total for parcels 1 and 2 shall not exceed eight (8).

\*

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

Roll # 1

\*