

ACTION

DATE

COMMITTEE

M.A.P.C. Approved sent to 10/28/86  
Washington

B.C.C./R.C.C.C. Approved to 10-28-86  
Abolished

OCT. 28, 1987 - original deadline

OCT. 28, 1988 - 1 yr. ext. of planning

Created two year extension  
to Oct 28, 1990

Suspended by 700.1

DR-163

7-11-89



POSTED 9.19.86  
KCC  
OK

# ACTION

| COMMITTEE                                  | DATE              |
|--|-------------------|
| M.A.P.C. <i>Approved sub to conditions</i> | <i>10/2/86</i>    |
| B.C.C./B.C.C. <i>Approved to</i>           | <i>10-28-86</i>   |
|  | <i>Recommaded</i> |

OCT. 28, 1987 - original deadline

OCT. 28, 1988 - 1 yr ext. of planning  
*Granted two year extension to Oct 28, 1990* 11-5-88

*Superseded by*  
*DP-163 Amendment No. 1*  
*7-11-89*

DATA SHEET

Z- \_\_\_\_\_  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 DR- \_\_\_\_\_  
 DP- 163

Amend  
 Case Filed: 8-8-86  
 Associated Case: \_\_\_\_\_

APPLICATION DATA: Map No. 6150 C & D

- General Location: On the east side of Webb Road in an area north of 21st Street  
 North
- From \_\_\_\_\_ to \_\_\_\_\_
- Proposed Use: \_\_\_\_\_
- DP Name: TALLGRASS TT RESIDENTIAL COMMUNITY UNIT PLAN
- Applicant: Slawson Investment Corporation  
 Address: 8100 East 22nd Street North, Bldg. 1900, Wichita, KS. 67226 Phone 685-4663
- Agent: BITH G. Yung Design  
 Address: #912 East 29th Street North, Suite One, Wichita, KS. 67220 Phone 683-5587

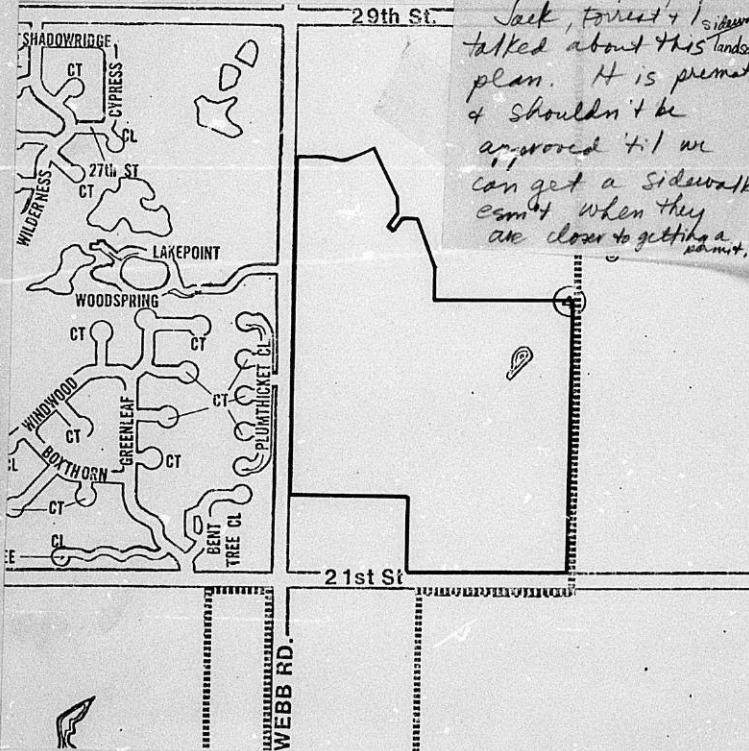
AREA DATA:

- Acres: 170.7 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
- Adjoining Zoning: N "AA" S "LC" & "AA" E "R-1" W "AA" & "LC"
- Land Use: North \_\_\_\_\_ East \_\_\_\_\_  
 South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA:

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



12-2-86  
 Note to file for future  
 Jack, forest & sidewalk  
 talked about this landscape  
 plan. It is premin  
 & shouldn't be  
 approved til we  
 can get a sidewalk  
 esmit when they  
 are closer to getting a  
 permit.

**Shaw**  
 No. 2453C  
 HAYTUNA, WI  
 LOS ANGELES, CHICAGO, LOS AN, OH  
 MEMPHIS, MIAMI, OKLA, OK  
 U.S.A.

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

City of Wichita  
City Council Meeting  
November 8, 1988

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

TO: Mayor and City Council Members

SUBJECT: REQUEST FOR PLATTING TIME EXTENSION FOR DP-163 - TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN, LOCATED ON THE EAST SIDE OF WEBB ROAD IN AN AREA NORTH OF 21st STREET NORTH (District #?).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

-----  
Staff Recommendation: Grant two-year extension to October 28, 1990.

Location: On the east side of Webb Road in an area north of 21st Street North.

Applicant: Slawson Investment Corporation

Site Size: 99 acres still need to be platted.

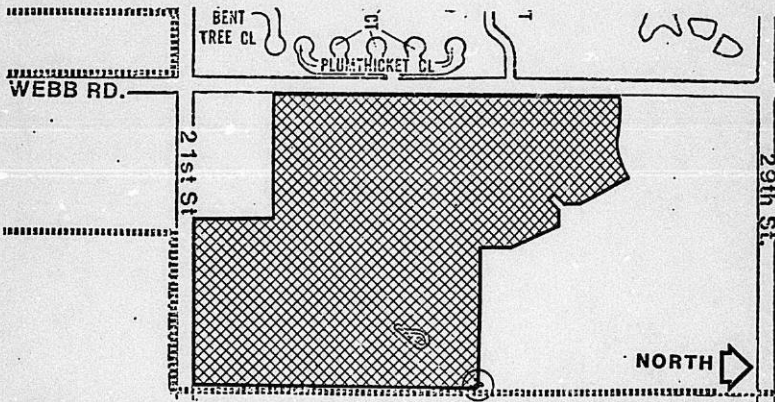
Background: On October 28, 1986, the City Council unanimously approved the above-referenced community unit plan, subject to platting the property within one year, or the case would be denied and closed. On January 6, 1988, in accordance with Policy Statement #5, the City Manager granted a one-year extension of time to complete a plat. This administrative extension resulted in a new plat completion date of October 28, 1988.

The applicant's agent has requested an additional two-year extension of the platting time to October 28, 1990. The justification cited in the request involves possible design modifications made necessary by changes in "market preferences."

When the C.U.P. was originally approved in 1986, it was for a total land area of 169 acres. In that year, a preliminary plat was approved for the entire site. In January of 1987, a 132-lot final plat measuring 54 acres was recorded. In February of 1988, a 46-lot final plat measuring 16 acres was recorded. Of the original 169-acre site, 70 acres have already complied with the requirement for platting.

Recommendations/Actions: 1. Grant a two-year platting time extension for DP-163 to October 28, 1990; provided, however, that should a plat of this property not be recorded by that date, the development plan shall be considered denied and closed for the portions which remain unplatted.

Attachments: Area map  
Letter from Rob Hartman



DP-163 - REQUEST FOR APPROVAL OF THE TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN, LOCATED EAST OF WEBB AND NORTH OF 21ST STREET NORTH.

Applicant: Slawson Investment Corporation, 8100 East 22nd Street North, Building #1900, Wichita, KS 67226.

RECEIVED

OCT 13 1988

METROPOLITAN PLANNING

ROUTE

October 12, 1988

Marvin Krout, Director of Planning  
10th Floor, City Hall  
455 N. Main  
Wichita, KS 67202

RE: Request for extension in time to finish platting Tallgrass East DP-163.

Dear Mr. Krout:

In a conversation with Louise Olivarez on October 11, 1988, she reminded us that we need to request an extension for the above referenced project. We would appreciate a two year extension.

As you know, Tallgrass East is under development and part of the property has been platted. We do, however, need additional time for the balance of the property in that we do not wish to commit the design to final plat until market demand requires. Occasionally, design modifications are necessary as time passes to better reflect market preferences. We would appreciate your assistance in this matter.

Sincerely,

*Rob Hartman*

Rob Hartman  
Bill Yung Design

cc Terry Smythe

RECEIVED

OCT 13 1988

METROPOLITAN PLANNING

ROUTE

\_\_\_\_\_

October 12, 1988

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10th Floor, City Hall  
455 N. Main  
Wichita, KS 67202

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As you know, Tallgrass East is under development and part of the property has been platted. We do, however, need additional time for the balance of the property in that we do not wish to commit the design to final plat until market demand requires. Occasionally, design modifications are necessary as time passes to better reflect market preferences. We would appreciate your assistance in this matter.

Sincerely,



Rob Hartman  
Bill Yung Design

cc Terry Smythe

To the benefit  
of all owners of  
lots in the  
Tallgrass east  
add.

"private easement"

advised <sup>Bill</sup>  
Bill Jung on  
4-8-88 that  
we need a  
sidewalk easement  
tapping into the system  
approved on the  
Plat and 4 copies  
of their new lands plan.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

May 25, 1988

TO: Monty Robson, Superintendent of Central Inspection  
FROM: Marvin S. Krout, Director of Planning  
SUBJECT: Issuance of Permit for Tallgrass East Community Center  
and Pool

We have received a letter from Terrence T. Smythe indicating the desire of the Slawson Development Company to proceed with the construction of the Tallgrass East Community Center and pool on Lot 59, Block 1 of the Tallgrass East Addition. This lot is designated as Parcel No. 10 within the Tallgrass Residential Community Unit Plan (DP-163). Under the general provisions of the approved C.U.P., an overall site development plan is required which is to indicate the location of buildings, parking and activity areas, private sidewalks in conformance with the approved sidewalk plan and also identifies setbacks, screening and landscaping to adjacent residential lots. During the platting of the property in question, one of the conditions of plat approval was that the site development plan identify the location of the sidewalk on Lot 59, Block 1 of Tallgrass East Addition and that an easement for the same be granted by separate instrument. A site development plan was submitted in November of 1986 in sufficient detail to allow for the construction of the clubhouse facility. The developer's agent was advised at that time, however, that a sidewalk easement would be required prior to the issuance of additional permits. The developer now desires to construct the swimming pool portion of the total community center project and has indicated that the exact location of the required sidewalk cannot be determined until the exact locations of the remaining outdoor recreational facilities are determined.

We agree with his conclusion and suggest that a permit be issued for the construction of the swimming pool with the understanding that the sidewalk easement must be established when permits are requested for the next phase of development of the site including tennis courts, baseball field and additional parking. If you have any questions concerning this matter, please contact our office.

MSK/RLY:blw

cc: Terrence T. Smythe, Slawson Development Company, 8100 East 22nd Street  
North, #1900, Wichita, Kansas 67226  
Loren Deines, Plans Examiner, Central Inspection Division

PL/6604/4

FILE COPY

Bob (from Jack) seems to me this is purely CID's problem, but it sounds like Slawson is unnecessarily stuck, unless there's more to this story. Can you check it out w/ Monty & let me know what we are.

Just when you thought it was safe to come out from under your desk...

**SLAWSON**  
development company

May 23, 1988

**RECEIVED**

MAY 24 1988

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Mr. Marvin Krout  
Director of Planning  
City Building  
10th Floor  
455 North Main  
Wichita, KS 67202

Dear Mr. Krout:

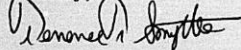
In attempting to secure a building permit for the Tallgrass East Community Center and associated swimming pools, we have been delayed due to a question about the location of a sidewalk across Lot 59, Block 1, Tallgrass East Addition.

While we are wanting to start work on the community center, swimming pools and first phase of parking, the exact location of the tennis courts, 2nd phase of parking, baseball field and drainage swales have yet to be determined. As you can see by the enclosed map, this sidewalk (in red) is an important link for residents in Tallgrass East particularly when the future phase of residential development begins east of our current phase. It is of vital importance that all recreational facilities to be built in the Spring of 1989 (cross-hatched in red) are accurately located before determining the exact location of the sidewalk.

If a more accurate alignment of the sidewalk is required than what is currently provided by the sidewalk plan or the enclosed map, it would seem more appropriate to require this detail at the time the contractor applies for a building permit for the second phase of parking and the tennis courts.

I appreciate your cooperation.

Sincerely,



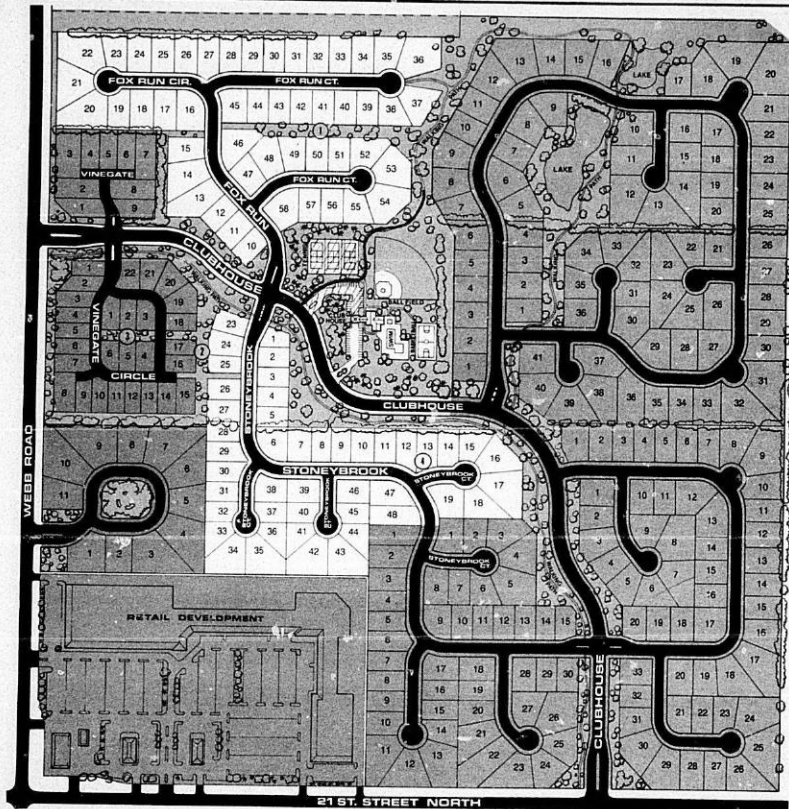
Terrence T. Smythe  
Manager of Residential  
Land Development

TTS:lg  
Enclosures

cc: Monty Robson (7th floor)  
Bob Young (10th floor)

(EAST) Tallgrass Information Center  
8100 E. 22nd Street N., #1900  
Wichita, Kansas 67226-2319  
(316) 685-4663

(WEST) 10300 West Central  
Wichita, Kansas 67212  
(316) 722-9005





TO BE BUILT IN 1989

**S**  
**SLAWSON**  
 communities



**TAILGRASS EAST**

PHASE - 1   
 PHASE - 2 

**S**  
**SLAWSON**  
development company

PRESORTED  
FIRST-CLASS



Mr. Bob Young  
City Building  
Tenth Floor  
455 North Main  
Wichita, KS 67202

8100 E. 22nd Street N., #1900  
Wichita, Kansas 67226-2319



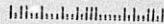
**S**  
**SLAWSON**  
development company

PRESORTED  
FIRST-CLASS



Mr. Marvin Krout  
Director of Planning  
City Building  
10th Floor  
455 North Main  
Wichita, KS 67202

8100 E. 22nd Street N., #1900  
Wichita, Kansas 67226-2319





May 23, 1988

RECEIVED

MAY 24 1988

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Mr. Marvin Krout  
Director of Planning  
City Building  
10th Floor  
455 North Main  
Wichita, KS 67202

Dear Mr. Krout:

In attempting to secure a building permit for the Tallgrass East Community Center and associated swimming pools, we have been delayed due to a question about the location of a sidewalk across Lot 59, Block 1, Tallgrass East Addition.

While we are wanting to start work on the community center, swimming pools and first phase of parking, the exact location of the tennis courts, 2nd phase of parking, baseball field and drainage swales have yet to be determined. As you can see by the enclosed map, this sidewalk (in red) is an important link for residents in Tallgrass East particularly when the future phase of residential development begins east of our current phase. It is of vital importance that all recreational facilities to be built in the Spring of 1989 (cross-hatched in red) are accurately located before determining the exact location of the sidewalk.

If a more accurate alignment of the sidewalk is required than what is currently provided by the sidewalk plan or the enclosed map, it would seem more appropriate to require this detail at the time the contractor applies for a building permit for the second phase of parking and the tennis courts.

I appreciate your cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Terrence T. Smythe'.

Terrence T. Smythe  
Manager of Residential  
Land Development

TTS:lg  
Enclosures

cc: Monty Robson (7th floor)  
Bob Young (10th floor)

(EAST) Tallgrass Information Center  
8100 E. 22nd Street N., #1900  
Wichita, Kansas 67226-2319  
(316) 685-4663

(WEST) 10300 West Central  
Wichita, Kansas 67212  
(316) 722-9005



January 6, 1988

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

Re: DP-163. Tallgrass East Residential C.U.P. East of Webb  
and north of 21st.

Dear Mr. Yung:

We have received your request for an extension of the platting time for the above-referenced community unit plan. The 170-acre plan was approved by the City Council, October 28, 1986, subject to platting within one year. All of the property has been included in a preliminary plat but only about half of the area has been final platted.

We understand your need for additional platting time and, in accordance with MAPC Policy #5, hereby grant a one-year extension to October 28, 1988.

Sincerely,

  
Marvin S. Krout  
Director of Planning

  
Shris Chereches  
City Manager

MSK:LO:rme

cc: Terry Smythe, Slawson Investment Corp.  
8100 East 22nd Street North, Bldg. #1900, 67226

FILE COPY

December 30, 1987

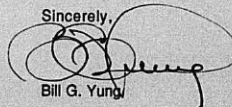
Marvin Krout, Director of Planning  
10th Floor City Hall  
455 N. Main  
Wichita, KS 67202

RE: Request for extension in time to finish platting Tallgrass East DP-163.

Dear Mr. Krout:

In a conversation with Louise Olivarez today she reminded me that we need to request a one year extension for the above referenced project. As you know, Tallgrass East is under development and part of the property has been platted. We do, however, need additional time for the balance of the property in that we do not wish to commit the design to final plat until market demand requires. Occasionally, design modifications are necessary as time passes to better reflect market preferences. This time extension is within your current policy statement and we would appreciate your assistance in this matter.

Sincerely,



Bill G. Yung

cc Terry Smythe  
Louise Olivarez ✓

BGY/pb

**RECEIVED**

DEC 31 1987

METROPOLITAN PLANNING

ROUTE

July 28, 1987

Fred Coppenbarger  
Eureka Federal Savings & Loan  
116 East Third  
Eureka, Kansas 67045

RE: DP-163 - Tallgrass East Residential Community Unit Plan. Generally located on the east side of Webb Road in an area north of 21st Street North.

Dear Mr. Coppenbarger:

This letter is to certify that Tallgrass East Residential Community Unit Plan, referenced above, was approved by the Wichita Board of City Commissioners on October 28, 1986. The enclosed copy of the C.U.P., dated October 15, 1986, and stamped with our approval block, is the current development plan for the property as of July 28, 1987. The zoning for the 170-acre property is "AA" Single-family Dwelling District under the C.U.P. and permitted uses are as listed on the plan.

If you have any questions or need additional information, please advise us.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG/BRH:blw  
Enclosure

cc: Terrence T. Smythe, Slawson Investment Corp., 8100 E. 22nd Street  
North, Bldg. 1900, Wichita, KS. 67226

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

November 12, 1986

TO: Monty Robson, Superintendent of Central Inspection  
FROM: Barbara Harris, Senior Planner, Current Plans  
SUBJECT: Approval of DP-163 - Tallgrass ~~East~~ Residential Community Unit Plan.  
Located on the east side of Webb Road in an area north of 21st Street North.

The Board of City Commissioners on October 28, 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 residential 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 one year from the date of approval by the Board of City Commissioners or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

Attached for your information and files are two approved C.U.P. copies. If you have any questions concerning this matter, please call me at 268-4421.

Barbara Harris  
Senior Planner  
BH:blw  
Attachments

cc: Slawson Investment Corporation, 8100 East 22nd Street North, Bldg. 1900,  
Wichita, 67226  
Bill G. Yung Design, 4912 East 29th Street North, Wichita, 67220

FROM Nagley DATE 11-10-86

- | ADMINISTRATION                     | ADVANCE PLANS                      | CURRENT PLANS                                 | ENGINEERING                        | GRAPHICS                         |
|------------------------------------|------------------------------------|---|------------------------------------|----------------------------------|
| <input type="checkbox"/> Lakin     | <input type="checkbox"/> Stockwell | <input checked="" type="checkbox"/> Galbraith | <input type="checkbox"/> Lindebak  | <input type="checkbox"/> Pierce  |
| <input type="checkbox"/> Walter    | <input type="checkbox"/> Schwartz  | <input type="checkbox"/> Lytle                | <input type="checkbox"/> Cain      | <input type="checkbox"/> Commer  |
| <input type="checkbox"/> Doramus   | <input type="checkbox"/> Laivo     | <input type="checkbox"/> Young                | <input type="checkbox"/> Ruiz      | <input type="checkbox"/> Crook   |
| <input type="checkbox"/> Eubanks   | <input type="checkbox"/> Bechtel   | <input type="checkbox"/> Chambers             | <input type="checkbox"/> Henry     | <input type="checkbox"/> Jones   |
| <input type="checkbox"/> Hanson    | <input type="checkbox"/> Clark     | <input type="checkbox"/> Daniels              | <input type="checkbox"/> Schneider | <input type="checkbox"/> Whitney |
| <input type="checkbox"/> Henderson | <input type="checkbox"/> Dudark    | <input type="checkbox"/> Lahey                | <input type="checkbox"/> _____     |                                  |
| <input type="checkbox"/> _____     | <input type="checkbox"/> Hart      | <input type="checkbox"/> Nagley               | <input type="checkbox"/> _____     |                                  |
| <input type="checkbox"/> Scott     | <input type="checkbox"/> Kelley    | <input type="checkbox"/> Olivarez             | <input type="checkbox"/> _____     |                                  |
|                                    | <input type="checkbox"/> Losew     | <input type="checkbox"/> Shirkey              | <input type="checkbox"/> _____     |                                  |
|                                    | <input type="checkbox"/> Shen      | <del>2-8-10-85</del>                          |                                    |                                  |
|                                    | <input type="checkbox"/> Vinson    |   |                                    |                                  |

REMARKS FOR C.U.P FILE

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- File
- Type

RE: PROVISION # 19 OF DP-163

See items: "F(15)" and "J"

Need to obtain sidewalk easmt'  
with approval of lot 59 for  
development of a Community  
Recreation Center. FEN

October 24, 1986

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

Re: Preliminary Plat S/D 86-78 - TALLGRASS EAST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. A petition for water across this plat's frontage to 21st Street North shall also be submitted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. The paving petition for Lakepoint Circle shall provide for the construction of sidewalks on each side of this street (multi-family development - Section 3(c)(4) of City's Sidewalk Ordinance and Section 8-103(B)(1)(c) of the Subdivision Regulations).
- F. In accordance with the sidewalk plan for this property, the applicant shall guarantee construction of the following sidewalks:
  1. On the southerly and west side of Clubhouse, within Reserves N, P and T.
  2. On the east side of the north/south street, between Windwood and Clubhouse, within Reserve Q.
  3. Within Reserve Z (approximately 1,000 linear feet).
  4. Within Reserve AA (approximately 1,700 linear feet).

5. Within a sidewalk easement to be granted as part of Lot 59, Block 2 (approximately 750 linear feet). The sidewalk easement shall be granted in conjunction with approval of a special permit or zone change for a community recreation center. See provision 19 of DP-163 and Item J of this letter.
- G. Approval of the sidewalk plan constitutes a recommendation to the City Commission to waive Section 3(C)(1) of the City's Sidewalk Ordinance which requires sidewalks on both sides of a collector street. Clubhouse is being platted as a collector street and the proposed sidewalk plan provides for a sidewalk on only one side of this street. Given the proposed loop sidewalk north of Clubhouse and the extensive common open space system which characterizes this subdivision proposal, the Planning Commission recommends that the City Commission waive Section 3(c)(1) of the Sidewalk Ordinance.
- H. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. As depicted on the sidewalk plan for this property, a sidewalk is to be constructed on Lot 59, Block 2. This segment of sidewalk will connect the sidewalk in Reserve AA with the collector street sidewalk on Clubhouse. General provision 19 of the associated Community Unit Plan provides for the subject lot to be developed as a Community Recreation Center. Approval for this type of development is however subject to approval of a special permit or zone change. In order to avoid the platting of a sidewalk easement with this current plat, which may end up conflicting with building construction, the applicant is advised that his site development plan for any special permit or zone change request must identify where the sidewalk on Lot 59 will be constructed. At that time, an easement for sidewalk purposes shall be granted by separate instrument.
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- N. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowner's association shall maintain the sidewalk system planned for construction outside of dedication street right-of-way. This covenant shall grant, to the City, the authority to maintain the sidewalks outside of dedication street right-of-way in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- O. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street or 29-foot wide street pavement. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- Q. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- R. The final plat shall indicate the following street name changes:
1. The two Vinegate Courts to Vinegate Circle.
  2. The Drive suffix shall be deleted from the street name Clubhouse. The Drive suffix denotes a frontage road adjacent to a limited access highway.
  3. Boxthorn Court, adjacent to Lots 1 thru 11, Block 5, to Boxthorn Circle.
  4. Lakepoint to Lakepoint Circle.
- S. On the final plat the stub street proposed to provide access to Lots 19 and 20, Block 5 shall be platted as a separate reserve. This reserve shall be platted for private drive purposes and the plat's text shall reference, by lot and block number, which lots are to be provided access by the reserve.
- T. Regarding the private drive reserve needed to provide access to Lots 19 and 20, Block 5, discussions with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights to the reserve to the lots benefitting from the reserve.

Preliminary Plat S/D 86-78 - TALLGRASS EAST ADDITION  
Page 4

- U. On the final plat, the "15-foot street, drainage and utility easement" shall be extended through the private drive reserve needed to provide Lots 19 and 20, Block 5 with access to a public street. On Lots 18 thru 21, Block 5, a 20-foot wide building setback shall be platted from the private drive reserve.
- V. On the final plat, a 20-foot wide building setback shall be platted from the narrow public street on the following lots:
  - 1. 2 thru 10, Block 2
  - 2. 12 thru 18, Block 5
  - 3. 21 thru 33, Block 5
  - 4. 1 thru 6, Block 4
- W. On the final plat, the recording information for the 75-foot wide, east/west K.G.&E. easement on this property shall be indicated.
- X. The applicant shall provide proof, by letter from the COOP Refinery Company and KANEB or by copy of the pipeline easement agreement, that the dedication of street right-of-way over portions of the pipeline easements and the use of part of the pipeline easement as a general utility easement are acceptable. Proof shall also be provided that the terms of the pipeline agreements do not establish a building setback from either the pipeline or the perimeter of the pipeline easement.
- Y. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- Z. The final plat shall indicate the recording information for the 25-foot COOP Refinery easement and the 15-foot KANAB easement on this property.
- AA. Upon the recording of this plat, Clubhouse shall become a designated residential collector street.
- BB. On the final plat, the platator's text shall reference the platting of the wall easement.
- CC. On the final plat, the platator's text shall reference the platting of the street, drainage and utility easement. The following wording is suggested: "Easement for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- DD. The final plat shall label the centerline of the utility easements.
- EE. The applicant shall obtain, by separate instrument, the 20-foot wide off-site drainage easement needed to the south and west of Block 5.
- FF. Prior to, or at the time of submitting a final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- GC. The applicant shall obtain, by separate instrument, the off-site drainage easements needed to the north and east of this plat.

Preliminary Plat S/D 86-78 - TALLGRASS EAST ADDITION  
Page 5

- HH. Prior to or at the time of submitting a final plat, a pavement design plan for any intersection planned to include a Reserve shall be submitted to City and Traffic Engineering for review and approval. A pavement design plan shall also be provided for the two Vinegate Circles.
- II. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. The drainage plan shall provide for the drainage of water across the north and east lines of the plat.
- JJ. The applicant is advised that contact should be made with the KANEB Pipeline Company regarding development of the multi-family lots included within the perimeter of this plat. As indicated on the preliminary plat, a narrow 15-foot wide pipeline easement exists through the proposed multi-family site. The final plat, for the multi-family lots, should indicate a building setback from the high-pressure pipeline that is mutually agreeable to both the pipeline company and the applicant.
- KK. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- LL. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- MM. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- NN. Authorization is hereby given to change the name of this plat to Tallgrass East Addition.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

*Forrest L. Nagle*

Forrest L. Nagle  
Senior Planner

FLN:dlk

Enclosure

cc: Slawson Investment Corporation, 8100 E. 22nd N., Bldg. 1900,  
Wichita, KS 67226  
Professional Engineering Consultants, P.A., 1440 E. English,  
Wichita, KS 67211  
Dale Smith, Field Engineer, Kaneb Pipeline Company, Suite 550,  
100 N. Broadway, Wichita, KS 67202  
Mike Lindebak, City Engineer  
Bill McKinley, Traffic Engineering

X Community Unit Plan (DP-163) File.

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

City of Wichita  
City Commission Meeting  
October 28, 1986

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

TO: Mayor and City Commissioners

SUBJECT: DP-163 - REQUEST FOR APPROVAL OF THE TALLGRASS EAST  
RESIDENTIAL COMMUNITY UNIT PLAN, LOCATED EAST OF WEBB  
AND NORTH OF 21ST STREET NORTH.  
(Slawson Investment Corporation)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

-----  
MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On October 2, 1986, the MAPC held a public hearing to consider a request for approval of the Tallgrass East Residential Community Unit Plan. Subject property is a 169-acre unplatted and undeveloped tract of land located east of Webb and north of 21st Street North. The development plan indicates the proposed use for the site to be entirely residential, though it is bounded on the north by an area of possible future nonresidential use and by the light-commercially zoned exception area on the northeast corner of 21st Street North and Webb. No one spoke in opposition, and the MAPC unanimously recommended approval subject to platting.

CPO Council "I" voted 5-0 to recommend approval of the request.

Analysis: This property is located in an area south of the Northeast Expressway and Jbara Airport. The lands to the east and to the south are undeveloped, while the land to the west is developed with residences under Tallgrass C.U.P.

The land to the north of this proposal and south of the Northeast Expressway is proposed for commercial and office development and will be under a nonresidential C.U.P.

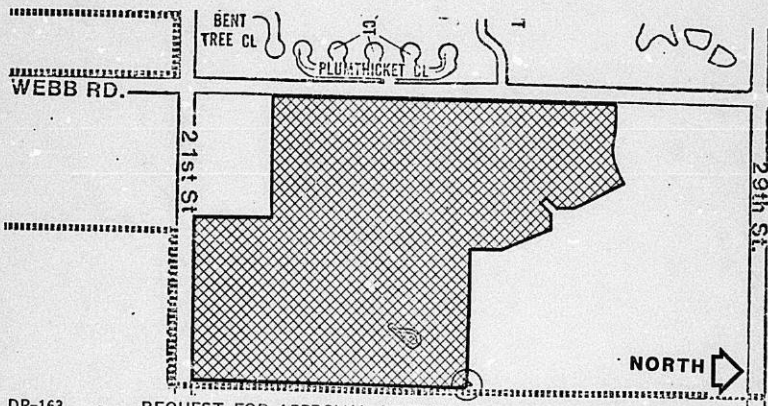
This residential development plan proposal divides the 169-acre site into ten (10) parcels. Nine of the parcels propose uses with a variety of housing types and densities ranging from single family dwellings to apartments, while the tenth parcel proposes a community recreation center for the entire Tallgrass East residential development.

The Planning Commission found that 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 justified approval of the development plan.

Actions: 1. Concur with the findings of the MAPC and approve the C.U.P. subject to the recommended conditions; or

2. Take appropriate action stating reasons.

Attachments: Area map  
10-2-86 MAPC Minutes  
CPO Memorandum  
DP-163 site plan



DP-163 - REQUEST FOR APPROVAL OF THE TALLGRASS EAST RESIDENTIAL  
COMMUNITY UNIT PLAN, LOCATED EAST OF WEBB AND NORTH OF 21ST STREET  
NORTH.

Applicant: Slawson Investment Corporation, 8100 East 22nd Street North, Building  
#1900, Wichita, KS 67226.

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 2, 1986

LEGAL:

3. Case No. DP-163 - Slawson Investment Corporation requests approval of Tallgrass East Residential Community Unit Plan for a tract of land lying in the NW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of Section 4, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; more particularly described as follows:

Beginning at a point on the east line of said SW $\frac{1}{4}$  40.00 feet north of the southeast corner of said quarter; thence S88°49'35"W, 1443.31 feet parallel with the south line of said SW $\frac{1}{4}$ ; thence N1°10'25"W, 740.00 feet, S88°49'35"W, 1171.13 feet to a point 30.00 feet east of the west line of said SW $\frac{1}{4}$ ; thence N0°47'16"W, 1876.20 feet parallel with the west line of said SW $\frac{1}{4}$  to a point on the north line of said SW $\frac{1}{4}$ ; thence N0°56'49"W, 1170.00 feet parallel and 30.00 feet east of the west line of said NW $\frac{1}{4}$ ; thence N89°03'11"E, 165.00 feet to a point on a curve to the right; thence along said curve 130.77 feet, said curve having a central angle of 18°30'00", a radius of 405.00 feet, and a long chord bearing S81°41'49"E, 130.20 feet to a point on a curve to the left; thence along said curve 129.15 feet, said curve having a central angle of 37°00'00", a radius of 200.00 feet, and a long chord bearing N89°03'11"E, 126.92 feet; thence N70°33'11"E, 200.00 feet, S46°26'49"E, 520.00 feet, S0°56'49"E, 100.00 feet, N89°03'11"E, 190.00 feet, S35°56'49"E, 467.27 feet, S0°56'49"E, 289.98 feet to a point 75.00 feet north of the south line of said NW $\frac{1}{4}$ ; thence N89°02'25"E, 1175.00 feet parallel with said south line of the NW $\frac{1}{4}$  to a point on the east line of said NW $\frac{1}{4}$ ; thence S0°54'25"E, 75.00 feet to the northeast corner of said SW $\frac{1}{4}$ ; thence S0°54'25"E, 2606.43 feet along the east line of said SW $\frac{1}{4}$  to the point of beginning. Generally located on the east side of Webb Road, north of 21st Street North.

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

Background: Subject property is a 169-acre unplatted and undeveloped tract of land located east of Webb and north of 21st Street North. The development plan indicates the proposed use for the site to be entirely residential, though it is bounded on the north by an area of possible future nonresidential use and by the light-commercially zoned exception area on the northeast corner of 21st Street North and Webb.

Analysis: This property is located in an area south of the Northeast Expressway and Jabara Airport. The lands to the east and to the south are undeveloped, while the land to the west is developed with residences under Tallgrass C.U.P.

The land to the north of this proposal and south of the Northeast Expressway is proposed for commercial and office development and will be under a nonresidential C.U.P.

This residential development plan proposal divides the 169-acre site into ten (10) parcels. Nine of the parcels propose uses with a variety of housing types and densities ranging from single family dwellings to apartments, while the tenth parcel proposes a community recreation center for the entire Tallgrass East residential development.

In order for the Planning Commission to recommend approval of this residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:

- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
- b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
- c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.

Should the Planning Commission determine that this residential development plan is appropriate, the following are recommended conditions of approval:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. The wording on General Provision #19 should be changed to exclude -- "The above specified uses are subject to approval by special permit or zone case." Instead, the following wording should be added:

Prior to the issuance of any building permits, a site development plan for the Community Recreation Center parcel shall be submitted for review and approval to the Director of Planning which indicates the location of buildings, parking and activity areas, and also identifies setbacks, screening and landscaping to the adjacent residential lots.

Also, the term "health club", listed as one of the uses for the parcel, should be changed to "exercise facility".

- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

- e. All property included within this C.U.P. shall be platted within one year after approval of this C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

DISCUSSION:

GALBRAITH stated that this is a community unit plan that does not necessitate a zoning change. He said that the applicants show a number of mixed land uses but all can be accommodated in the seven dwelling units per acre that "AA" zoning permits. He said that Parcel 10 was for the development's own private recreational facilities. The golf course was not extended into this area. Staff suggested that a recreational facility is an appropriate permitted use on this C.U.P., but would like to see a landscaping, screening, parking and building location plan prior to the issuance of building permits. GALBRAITH said that staff was in support of the C.U.P. in its entirety with just the standard conditions of approval and minor changes that the applicants' land planner said that he was agreeable to, and subject to platting. CPO Council "I" recommended unanimously for approval of this case.

BILL YUNG, Land Planner representing the applicant, showing a color drawing of the proposal, stated that the concept is a little different from the things that they have discussed with the Commission in the past. He said that they have been involved with several projects where they see this trend coming about where they are going to the neighborhood parks somewhat in the center but still highway connected visually to the entryway. He mentioned that they had several projects in Kansas City that they had worked on that have this concept, and he visited one Saturday in Denver that's built and in use and it is really delightful and kind of a break to the monotony of neighborhoods that you see throughout most of the country. That park has about 7 or 8 acres in it and it has a parkway. The collector system has a substantial amount of landscaping, earth berms, trees, and meandering sidewalks that connect all of that so there are not any driveways, garages or anything that is visible if you pass through this development going from one end to the other or entering into your particular neighborhood. YUNG said that the facility in the center contains about a 2500 square foot clubhouse, swimming pool, sport court, tennis courts, and an open ball diamond for either softball or soccer. It is geared with providing a place for the children who live within the area to have a place to play without having to use the school facility, somebody's back yard or the street. It will be owned, operated and maintained by the homeowners' association, and it is their park. YUNG mentioned that they had drainageways that they are trying to utilize also, not only to help store some of the flood water, but also to create side amenities and an additional location where they can have pathway systems that connect people by foot to this facility. YUNG said that the collector system serves as the major route for every homeowner to have access to his particular project. They have done here as they have done in other areas where they try to

break small neighborhoods down within the overall complex so that they did not get lost in a sea of housing, but they do have a sense of place and a sense of identity within each neighborhood. He said that they did not know for certain what will happen at this point. The market is soft right now for those kinds of uses. If they are unable to find a market there, this plan also provides for extending the single family into that area.

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. 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. The wording on General Provision #19 should be changed to exclude -- "The above specified uses are subject to approval by special permit or zone case." Instead, the following wording should be added:

Prior to the issuance of any building permits, a site development plan for the Community Recreation Center parcel shall be submitted for review and approval to the Director of Planning which indicates the location of buildings, parking and activity areas, and also identifies setbacks, screening and landscaping to the adjacent residential lots.

Also, the term "health club", listed as one of the uses for the parcel, should be changed to "exercise facility".

- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

10-2-86  
Page 5

- e. All property included within this C.U.P. shall be platted within one year after approval of this C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

Bayouth moved, Miles seconded and it carried unanimously. Conlee, Parsons and Peters were absent.

-----

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services

DATE September 29, 1986

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-163: East side of Webb  
Road, north of 21st Street  
North

On Thursday, September 25, CPO Council Area "I" considered the above captioned case, a request for approval of the TALLGRASS II RESIDENTIAL C.U.P.

Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 5-0 to recommend approval of the request, subject to compliance with City Staff's comments.

The agent, Bill Yung, was present to discuss the specifics of the proposal. Mr. Yung noted that the 169 acre site would be divided into 10 parcels and have a large park as its central theme.

There were no area residents present who expressed opposition to the request.

Please provide the Council's recommendation to the MAPC and City Commission when case DP-163 is considered.

*Barry L. Carroll*  
Barry L. Carroll  
Administrative Aide III

BLC:blc

Noted:

*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director

**RECEIVED**  
SEP 29 1986  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

October 3, 1986

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

Re: DP-163 TALLGRASS EAST RESIDENTIAL C.U.P. On the east side of  
Webb Road in an area north of 21st Street North

Dear Mr. Yung:

At its regular meeting on October 2, 1986, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved 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.

~~X~~  
\* The wording on General Provision #19 should be changed to exclude -- "The above specified uses are subject to approval by special permit or zone case." Instead, the following wording should be added:

Prior to the issuance of any building permits, a site development plan for the Community Recreation Center parcel shall be submitted for review and approval to the Director of Planning which indicates the location of buildings, parking and activity areas, and also identifies setbacks, screening and landscaping to the adjacent residential lots.

Also, the term "health club", listed as one of the uses for the parcel, should be changed to "exercise facility".

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

October 2, 1986  
Page 2

- d. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- e. All property included within this C.U.P. shall be platted within one year after approval of this C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

Please submit ten (10) corrected copies of the C.U.P. to this office by October 15, 1986 in order for this matter to be forwarded to the Board of City Commissioners for consideration at their regular meeting on October 28, 1986. This meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG/lw

cc: Slawson Investment Corporation, 8100 E. 22nd Street North, Bldg.  
1900,  
Wichita, KS 67226

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services

DATE September 29, 1986

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-163: East side of Webb  
Road, north of 21st Street  
North

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The agent, Bill Yung, was present to discuss the specific of the proposal. Mr. Yung noted that the 169 acre site would be divided into 10 parcels and have a large park as its central theme.

There were no area residents present who expressed opposition to the request.

Please provide the Council's recommendation to the MAPC and City Commission when case DP-163 is considered.

*Barry L. Carroll*  
Barry L. Carroll  
Administrative Aide III

BLC:bic

Noted:

*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director

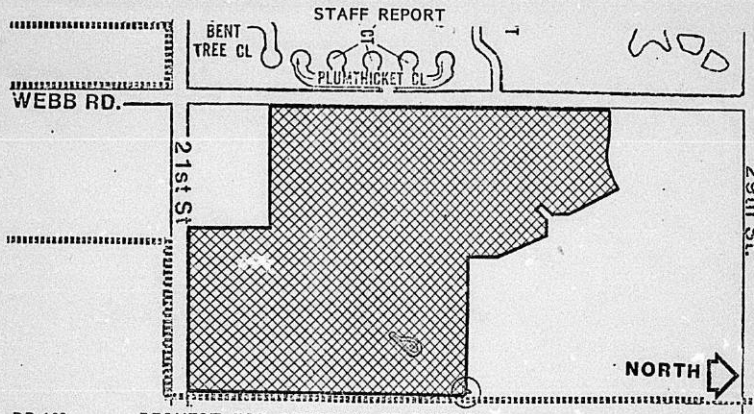
RECEIVED

SEP 29 1986

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

OCTOBER 2, 1986



DP-163 - REQUEST FOR APPROVAL OF THE TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN, LOCATED EAST OF WEBB AND NORTH OF 21ST STREET NORTH.

Applicant: Slawson Investment Corporation, 8100 East 22nd Street North, Building #1900, Wichita, KS 67226.

|                  | Land Use                               | Zoning             | Size      |
|------------------|--|--------------------|-----------|
| Application Area | Undeveloped                            | "AA"               | 169 acres |
| North            | Agricultural use                       | "AA" & "LC"        |           |
| South            | Agricultural use                       | "AA" & "LC"        |           |
| East             | Undeveloped                            | "R-1"              |           |
| West             | Single-family houses & pumping station | "LC" & "AA" in CUP |           |

History: None.

Background: Subject property is a 169-acre unplatted and undeveloped tract of land located east of Webb and north of 21st Street North. The development plan indicates the proposed use for the site to be entirely residential, though it is bounded on the north by an area of possible future nonresidential use and by the light-commercially zoned exception area on the northeast corner of 21st Street North and Webb.

Analysis: This property is located in an area south of the Northeast Expressway and Jbara Airport. The lands to the east and to the south are undeveloped, while the land to the west is developed with residences under Tallgrass C.U.P.

The land to the north of this proposal and south of the Northeast Expressway is proposed for commercial and office development and will be under a nonresidential C.U.P.

This residential development plan proposal divides the 169-acre site into ten (10) parcels. Nine of the parcels propose uses with a variety of housing types and densities ranging from single family dwellings to apartments, while the tenth parcel proposes a community recreation center for the entire Tallgrass East residential development.

In order for the Planning Commission to recommend approval of this residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:

- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

- b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
- c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automatic parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.

Should the Planning Commission determine that this residential development plan is appropriate, the following are recommended conditions of approval:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- b. The wording on General Provision #19 should be changed to exclude -- "The above specified uses are subject to approval by special permit or zone case." Instead, the following wording should be added:

Prior to the issuance of any building permits, a site development plan for the Community Recreation Center parcel shall be submitted for review and approval to the Director of Planning which indicates the location of buildings, parking and activity areas, and also identifies setbacks, screening and landscaping to the adjacent residential lots.

Also, the term "health club", listed as one of the uses for the parcel, should be changed to "exercise facility".

- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- e. All property included within this C.U.P. shall be platted within one year after approval of this C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

CASE NO. DP-163

|    |  |
|----|--|
| 92 | "Notices to adjoining property owners mailed on 9-18-86 for MAPC meeting on 10-2-86. |
| 2  | One each to Applicant and Agent.   |
| 3  | One each to CPO, Carl Gipson and Karen Crook.  |
| 3  | One each to Louise, Barbara and Glen.  |

---

100

TOTAL

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

September 18, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, October 2, 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 an application for approval of the TALLGRASS II RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-163:

A tract of land lying in the NW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of Section 4, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; more particularly described as follows:

Beginning at a point on the east line of said SW $\frac{1}{4}$  40.00 feet north of the southeast corner of said quarter; thence S88°49'35"W, 1443.31 feet parallel with the south line of said SW $\frac{1}{4}$ ; thence N1°10'25"W, 740.00 feet, S88°49'35"W, 1171.13 feet to a point 30.00 feet east of the west line of said SW $\frac{1}{4}$ ; thence N0°47'16"W, 1876.20 feet parallel with the west line of said SW $\frac{1}{4}$  to a point on the north line of said SW $\frac{1}{4}$ ; thence N0°56'49"W, 1170.00 feet parallel and 30.00 feet east of the west line of said NW $\frac{1}{4}$ ; thence N89°03'11"E, 165.00 feet to a point on a curve to the right; thence along said curve 130.77 feet, said curve having a central angle of 18°30'00", a radius of 405.00 feet, and a long chord bearing S81°41'49"E, 130.20 feet to a point on a curve to the left; thence along said curve 129.15 feet, said curve having a central angle of 37°00'00", a radius of 200.00 feet, and a long chord bearing N89°03'11"E, 126.92 feet; thence N70°33'11"E, 200.00 feet, S46°26'49"E, 520.00 feet, S0°56'49"E, 100.00 feet, N89°03'11"E, 190.00 feet, S35°56'49"E, 467.27 feet, S0°56'49"E, 289.98 feet to a point 75.00 feet north of the south line of said NW $\frac{1}{4}$ ; thence N89°02'25"E, 1175.00 feet parallel with said south line of the NW $\frac{1}{4}$  to a point on the east line of said NW $\frac{1}{4}$ ; thence S0°54'25"E, 75.00 feet to the northeast corner of said SW $\frac{1}{4}$ ; thence S0°54'25"E, 2606.43 feet along the east line of said SW $\frac{1}{4}$  to the point of beginning. Generally located on the east side of Webb Road, north of 21st Street North.

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

The proposed Development Plan now on file divides the 169-acre site into 10 parcels. The plan provides for a variety of housing types and densities ranging from single family dwellings to apartments, and also includes a parcel with the proposed use of a community recreation center for the entire development. The overall density of the site, as illustrated on the development plan, is 6.07 dwelling units per acre.

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

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

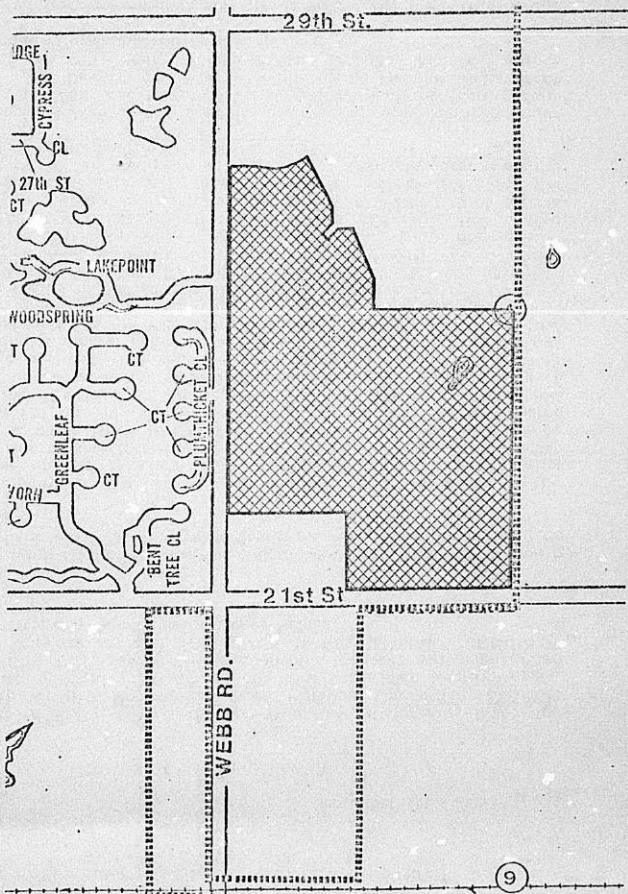
NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "I" will consider this case at their meeting to be held on Thursday, September 25, 1986, at 7:30 p.m., at Pine Valley Christian Church, 5620 East 21st Street North. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE

APPLICATION  
AREA



NORTH



( ) Published in the Daily Record on September 9, 1986 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, October 2, 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 an application for approval of the TALLGRASS II RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-163:

A tract of land lying in the NW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of Section 4, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; more particularly described as follows:

Beginning at a point on the east line of said SW $\frac{1}{4}$  40.00 feet north of the southeast corner of said quarter; thence S88°49'35"W, 1443.31 feet parallel with the south line of said SW $\frac{1}{4}$ ; thence N1°10'25"W, 740.00 feet, S88°49'35"W, 1171.13 feet to a point 30.00 feet east of the west line of said SW $\frac{1}{4}$ ; thence N0°47'16"W, 1876.20 feet parallel with the west line of said SW $\frac{1}{4}$  to a point on the north line of said SW $\frac{1}{4}$ ; thence N0°56'49"W, 1170.00 feet parallel and 30.00 feet east of the west line of said NW $\frac{1}{4}$ ; thence N89°03'11"E, 165.00 feet to a point on a curve to the right; thence along said curve 130.77 feet, said curve having a central angle of 18°30'00", a radius of 405.00 feet, and a long chord bearing S81°41'49"E, 130.20 feet to a point on a curve to the left; thence along said curve 129.15 feet, said curve having a central angle of 37°00'00", a radius of 200.00 feet, and a long chord bearing N89°03'11"E, 126.92 feet; thence N70°33'11"E, 200.00 feet, S46°26'49"E, 520.00 feet, S0°56'49"E, 100.00 feet, N89°03'11"E, 190.00 feet, S35°56'49"E, 467.27 feet, S0°56'49"E, 280.98 feet to a point 75.00 feet north of the south line of said NW $\frac{1}{4}$ ; thence N89°02'25"E, 1175.00 feet parallel with said south line of the NW $\frac{1}{4}$  to a point on the east line of said NW $\frac{1}{4}$ ; thence S0°54'25"E, 75.00 feet to the northeast corner of said SW $\frac{1}{4}$ ; thence S0°54'25"E, 2606.43 feet along the east line of said SW $\frac{1}{4}$  to the point of beginning. Generally located on the east side of Webb Road, north of 21st Street North.

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

The proposed Development Plan now on file divides the 169-acre site into 10 parcels. The plan provides for a variety of housing types and densities ranging from single family dwellings to apartments, and also includes a parcel with the proposed use of a community recreation center for the entire development. The overall density of the site, as illustrated on the development plan, is 6.07 dwelling units per acre.

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

WITNESS MY HAND AND SEAL this 8th day of September, 1986.

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

(SEAL)

CASE NO. DP-163

TALLGRASS II RESIDENTIAL  
COMMUNITY UNIT PLAN

A tract of land lying in the NW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of Section 4, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; more particularly described as follows:

Beginning at a point on the east line of said SW $\frac{1}{4}$  40.00 feet north of the southeast corner of said quarter; thence S88°49'35"W, 1443.31 feet parallel with the south line of said SW $\frac{1}{4}$ ; thence N1°10'25"W, 740.00 feet, S88°49'35"W, 1171.13 feet to a point 30.00 feet east of the west line of said SW $\frac{1}{4}$ ; thence N0°47'16"W, 1876.20 feet parallel with the west line of said SW $\frac{1}{4}$  to a point on the north line of said SW $\frac{1}{4}$ ; thence N0°56'49"W, 1170.00 feet parallel and 30.00 feet east of the west line of said NW $\frac{1}{4}$ ; thence N89°03'11"E, 165.00 feet to a point on a curve to the right; thence along said curve 130.77 feet, said curve having a central angle of 18°30'00", a radius of 405.00 feet, and a long chord bearing S81°41'49"E, 130.20 feet to a point on a curve to the left; thence along said curve 129.15 feet, said curve having a central angle of 37°00'00", a radius of 200.00 feet, and a long chord bearing N89°03'11"E, 126.92 feet; thence N70°33'11"E, 200.00 feet, S46°26'49"E, 520.00 feet, S0°56'49"E, 100.00 feet, N89°03'11"E, 190.00 feet, S35°56'49"E, 467.27 feet, S0°56'49"E, 289.98 feet to a point 75.00 feet north of the south line of said NW $\frac{1}{4}$ ; thence N89°02'25"E, 1175.00 feet parallel with said south line of the NW $\frac{1}{4}$  to a point on the east line of said NW $\frac{1}{4}$ ; thence S0°54'25"E, 75.00 feet to the northeast corner of said SW $\frac{1}{4}$ ; thence S0°54'25"E, 2606.43 feet along the east line of said SW $\frac{1}{4}$  to the point of beginning. Generally located on the east side of Webb Road, north of 21st Street North.

August 27, 1986

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

RE: Tallgrass II Community Unit Plan located east of Webb Road in an area north of 21st Street North.

Dear Bill:

We have received and reviewed the development plan for the above-referenced C.U.P. and our comments are as follows:

- site plan received*
- (1) What are you proposing for the future development of the land between the proposed Northeast Expressway right-of-way and this C.U.P.? We are concerned that this irregular-shaped property will not have adequate access to major streets and will not be wide enough in certain places for good circulation. If possible, we would like to see your site plan proposals for development in this area and discuss this matter further with you and your client.
  - ok* (2) General Provision #9 speaks of the hydrology study and proposed drainage facilities for this property that will be submitted, if necessary, at the time of platting. Provisions should also be included in this comment that the ownership and maintenance of the drainage facilities will be determined at the time of platting.
  - ok* (3) The General Provision for off-street parking should include "1.5 spaces per dwelling unit for apartments; 2 spaces per dwelling unit for all other uses". Also, the correct section number is 28.04.140 and the "Note" should be omitted as it is not necessary.
  - ok* (4) In General Provision #16A, the clause "and accessory structures" should be added after "dwelling unit".
  - ok* (5) Reference to Section 28.04.182 should be made in General Provision #19 in regards to limitations for the proposed swim club.

This C.U.P. could be scheduled for public hearing by the MAPC on October 2, 1986, after we have discussed these comments/questions with

Bill G. Yung  
August 27, 1986  
Page 2

you and your client and after 14 copies of the C.U.P. are submitted by September 3, 1986. We look forward to conferring with you, and if you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG/BRB:blw

cc: Michael E. Lindebak, City Engineer and Interim Planning Director  
Terrence T. Smythe, Slawson Investment Corp., 8100 E. 22nd Street  
North, Bldg. #1900, Wichita, KS. 67226

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

Date: August 14, 1986

TO: Walt Campbell, Deputy Chief of Operations  
Bill McKinley, Traffic Engineer  
Carl Gipson, Civil Engineer III

FROM: Barbara R. Bonanni, Senior Planner

RE: Tallgrass II Community Unit Plan - Generally located at the northeast corner of Webb and 21st Street North.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The property was previously under the Tallgrass Community Unit Plan - DP-145. I would appreciate your comments regarding this development proposal by August 22, 1986 so it can be scheduled for MAPC review.

Barbara R. Bonanni  
Senior Planner

BRB:dik

Attachments received:  
Comments  
8-20-86 Walt: G.P. #14 should reference 150' not 100' as is shown - ~~ok~~ in  
8-18-86 Bill: which streets are public and which are private?  
what are the street names to be? *determined at time of planning*

FROM Barbara Bonanni DATE 8-21-86

| ADMINISTRATION                     | ADVANCE PLANS                      | CURRENT PLANS                      | ENGINEERING                              | GRAPHICS                         |
|------------------------------------|------------------------------------|------------------------------------|--|----------------------------------|
| <input type="checkbox"/> Lakin     | <input type="checkbox"/> Stockwell | <input type="checkbox"/> Galbraith | <input type="checkbox"/> Lindebak        | <input type="checkbox"/> Pierce  |
| <input type="checkbox"/> Waller    | <input type="checkbox"/> Schwartz  | <input type="checkbox"/> Lytle     | <input type="checkbox"/> Cain            | <input type="checkbox"/> Commer  |
| <input type="checkbox"/> Doramus   | <input type="checkbox"/> Duderik   | <input type="checkbox"/> Young     | <input type="checkbox"/> Rutz            | <input type="checkbox"/> Crook   |
| <input type="checkbox"/> Eubanks   | <input type="checkbox"/> Ahrens    | <input type="checkbox"/> Bonanni   | <input type="checkbox"/> Henry           | <input type="checkbox"/> Jones   |
| <input type="checkbox"/> Harris    | <input type="checkbox"/> Bechtel   | <input type="checkbox"/> Lahay     | <input type="checkbox"/> Schneider       | <input type="checkbox"/> Whitney |
| <input type="checkbox"/> Henderson | <input type="checkbox"/> Hart      | <input type="checkbox"/> Nagley    | <input checked="" type="checkbox"/> Love |                                  |
| <input type="checkbox"/> Wasko     | <input type="checkbox"/> Kater     |                                    |  |                                  |
| <input type="checkbox"/> Wicibley  |                                    |                                    |  |                                  |

REMARKS check NE Expa on this

7B-106

NE Expressway  
shown  
matches  
PEC  
R/W Plans dated  
1/6/86

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

Date: August 14, 1986

TO: Walt Campbell, Deputy Chief of Operations  
Bill McKinley, Traffic Engineer  
Carl Gipson, Civil Engineer III

FROM: Barbara R. Bonanni, Senior Planner

RE: Tallgrass II Community Unit Plan - Generally located at the  
northeast corner of Webb and 21st Street North.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The property was previously under the Tallgrass Community Unit Plan - DP-145. I would appreciate your comments regarding this development proposal by August 22, 1986 so it can be scheduled for MAPC review.

Barbara R. Bonanni  
Senior Planner

BRB:dlk

Attachments

*Comments received:*  
8-20-86 Walt: G.P. #14 should reference 150' not 100'  
as is shown - ~~ok~~ *ok*  
8-18-86 Bill: which streets are public and which are  
private?  
what are the street names to be?  
*determined at  
time of planning*

FROM Barbara R. Bonanni 8-18-86

ADMINISTRATION:  Lakin  
 Water  
 Doramus  
 Eubanks  
 Harris  
 Henderson  
 Wasko  
 Wimbley

GRAPHICS:  Pierce  
 Mar  
 k  
 s  
 ney

REMARKS Jack - Is the  
NE Expressway correct  
on this plan?

19-106

- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- File
- Type

**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.

DP-163

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

- A. APPLICANT Slawson Investment Corp.  
 ADDRESS 8100 E. 22nd No., Bldg. 1900, <sup>Wichita</sup> Zip Code 67226 PHONE 685-4663  
 AGENT Bill G. Yung Design  
 ADDRESS 4912 E. 29th N., Suite One, <sup>Wichita</sup> Zip Code 67220 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 ~~N/A~~ "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 170.7 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 6150C-D Zoning (N) AA (S) LA+AA (E) R-1 (W) LC MAPC DP-76 Oct. 2, 1986  
 T9-330-3 6150D 649D 6150E 6050B Revised 9/85

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

At the northeast corner of Webb Road and 21st Street North, OR

B. On the east side of Webb Road and north of 21st Street North (Ave.) Street between \_\_\_\_\_ (Ave.) Street and N/A (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 ABSTRACTOR'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.

Renewal D. Ingalls  
APPLICANT'S SIGNATURE

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

\_\_\_\_\_  
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 4<sup>30</sup> (AM, PM) on 8-8-86 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 1153.50.

Bob Foran Name  
Sr. Planner Title

TALLGRASS II.  
RESIDENTIAL C.U.P.

A tract of land lying in the Northwest Quarter and the Southwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M. more particularly described as follows:

*Sedgwick County, Kansas*

Beginning at a point on the East line of said Southwest Quarter 40.00 feet North of the Southeast corner of said Quarter; thence S 88° 49' 35" W 1443.31 feet parallel with the South line of said Southwest Quarter; thence N 1° 10' 25" W 740.00 feet, S 88° 49' 35" W 1171.13 feet to a point 30.00 feet East of the West line of said Southwest Quarter; thence N 0° 47' 16" W 1876.20 feet parallel with the West line of said Southwest Quarter to a point on the North line of said Southwest Quarter; thence N 0° 56' 49" W 1170.00 feet parallel and 30.00 feet East of the West line of said Northwest Quarter; thence N 89° 3' 11" E 165.00 feet to a point on a curve to the right; thence along said curve 130.77 feet, said curve having a central angle of 18° 30' 0", a radius of 405.00 feet, and a long chord bearing S 81° 41' 49" E, 130.20 feet to a point on a curve to the left; thence along said curve 129.15 feet, said curve having a central angle of 37° 0' 0", a radius of 200.00 feet, and a long chord bearing N 89° 3' 11" E, 126.92 feet; thence N 70° 33' 11" E, 200.00 feet, S 46° 26' 49" E, 520.00 feet, S 0° 56' 49" E, 100.00 feet, N 89° 3' 11" E, 190.00 feet, S 35° 56' 49" E, 467.27 feet, S 0° 56' 49" E, 289.98 feet to a point 75.00 feet North of the South line of said Northwest Quarter; thence N 89° 2' 25" E, 1175.00 feet parallel with said South line of Northwest Quarter to a point on the East line of said Northwest Quarter; thence S 0° 54' 25" E, 75.00 feet to the Northeast corner of said Southwest Quarter; thence S 0° 54' 25" E, 2606.43 feet along the East line of said Southwest Quarter to the point of beginning containing 170.74 acres, more or less.

*on the east side of Hebb Road in an area north of 21st St. North.*

OWNERSHIP LIST

| Tract Description   | Property Owner  |
|---|---|
| The South Half of the Northwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M.   | X Slawson Investment Corp.<br>200 Douglas Building<br>Wichita, KS 67202   |
| The Southwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M.   | (Same As Above)   |
| Lots 1, 2 & the South Half of the Northeast Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M.   | X F & F Jansen Farm Inc.<br>F & F Jansen Estates Farm Inc.<br>c/o Marvin R. Appling<br>205 W. 2nd, Office 19<br>Wichita, KS 67202 |
| The North Half of the Northwest Quarter, also described as Government Lots 3 & 4, Section 4, Township 27 South, Range 2 East of the 6th P.M.  | X Wichita Airport Authority<br>Administration Bldg.<br>2173 Air Cargo Rd.<br>Wichita, KS 67209                                    |
| The Southeast Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M.   | X Harry B. Brown Jr.<br>800 Dublin<br>Wichita, KS 67206<br>And<br>X Diana L. Kitch<br>8516 E. Central Ave.<br>Wichita, KS 67206   |
| The Southeast Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., except that portion platted in Woodspring Addition to Sedgwick County, Kansas.  | X Slawson Investment Co.<br>200 Douglas Building<br>Wichita, KS 67202   |
| Lot 1, also described as the Northeast Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M.   | X Richard J. Hattrup<br>Juanita E. Hattrup<br>2959 N. Webb Rd.<br>Wichita, KS 67226   |
| The Northeast Quarter of Section 8, Township 27 South, Range 2 East of the 6th P.M.   | X Wilson Estates<br>c/o Robert Wilson<br>408 Century Plaza Bldg.<br>Wichita, KS   |
| The East Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M.  | X Gyan J. Khicha, M.D.<br>Marorama Khicha<br>8908 Crestwood St.<br>Wichita, KS 67206  |
| That part of the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Beginning 600 Feet South of the Northwest Corner of said Northwest Quarter, thence East parallel to the North line of the Northwest Quarter a distance of 725 Feet, thence South parallel to the West line of said Northwest Quarter a distance of 125 Feet, thence West parallel to the North line of said Northwest Quarter a distance of 725 Feet to a point on the west line of said Northwest Quarter, thence North along the West line of said Northwest Quarter, 125 Feet to p.o.b. | X Sandra June Hanley<br>Fred L. Hanley<br>439 N. Belmont Ave.<br>Wichita, KS 67208  |

Tract Description

Property Owner

A tract in the West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East, Beginning 725 feet east of the Northwest Corner of said West Half, thence along the North line of said West Half bearing N89°44'20"E 325 feet, thence S24°34'41"W 661.16 feet, thence S89°44'20"W 50 feet, thence N0°0'00"E 600 feet to beginning.

Greer Gsell, Trustee  
for the Marian Page  
Hanley and the Charlotte  
Louise Hanley Trusts  
c/o Greer Gsell  
Ste. 600 Hardage Ctr.  
100 S. Main  
Wichita, KS 67202

X

The West Half of the Northwest Quarter of Section 9, described as beginning at the Northwest Corner of the Northwest Quarter thence East along the North line of the Northwest Quarter 725 feet, thence South parallel to the West line of said Northwest Quarter 725 feet, thence West parallel to the North line of the Northwest Quarter 725 feet to a point on the West line of the Northwest Quarter, thence North along the West line of the Northwest Quarter 725 feet to p.o.b., except that part of the West Half of the Northwest Quarter beginning 600 feet South of the Northwest Corner of said Northwest Quarter, thence East parallel to the North line of the Northwest Quarter a distance of 725 feet, thence South parallel to the West line of said Northwest Quarter a distance of 125 feet, thence West parallel to the North line of said Northwest Quarter a distance of 725 feet to point on the West line of said Northwest Quarter, thence North along the West line of said Northwest Quarter 125 feet to p.o.b., all in Township 27 South, Range 2 East of the 6th P.M.

(Same As Above)

The West Half of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., except the South 330 feet and except the two tracts directly above showing the property Owner to be Greer Gsell, Trustee for the Marian Page Hanley and the Charlotte Louise Hanley Trusts.

*dup* Fred L. Hanley  
439 N. Belmont  
Wichita, KS 67208

The Northwest Quarter of the Northeast Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M.

X Jan deBakker  
633 N. Broadmoor St.  
Wichita, KS 67206

| <u>Lot</u> | <u>Block</u> | <u>Addition</u>  | <u>Property Owner</u>   |
|------------|--------------|------------------|---|
| Lot 53     | Block 2      | Bluestem Village | X James D. Fisher<br>Pamela J. Fisher<br>2580 Greenleaf Ct.<br>Wichita, KS 67226        |
| Lot 54     | "            | "                | X Bruce W. Wilger<br>Karen A. Wilger<br>2576 Greenleaf Ct.<br>Wichita, KS 67226         |
| Lot 55     | "            | "                | X Shawky N.F. Habashy<br>Jeanette Z. Habashy<br>2572 Greenleaf Ct.<br>Wichita, KS 67226 |

| Lot  | Block   | Addition         | Property Owner  |
|--|---------|------------------|---|
| Lot 56   | Block 2 | Bluestem Village | X Arthur G. Johnson Jr.<br>Anna Belle Johnson<br>2568 Greenleaf Ct.<br>Wichita, KS 67226  |
| Lot 57   | "       | "                | X David E. Sproul<br>Sidney K. Sproul<br>2564 Greenleaf Ct.<br>Wichita, KS 67226          |
| Lot 58   | "       | "                | X Hans C. Dirksen<br>Wendy S. Dirksen<br>2560 Greenleaf Ct.<br>Wichita, KS 67226          |
| Lot 64   | "       | "                | X Charles L. Gebhardt<br>Susan Cahill Gebhardt<br>2530 Greenleaf Ct.<br>Wichita, KS 67226 |
| Lot 65   | "       | "                | X Marcelle Cass<br>2526 Greenleaf Ct.<br>Wichita, KS 67226                                |
| Lot 66   | "       | "                | X Edwin D. Richmond<br>Angelene P. Richmond<br>2522 Greenleaf Ct.<br>Wichita, KS 67226    |
| Lot 67   | "       | "                | X Thomas H. Hays<br>Charlotte A. Hays<br>2518 Greenleaf Ct.<br>Wichita, KS 67226          |
| Lot 75   | "       | "                | X Charles G. Blair<br>Sue F. Blair<br>2456 Greenleaf Ct.<br>Wichita, KS 67226             |
| Lot 76   | "       | "                | X L. Scott Banks<br>2452 Greenleaf Ct.<br>Wichita, KS 67226                               |
| Reserve C, except<br>that portion platted<br>as Peppertree<br>Addition and Bent<br>Tree Addition |         | "                | <i>dup</i> X Slawson Investment Corp.<br>200 Douglas Bldg.<br>Wichita, KS 67202           |
| Reserve E  |         | "                | X Greenleaf Homeowner's<br>Association, Inc.<br>P.O. Box 8099<br>Wichita, KS 67208        |
| Reserve F  |         | "                | (Same As Above)   |
| Reserve G  |         | "                | (Same As Above)   |
| Reserve H  |         | "                | (Same As Above)   |

| Lot  | Block   | Addition  | Property Owners   |
|--|---------|-----------|---|
| A portion of Lot 1, beginning at the eastern most corner of Reserve C, point being the northwest line of Lot 1, th. Northerly bearing N0°47'16"W, 15 feet, th. N89°12'44"E 20 feet, th. S54°42'13"E 116.67 feet, th. S35°48'06"W 57.03 feet to beginning of a curve to the right, radius of 106.13 feet, central angle 10°22'02", long chord S40°59'07"W, 19.18 feet, th. curve arc length of 19.20 feet, th. N38°43'00"W 131.50 feet to point on the North line, th. N52°03'22"E 16.70 feet to p.o.b.   | Block 1 | Bent Tree | Harland W. Cardwell III<br>Virginia L. Cardwell<br>9306 E. Bent Tree<br>Wichita, KS 67226 |
| Lots 1 & 2, except that part of Lot 1 beginning at the Southeast Corner of Lot 2, th. Southwesterly along a curve having a radius of 87.34 feet, central angle of 7°50'45" and a long chord bearing S 31°52'50"W 11.95 feet, th. along said curve an arc length of 11.96 feet, th. N54°42'15"W, 116.67 feet to a point on the South line of said Lot 2, th. N89°12'44"E 13.48 feet, th. S56°52'45"E, 105.14 feet to p.o.b. and except that part of Lot 2 beginning at the northwest corner of Lot 2, th. easterly along the North line, bearing N89° 12'44"E 138.18 feet to p.o.b. of a curve to the left having a radius of 244.86 feet, central angle of 11°49'18" and a chord bearing S6°43'07"W 50.42 feet, th. along said curve an arc length of 50.52 feet, th. S89°12'44"W 131.59 feet to a point on the west line of Lot 2, th. N0°47'16"W 50 feet to p.o.b. | "       | "         | Alan B. Stein<br>9310 Bent Tree Cir.<br>Wichita, KS 67226                                 |
| A portion of Lot 2, described as the exception of Lot 2 above.   | "       | "         | Beatrice A. Buehne<br>311 Campus Dr.<br>Dodge City, KS 67801                              |
| Lot 3, except that part beginning at the northeast corner of Lot 3, th. southerly along the East line bearing S0°47'16" 56 feet, th. S89°12'44"W 104 feet to point on the West line of Lot 3, th. N0°47'16"W 56 feet, th. N89°12'44"E 104 feet to p.o.b.   | "       | "         | Richard S. Klien<br>9320 Bent Tree Cir.<br>Wichita, KS 67226                              |
| A portion of Lot 3 described as the exception above.   | "       | "         | William Randall Reed<br>9322 Bent Tree Cir.<br>Wichita, KS 67226                          |

| Lot  | Block   | Addition  | Property Owners   |
|--|---------|-----------|---|
| Lot 4, except beginning at the southwest corner of Lot 4, th. Northerly along the west line bearing $N0^{\circ}47'16''W$ 61.50 feet, th. $W89^{\circ}12'44''E$ 104 feet to point on the east line of Lot 4, th. $S0^{\circ}47'16''E$ 61.50 feet, th. $S89^{\circ}12'44''W$ 104 feet to p.o.b.  | Block 1 | Bent Tree | X William T. Abbott<br>9334 Bent Tree Cir.<br>Wichita, KS 67226                             |
| Part of Lot 4, described as the exception above.   | "       | "         | X Phillip Mohler Brooks<br>9332 Bent Tree Cir.<br>Wichita, KS 67226                         |
| Lot 5, except beginning at the southwest corner, th. northerly along the west line $N0^{\circ}47'16''W$ , 46 feet, th. $N19^{\circ}27'47''E$ 32.33 feet, th. $S68^{\circ}06'35''E$ 128.33 feet to point on the east line, th. 26.94 feet along curve to the left, radius 100.12 feet, angle $15^{\circ}25'11''$ , long chord $S02^{\circ}54'53''E$ 26.86 feet, th. $S89^{\circ}12'44''W$ 130.60 feet to p.o.b. and except beginning at the southwest corner th. northerly $N00^{\circ}47'16''W$ 46 feet to p.o.b., th. continuing along the west line $N00^{\circ}47'16''W$ 41 feet, th. $N21^{\circ}57'53''E$ 46.47 feet, th. $N44^{\circ}12'44''E$ 15 feet, th. $S59^{\circ}12'27''E$ 6 feet, th. $S19^{\circ}27'47''W$ 97.33 feet to p.o.b. | "       | "         | X Stanley W. Jervis<br>Corinne T. Jervis<br>9342 Bent Tree Cir.<br>Wichita, KS 67226        |
| Part of Lot 5, beginning at the southwest corner, th. $W12^{\circ}31'28''E$ 75.75 feet, th. $S68^{\circ}06'30''E$ 121.56 feet to a point on the east line, th. 26.94 feet along curve left, radius 100.12 feet, angle $15^{\circ}26'11''$ , long chord $S02^{\circ}54'53''E$ 26.86 feet, th. $S89^{\circ}12'44''W$ 130.60 feet to p.o.b.   | "       | "         | X William L. Cummings<br>9340 Bent Tree Cir.<br>Wichita, KS 67226                           |
| Part of Lot 6, beginning at the northern most corner th. southeasterly along the northeast line $S41^{\circ}41'01''E$ 129.62 feet, th. 8.06 feet along curve left, radius 112.57 feet, central angle $04^{\circ}06'09''$ , long chord $S46^{\circ}15'52''W$ 8.06 feet, th. $S44^{\circ}12'44''W$ 33.79 feet, th. $N52^{\circ}58'38''W$ , 127 feet, th. $N41^{\circ}36'50''E$ 66.09 feet to p.o.b.  | "       | "         | X Dr. H.H. Forsyth Winchel<br>Nancy K. Winchell<br>9404 Bent Tree Cir.<br>Wichita, KS 67226 |
| Lot 6, except that portion described above and except beginning at the northern most corner of said Lot 6, th. $S41^{\circ}36'50''W$ 128.74 feet to a point on the southwest line of said Lot 6, th. along said line bearing $N59^{\circ}12'27''E$ , 6 feet, th. $N44^{\circ}12'44''E$ 130 feet to the point of beginning.   | "       | "         | X Robert A. Buckingham<br>Mary F. Buckingham<br>9402 Bent Tree Cir.<br>Wichita, KS 67226    |

| Lot   | Block   | Addition  | Property Owner   |
|---|---------|-----------|--|
| Part of Lot 6, beginning at the Northeast corner of said Lot, th. southwesterly at a bearing of S36°17'25"W 127.03 feet to a point on the common lot line with Lot 5, Block 1, of said addition; th. northwesterly along said line bearing N 59°12'27"W 12 feet, th. N41°36'50"E, 128.74 feet to p.o.b.   | Block 1 | Bent Tree | Robert A. Buckingham<br>Mary F. Buchingham<br>9402 Bent Tree Cir.<br>Wichita, KS 67226           |
| Lot 7, except beginning at the Northwest corner, th. along the northern line N44°12'44"E, 70 feet, th. N89°12'44"E 22.58 feet, th. S20°53'07"E 135.56 feet to point on southern line, th. 39.56 feet along curve left, radius 112.57 feet, angle 20°08'15" and long chord S58°23'07"W 39.36 feet, th. N 41°41'01"W 129.62 feet to p.o.b.  | "       | "         | Daniel G. Stockemer<br>Charlotte Wilson<br>Stockemer<br>9412 Bent Tree Cir.<br>Wichita, KS 67226 |
| Part of Lot 7, except that portion described above.   | "       | "         | John A. See<br>Jane K. See<br>9410 Bent Tree Cir.<br>Wichita, KS 67226                           |
| Lot 8, except beginning at the northwest corner, th. easterly along the North line bearing N89°12'44"E 49.10 feet th. S 00°29'52"E 120 feet to point on the South line of Lot, th. westerly along South line bearing S89°12'44"W 44.43 feet, th. 4.06 feet along a curve to the left having a radius of 112.57 feet, central angle of 2°03'59" and long chord bearing S88°10'44"W 4.06 feet to the southwest corner of said Lot, th. northerly along the west line of Lot bearing N00°47'16"W 120.07 feet to p.o.b. | "       | "         | Stephen R. Zuendel<br>Nancy Nease Zuendel<br>9422 E. Bent Tree Cir.<br>Wichita, KS 67226         |
| Part of Lot 8, described as the exception above.  | "       | "         | Judith K. Cox<br>9420 Bent Tree Cir.<br>Wichita, KS 67226  |
| Lot 9, except beginning at the northeast corner, th. southerly along the east line, S0°47'16"E 127 feet, th. S89°12'44"W 24.05 feet to beginning of curve left, radius 166 feet, central angle 09°53'09", long chord S89°16'09"W 28.61 feet, th. along curve 28.64 feet th. N0°47'16"W 129.46 feet to point on North line, th. N 89°12'44"E 52.55 feet to p.o.b.  | "       | "         | Lejeane W. Morrison<br>Sandra A. Morrison<br>9428 E. Bent Tree<br>Wichita, KS 67226              |
| Part of Lot 9, described as the exception above.  | "       | "         | Bent Tree Co.<br>8100 E. 22nd st. N.<br>Ste. 1900<br>Wichita, KS 67226                           |

| Lot  | Block   | Addition  | Property Owner  |
|--|---------|-----------|---|
| Lot 10, except beginning at the Northwest corner, th. easterly N89°12'44"E 51.50 feet, th. S0°47'16"E 127 feet to a point on South line, th. S89°12'44"W 51.50 feet, th. N0°47'16"W 127 feet to p.o.b.   | Block 1 | Bent Tree | Par Sun Inc.<br>1818 Broadway<br>Parsons, KS 67357                                    |
| Part of Lot 10, described as the exception above.  | "       | "         | Edward F. Arn<br>Catharine P. Arn<br>9434 Bent Tree Cir.<br>Wichita, KS 67226         |
| Part of Lot 11, described as beginning " at the Southwest corner of Lot 11, th. northerly along the west line of said Lot, bearing N0°47'16"W 127 feet, th. N89°12'44"E 52.50 feet to a point on a curve to the left, th. 13.92 feet along said curve having a central angle of 22°47'41" a chord of 35 feet and a long chord bearing S37°48'44"W 13.83 feet, th. S89°12'44"W 43.87 feet to p.o.b. | "       | "         | Perlita Oduilio<br>8302 E. Bayley St.<br>Wichita, KS 67226                            |
| Lot 11, except that portion described above.   | "       | "         | Daniel J. Taylor<br>Carol L. Taylor<br>9446 Bent Tree Cir.<br>Wichita, KS 67226       |
| Lot 12   | "       | "         | Bent Tree Co.<br>8100 E. 22nd St. N.<br>Ste. 1900<br>Wichita, KS 67226                |
| Lot 13, except beginning at the Northwest corner of said Lot 13, th. easterly along the North line bearing N89°12'44"E 51.40 feet th. S00°47'16"E 127.58 feet to point on the South line, th. S 89°10'54"W 51.40 feet th. N00°47'16"W 127.61 feet.   | "       | "         | Charles S. Cochran<br>Helen O. Cochran<br>9441 N. Bent Tree Cir.<br>Wichita, KS 67226 |
| Part of Lot 13, described as the exception above.  | "       | "         | Marcia L. McMorries<br>9439 Bent Tree Cir.<br>Wichita, KS 67226                       |
| Lot 14, except beginning at the northeast corner, th. southerly 127.61 feet, th. S 89°10'54"W 52.50 feet, th. N 00°91'16"W 127.37 feet to point on the west line, th. 8.46 feet along curve to the right, radius 134 feet, angle 3°36'56", long chord 87°24'17"E 8.46 feet, th. N 89°12'44"E 44.05 feet to p.o.b.  | "       | "         | Marvin J. Martin<br>9431 Bent Tree Cir.<br>Wichita, KS 67226                          |
| Part of Lot 14, described as the exception above.  | "       | "         | William M. Teich<br>Georgia L. Teich<br>9433 Bent Tree Cir.<br>Wichita, KS 67226      |

| Lot  | Block   | Addition  | Property Owner  |
|--|---------|-----------|---|
| Lot 15, except beginning at the Southwest corner of Lot 15, th. northerly along the west line bearing $N0^{\circ}47'16''W$ 104.72 feet th. $N89^{\circ}12'44''E$ 50.75 feet to p.o.b. of a curve to the left having a radius of 166 feet, a central angle of $00^{\circ}36'14''$ and a long chord bearing $N88^{\circ}54'37''E$ 1.75 feet, th. along said curve an arch length of 1.75 feet, th. $S0^{\circ}47'16''E$ 104.70 feet to a point on the south line of Lot 15, th. $S89^{\circ}10'54''W$ 52.50 feet to p.o.b.   | Block 1 | Bent Tree | Harold B. Prentiss<br>Rose Elaine Prentiss<br><del>2423 Bent Tree Cir.</del><br>Wichita, <del>Ks</del> 67226<br>X<br>Yel & Chestnut<br>Halstead, Ks 67056 |
| Part of Lot 15, described as the exception above.  | "       | "         | Bent Tree Co.<br>8100 E. 22nd St. N.<br>Ste. 1900<br>Wichita, KS 67226<br>deep  |
| Lot 16, except beginning at the Northeast corner of Lot 16, th. southerly along the east line bearing $S00^{\circ}47'16''E$ 104.72 feet th. $S89^{\circ}10'54''W$ 15 feet, th. $S00^{\circ}47'16''E$ 21.48 feet, th. $N47^{\circ}08'13''W$ 124.14 feet to a point on the northwest line, th. $N44^{\circ}12'44''E$ 23.92 feet to beginning of a curve to the right, th. 63.28 feet along said curve having a radius of 80.57 feet, a central angle of $45^{\circ}$ , long chord bearing $N66^{\circ}42'44''E$ 61.67 feet, th. $N89^{\circ}12'44''E$ 30.94 feet to p.o.b. | "       | "         | Frank D. Stevens<br>2307 S. Oliver<br>Wichita, KS 67218<br>X  |
| Part of Lot 16, described as the exception above.  | "       | "         | Beech Aircraft Corp.<br>9709 E. Central<br>Wichita, KS 67206<br>X   |
| Lot 17, except beginning at the Southeast corner, th. westerly $S89^{\circ}12'44''W$ 100.23 feet, th. 53.06 feet along curve left 210.37 feet, angle $14^{\circ}27'31''$ , long chord $N08^{\circ}01'01''W$ 52.92 feet, th. $S89^{\circ}12'44''E$ 106.89 feet to point on east line, th. $S00^{\circ}47'16''E$ 52.50 feet to p.o.b.  | "       | "         | Mildred A. Early<br>9335 Bent Tree Cir.<br>Wichita, KS 67226<br>X   |
| Part of Lot 17, described as the exception above.  | "       | "         | Theresa M. Rusk<br>9333 Bent Tree Cir.<br>Wichita, KS 67226<br>X  |
| Lot 18, except beginning at the Northeast corner of lot 18, th. southerly along the east line bearing $S00^{\circ}47'16''E$ 51.50 feet, th. $S89^{\circ}12'44''W$ 104.18 feet to point on the west line of said lot, th. northerly 51.78 feet along a curve to the left having a radius of 210.27 feet, central angle of $14^{\circ}06'36''$ , long chord bearing $N03^{\circ}35'47''E$ 51.65 feet, th. $N89^{\circ}12'44''E$ 100.23 feet to p.o.b.  | "       | "         | Loren E. Scott and<br>Margaret Scott as<br>co-trustees of the<br>L-M Trust<br>9321 Bent Tree Cir.<br>Wichita, KS 67226<br>X                               |

| <u>Lot</u>   | <u>Block</u> | <u>Addition</u> | <u>Property Owner</u>   |
|--|--------------|-----------------|---|
| Part of Lot 18, described as the exception above.  | Block 1      | Bent Tree       | Bill J. Ownby<br>Norma J. Ownby<br>9323 Bent Tree Cir.<br>Wichita, KS 67226               |
| Lot 19, except beginning at the Northeast corner of Lot 19, th. southerly along the east line bearing S00°47'16"E 52.93 feet, th. S89°46'40"W 131.08 feet to a point on the west line of Lot 19, th. 52.68 feet along a curve to the right, radius 212.86 feet, central angle 14°10'47", long chord bearing N09°53'36"E 52.57 feet, th. N89°12'44"E 121.33 feet to p.o.b.  | "            | "               | William Reed Dillon<br>Stacey Dillon<br>9315 Bent Tree Cir.<br>Wichita, KS 67226          |
| Part of Lot 19, described as the exception above.  | "            | "               | Richard C. McGehee<br>Alice Elizabeth McGehee<br>9317 Bent Tree Cir.<br>Wichita, KS 67226 |
| Lot 20, except beginning at the Northeast corner of Lot 20, th. southerly along the east line bearing S00°47'16"E 52 feet, th. S89°12'44"W 100 feet, th. N71°46'01"W 40.21 feet to a point on the west line of said lot, th. 39.62 feet along a curve to the left having a radius of 119.34 feet, central angle of 19°01'15" and long chord bearing N08°43'33"E 39.44 feet, th. N89°12'44"E 131.50 feet to p.o.b.                            | "            | "               | Verle K. Downey<br>Graciela V. Downey<br>9309 Bent Tree Cir.<br>Wichita, KS 67226         |
| Part of Lot 20, described as the exception above.  | "            | "               | Cary L. Friedman<br>9311 Bent Tree Cir.<br>Wichita, KS 67226                              |
| Lot 21, except beginning at the Southwest corner th. N0°47'16"W 45.94 feet along the west line, th. S58°00'00"E 84.76 feet to a point on the south line; th. S89°10'54"W 71.25 feet along south line to p.o.b. AND Part of Lot 22 described as beginning at the North corner; th. S56°52'45"E 75.67 feet along the northeast line; th. S0°47'16"E 25 feet on the east line, th. N85°00'00"W 90.69 feet, th. N35°48'06"E 22.55 feet to p.o.b. | "            | "               | Janell R. Broadhurst<br>9305 Bent Tree Cir.<br>Wichita, KS 67226                          |
| Part of Lot 21, described as the exception to Lot 21 above.  | "            | "               | Leslie W. Griffith<br>1645 S. Cypress<br>Wichita, KS 67207                                |
| Lot 22, except that portion described above.   | "            | "               | (Same As Above)   |

| <u>Lot</u>                | <u>Block</u> | <u>Addition</u>                               | <u>Property Owner</u>  |
|---------------------------|--------------|---|--|
| Reserve A, B,<br>C, D & E |              | Bent Tree Addition                            | <i>dup</i><br>Slawson Investment Corp.<br>200 Douglas Bldg.<br>Wichita, KS 67202         |
| Lot 1                     | Block 1      | Webb Road Booster Pumping<br>Station Addition | City of Wichita<br>455 N. Main<br>Wichita, KS 67202                                      |
| Lot 1                     | Block 1      | Plumthicket Second Addition                   | Stephen P. Moore<br>Sharree M. Stane-Moore<br>2324 Plumthicket Cir.<br>Wichita, KS 67226 |
| Lot 2                     | "            | "   | Nancy J. Bachus<br>2316 Plumthicket<br>Wichita, KS 67226                                 |
| Lot 3                     | "            | "   | Robert K. Casper<br>Arlene F. Casper<br>2311 Plumthicket<br>Wichita, KS 67226            |
| Lot 4                     | "            | "   | William S. Shropshire<br>Betty M. Shropshire<br>2317 Plumthicket<br>Wichita, KS 67226    |
| Lot 5                     | "            | "   | Kurt J. Luhmann<br>Meredith A. Luhmann<br>2323 Plumthicket<br>Wichita, KS 67226          |
| Lot 6                     | "            | "   | John B. Walsh<br>Marie Leclerc Walsh<br>2405 Plumthicket Ct.<br>Wichita, KS 67226        |
| Lot 7                     | "            | "   | Oliver R. Anderson<br>Marjorie L. Anderson<br>2411 Plumthicket Ct.<br>Wichita, KS 67226  |
| Lot 8                     | "            | "   | Russell Alan Sather<br>Martha R. Sather<br>2417 Plumthicket Ct.<br>Wichita, KS 67226     |
| Lot 9                     | "            | "   | Paul L. Savage<br>Paula J. Savage<br>2423 Plumthicket Ct.<br>Wichita, KS 67226           |
| Lot 10                    | "            | "   | Monte L. Peterson<br>Naomi G. Peterson<br>2427 Plumthicket Ct.<br>Wichita, KS 67226      |
| Lot 11                    | "            | "   | Christopher F. Hotze<br>Judy F. Hotze<br>2435 Plumthicket Cr.<br>Wichita, KS 67226       |

| Lot   | Block   | Addition                    | Property Owner   |
|---|---------|-----------------------------|--|
| Lot 12  | Block 1 | Plumthicket Second Addition | X Charles D. Pence<br>Sally M. Pence<br>2441 Plumthicket Ct.<br>Wichita, KS 67226        |
| A tract within Reserve B, Bent Tree Addition and Reserve A, Plumthicket Second Addition, described as beginning at the northeast corner of Lot 11, Block 1, Bent Tree, th. N00°47'16"W 15 feet, th. N89°12'44"E 24.35 feet, th. S00°47'16"E 142 feet, th. S89°12'44"W 23.22 feet, to a point on a curve to the left, th. 27.29 feet along said curve having a central angle of 45°29'10", radius of 35 feet and long chord bearing N50°44'00"W 27.06 feet, th. N44°12'44" 27.70 feet, th. N00°47'16"W 90 feet to p.o.b. | "       | "                           | X Daniel J. Taylor<br>Carol L. Taylor<br>9446 Bent Tree Cir.<br>Wichita, KS 67226        |
| Part of Reserve A, Plumthicket Second Addition, described as beginning at the Northeast corner of Lot 11, Bent Tree, th. S89°12'44"W 52.50 feet, th. N0°47'16"W 15 feet, th. N89°12'44"E 52.50 feet, th. S0°47'16"E 15 feet to p.o.b.   | "       | "                           | (Same As Above)  |
| Reserve A, except the portion described above and platted as Bent Tree Addition.  | "       | "                           | <i>dup</i> Slawson Investment Corp.<br>200 Douglas Bldg.<br>Wichita, KS 67226            |
| Reserve B, C, D, E & F  | "       | "                           | (Same As Above)  |
| Lot 13  | "       | "                           | X Scott A. Brooks<br>Vicki A. Brooks<br>2449 Plumthicket Cir.<br>Wichita, KS 67226       |
| Lot 14  | "       | "                           | X Kevin LaFleur<br>Judy LaFleur<br>700 Kansas Ave.<br>Topeka, KS 66603                   |
| Lot 15  | "       | "                           | X Jon L. Pickerell<br>Barbara A. Pickerell<br>2459 Plumthicket Ct.<br>Wichita, KS 67226  |
| Lot 16  | "       | "                           | X Hugo Ribadensira<br>Henrietta Ribadensira<br>2505 Plumthicket Ct.<br>Wichita, KS 67226 |

| Lot  | Block   | Addition                    | Property Owner  |
|--|---------|-----------------------------|---|
| Lot 17   | Block 1 | Plumthicket Second Addition | Frank W. Hoover<br>Joan C. Hoover<br>2511 Plumthicket Ct.<br>Wichita, KS 67226                          |
| Lot 18   | "       | "                           | Paul Ray Williams Jr.<br>Nancy Beti. Williams<br>1505 KSB&T Bldg.<br>125 N. Market<br>Wichita, KS 67202 |
| Lot 19   | "       | "                           | Thomas B. Bowles<br>Sharon L. Bowles<br>2523 Plumthicket Ct.<br>Wichita, KS 67226                       |
| Lot 20   | "       | "                           | Melvin L. Adams<br>Diana S. Adams<br>2527 Plumthicket Ct.<br>Wichita, KS 67226                          |
| Lot 21   | "       | "                           | St. Paul African<br>Methodist Episcopal<br>Church Inc.<br>1756 Piatt<br>Wichita, KS 67214               |
| Lot 22   | "       | "                           | Thomas E. Lehr<br>Angelyn K. Lehr<br>2541 N. Plumthicket Cir.<br>Wichita, KS 67226                      |
| Lot 23   | "       | "                           | Jeffrey L. Krehbiel<br>Betty L. Krehbiel<br>2551 Plumthicket Cir.<br>Wichita, KS 67226                  |
| Lot 24   | "       | "                           | Wm. P. Veatch Company Inc.<br>1046 Stratford St. N.<br>Wichita, KS 67206                                |
| Lot 25   | "       | "                           | Baseer A. Sayeed<br>Noor B. Sayeed<br>2534 Plumthicket Cir.<br>Wichita, KS 67226                        |
| Part of Lot 1, beginning at the Northeast corner, th. S26°54'44"E 69.10 feet, th. S63°05'16"W 117.27 feet to point on the southwest line, th. northwesterly N20°54'44"W 50.89 feet to beginning curve left, radius 196 feet, central angle 5°37'28", curve 19.24 feet, th. N63°27'46"E 110.89 feet to p.o.b. | Block 2 | Woodspring Addition         | Donald E. Schmidt<br>9240 Lakepoint<br>Wichita, KS 67226  |
| Lot 1, except the part described above.  | "       | "                           | William Justin McDonald<br>9242 Lakepoint<br>Wichita, KS 67226  |

| <u>Lot</u>   | <u>Block</u> | <u>Addition</u>     | <u>Property Owner</u>   |
|--|--------------|---------------------|---|
| <p>Lot 2, except that part described as beginning at the Northeast corner, th. S56°07'11"E 156.06 feet to a point on curve to the left, said curve having a radius of 40 feet, central angle 8°37'48", long chord bearing S29°33'55"W 6.02 feet, th. along said curve an arc length of 6.02 feet; th. N56°07'11"W 158.26 feet, th. N50°05'16"E 6.25 feet to the point of beginning and except that part described as beginning at the Southeast corner, th. S71°05'16"W 35 feet, th. S45°19'57"W 113.32 feet, th. N68°54'44"W 2.20 feet, th. N 45°19'57"E 114.68 feet, th N71°05'16"E 35.51 feet, to a point on a curve, th. 2 feet along said curve to the left having a Delta of 2°51'53" a radius of 40 feet, long chord 2 feet bearing S17°28'47"E to the point of beginning in Block 3, Woodspring Addition.</p> <p>Part of Lot 2, beginning at the Northeast corner, th. southeasterly S26°54'44"E 63.94 feet, th. S63°32'15"W 122.45 feet to point on the southwest line, th. N38°54'55"W 17.98 feet to beginning of curve right, radius 159 feet, angle 16°27'00", chord N30°41'14"W 45.49 feet, th. along curve 45.65 feet, th. N63°05'16"E 129.18 feet to p.o.b.</p> | Block 2      | Woodspring Addition | <p>Jack P. DeBoer<br/>Marilyn S. DeBoer<br/>9023 E. Woodspring<br/>Wichita, KS 67226</p>      |
|  | "            | "                   | <p>X Burt C. Person<br/>Barbara Person<br/>9230 E. Lakepoint<br/>Wichita, KS 67226</p>        |
| Lot 1  | Block 4      | "                   | <p><i>dup</i><br/>Slawson Investment Corp.<br/>200 Douglas Building<br/>Wichita, KS 67202</p> |
| Lot 1  | Block 5      | "                   | (Same As Above)   |
| Reserve B  | "            | "                   | (Same As Above)   |
| Reserve E  | "            | "                   | (Same As Above)   |
| Reserve F  | "            | "                   | (Same As Above)   |

We hereby certify the foregoing to be a true and correct list of the property owners of the herinbefore described lots and tracts within a 1000 foot radius of:

A tract of land lying in the Northwest Quarter and the Southwest Quarter of Section 4, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

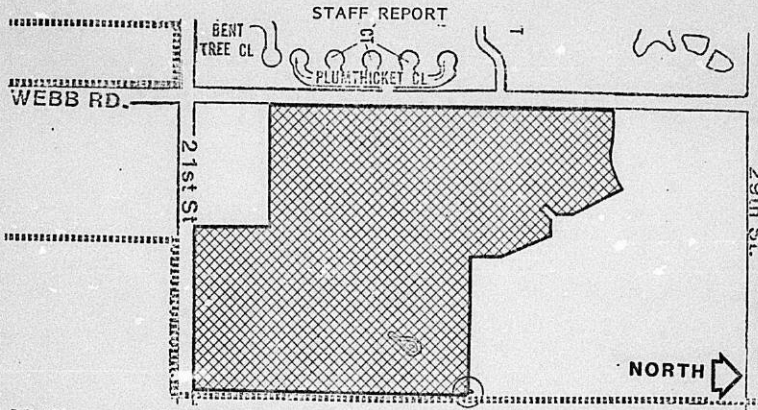
Beginning at a point on the East line of said Southwest Quarter 40.00 feet North of the Southeast corner of said Quarter; thence S 88° 49' 35" W 1443.31 feet parallel with the South line of said Southwest Quarter; thence N 1° 10' 25" W 740.00 feet, S 88° 49' 35" W 1171.13 feet to a point 30.00 feet East of the West line of said Southwest Quarter; thence N 0° 47' 16" W 1876.20 feet parallel with the West line of said Southwest Quarter to a point on the North line of said Southwest Quarter; thence N 0° 56' 49" W 1170.00 feet parallel and 30.00 feet East of the West line of said Northwest Quarter; thence N 89° 3' 11" E 165.00 feet to a point on a curve to the right; thence along said curve 130.77 feet, said curve having a central angle of 18° 30' 0", a radius of 405.00 feet, and a long chord bearing S 81° 41' 49" E, 130.20 feet to a point on a curve to the left; thence along said curve 129.15 feet, said curve having a central angle of 37° 0' 0", a radius of 200.00 feet, and a long chord bearing N 89° 3' 11" E, 126.92 feet; thence N 70° 33' 11" E, 200.00 feet, S 46° 26' 49" E, 520.00 feet, S 0° 56' 49" E, 100.00 feet, N 89° 3' 11" E, 190.00 feet, S 35° 56' 49" E, 467.27 feet, S 0° 56' 49" E, 289.98 feet to a point 75.00 feet North of the South line of said Northwest Quarter; thence N 89° 2' 25" E, 1175.00 feet parallel with said South line of Northwest Quarter to a point on the East line of said Northwest Quarter; thence S 0° 54' 25" E, 75.00 feet to the Northeast corner of said Southwest Quarter; thence S 0° 54' 25" E, 2606.43 feet along the East line of said Southwest Quarter to the point of beginning; containing 170.74 acres, more or less.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 10th day of September, 1986, at 7:00 A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By Mary Gable  
Sr. Vice President

Order No: 366042  
ns



DP-163 - REQUEST FOR APPROVAL OF THE TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN, LOCATED EAST OF WEBB AND NORTH OF 21ST STREET NORTH.

Applicant: Slawson Investment Corporation, 8100 East 22nd Street North, Building #1900, Wichita, KS 67226.

|                  | Land Use                               | Zoning             | Size      |
|------------------|--|--------------------|-----------|
| Application Area | Undeveloped                            | "AA"               | 169 acres |
| North            | Agricultural use                       | "AA" & "LC"        |           |
| South            | Agricultural use                       | "AA" & "LC"        |           |
| East             | Undeveloped                            | "R-1"              |           |
| West             | Single-family houses & pumping station | "LC" & "AA" in CUP |           |

History: None.

Background: Subject property is a 169-acre unplatted and undeveloped tract of land located east of Webb and north of 21st Street North. The development plan indicates the proposed use for the site to be entirely residential, though it is bounded on the north by an area of possible future nonresidential use and by the light-commercially zoned exception area on the northeast corner of 21st Street North and Webb.

Analysis: This property is located in an area south of the Northeast Expressway and Jbara Airport. The lands to the east and to the south are undeveloped, while the land to the west is developed with residences under Tallgrass C.U.P.

The land to the north of this proposal and south of the Northeast Expressway is proposed for commercial and office development and will be under a nonresidential C.U.P.

This residential development plan proposal divides the 169-acre site into ten (10) parcels. Nine of the parcels propose uses with a variety of housing types and densities ranging from single family dwellings to apartments, while the tenth parcel proposes a community recreation center for the entire Tallgrass East residential development.

In order for the Planning Commission to recommend approval of this residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:

- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

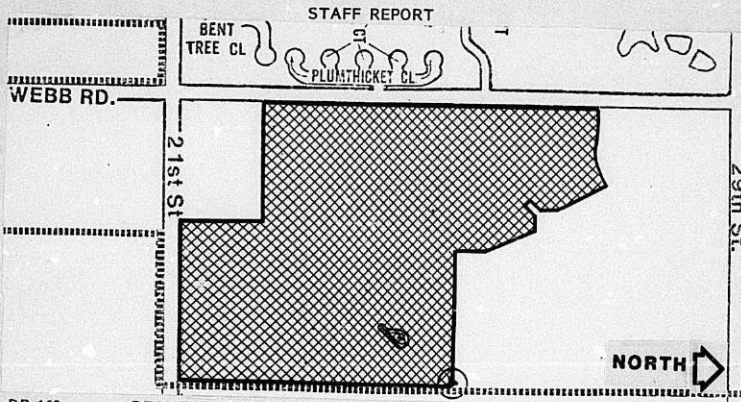
- b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
- c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automatic parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.

Should the Planning Commission determine that this residential development plan is appropriate, the following are recommended conditions of approval:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. The wording on General Provision #19 should be changed to exclude -- "The above specified uses are subject to approval by special permit or zone case." Instead, the following wording should be added:  
Prior to the issuance of any building permits, a site development plan for the Community Recreation Center parcel shall be submitted for review and approval to the Director of Planning which indicates the location of buildings, parking and activity areas, and also identifies setbacks, screening and landscaping to the adjacent residential lots.

Also, the term "health club", listed as one of the uses for the parcel, should be changed to "exercise facility".

- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- e. All property included within this C.U.P. shall be platted within one year after approval of this C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.



**DP-163 - REQUEST FOR APPROVAL OF THE TALLGRASS EAST RESIDENTIAL COMMUNITY UNIT PLAN, LOCATED EAST OF WEBB AND NORTH OF 21ST STREET NORTH.**

Applicant: Slawson Investment Corporation, 8100 East 22nd Street North, Building #1900, Wichita, KS 67226.

|                  | Land Use                               | Zoning             | Size      |
|------------------|--|--------------------|-----------|
| Application Area | Undeveloped                            | "AA"               | 169 acres |
| North            | Agricultural use                       | "AA" & "LC"        |           |
| South            | Agricultural use                       | "AA" & "LC"        |           |
| East             | Undeveloped                            | "R-1"              |           |
| West             | Single-family houses & pumping station | "LC" & "AA" in CUP |           |

History: None.

**Background:** Subject property is a 169-acre unplatted and undeveloped tract of land located east of Webb and north of 21st Street North. The development plan indicates the proposed use for the site to be entirely residential, though it is bounded on the north by an area of possible future nonresidential use and by the light-commercially zoned exception area on the northeast corner of 21st Street North and Webb.

**Analysis:** This property is located in an area south of the Northeast Expressway and Jbara Airport. The lands to the east and to the south are undeveloped, while the land to the west is developed with residences under Tallgrass C.U.P.

The land to the north of this proposal and south of the Northeast Expressway is proposed for commercial and office development and will be under a nonresidential C.U.P.

This residential development plan proposal divides the 169-acre site into ten (10) parcels. Nine of the parcels propose uses with a variety of housing types and densities ranging from single family dwellings to apartments, while the tenth parcel proposes a community recreation center for the entire Tallgrass East residential development.

In order for the Planning Commission to recommend approval of this residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:

- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

- b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
- c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automatic parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.

Should the Planning Commission determine that this residential development plan is appropriate, the following are recommended conditions of approval:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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Also, the term "health club", listed as one of the uses for the parcel, should be changed to "exercise facility".

- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- e. All property included within this C.U.P. shall be platted within one year after approval of this C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

FORM 021

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION *4115* AMOUNT

NAME

ADDRESS

FUND DUE DATE

COMMENTS

DATE BY

\*

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

Roll # 1

\*