

DR 86-7 Inland Investment Co., Inc
requests Special Use Permit to es-
tablish private neighborhood park
on property zoned "AA" at the NE
corner of Texas and Parkdale.

DATE

COMMITTEE

M.A.P.C. Approved and to condition 5-15-86

B.C.C./B.C.O.C. Approved to 6-10-86
Recommended

8550-800
Clayton
05/8

POSTED 4-28-86 KSE

OK

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved subject to conditions 5-15-86

B.C.C./B.CO.C. Approved to 6-10-86
Recommended

Jerry Smythe
268-0558

2/90

DR 86-7 Inland Investment Co., Inc.
requests Special Use Permit to es-
tablish private neighborhood park
on property zoned "AM" at the NE
corner of Texas and Parkdale.

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 86-7
 DP- _____

Amend
 Case Filed: 4-15-86
 Associated Case: _____

APPLICATION DATA: Map No. 4747 B

- General Location: At the northeast corner of Texas and Parkdale
- From _____ to _____
- Proposed Use: Special Use Permit to Establish a Private Neighborhood Park on Property Zoned "AA" One-Family Dwelling District
- DP Name: _____
- Applicant: Inland Investment Company, Inc.
 Address 10300 West Central, Wichita, Kansas 67212 Phone 722-8347
- Agent: Terrence T. Smythe
 Address 10300 West Central, Wichita, Kansas 67212 Phone 722-8347

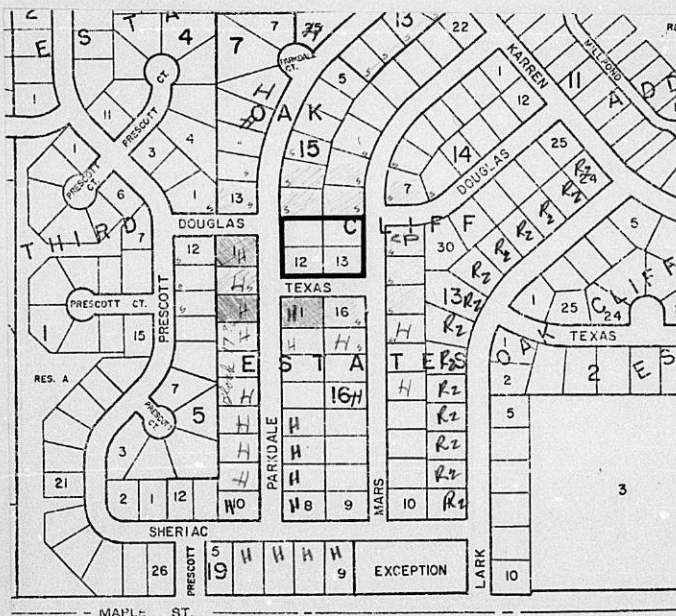
AREA DATA:

- Acres: .9 (180' ft. by 540' ft.)
- Adjoining Zoning: N "AA" S "AA" E "AA" W "AA"
- Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by (P) Date 5-3-86 Time 11:30



NOTES:

no history

LOS ANGELES, CHICAGO, LOAN, OH
 McRECORD, TX, LOCUST GROVE, GA
 U.S.A.

Smythe
 No. 2-153C

HASTINGS, MN

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

March 7, 1990

TO: Monty Robson, Superintendent of Central Inspection

FROM: Marvin Krout, Director of Planning *MKrout*

SUBJECT: DR 86-7 : Revised site development plan for private park in Oak Cliff Estates north of Texas between Parkdale and Mars

In June, 1986, we sent to you one copy of the preliminary site plan for a private park in Oak Cliff Estates north of Texas between Parkdale and Mars. The development of a private park had been approved by the City Commission, after recommendations by the Planning Commission, as a special use in accordance with Section 28.04.182 of the Zoning Ordinance. Our memo stated that minor changes in the site plan could be made without further Planning Commission review. Ed Randels of the Law Department, in a memo to me dated 2/27/90, stated that the resolution authorizing this private park was so broadly drafted in 1986 that it would appear the Planning Department was delegated the authority to administratively change the plans for this park as long as the final site plan was for park uses.

On the night of February 27, 1990, an Oak Cliff Estates homeowners' meeting was held in the 4-H Building at Central and Tyler to discuss a revised site plan proposed by the developer, Slawson Investment Corporation. The major change consisted of an open soccer field on the west half of the site in lieu of a tennis court. Of the 70+ homeowners in attendance at that meeting, all but two expressed approval of the new plans as demonstrated by a show-of-hand votes.

Based on the information cited above, I have approved the revised site development plan, a copy of which is being transmitted to you with this memo. Development of this private park should now proceed in accordance with this revised plan.

MSK:LO:rh

cc: Terrence T. Smythe, Manager
Residential Land Development
Slawson Investment Corp.
104 S. Broadway, Suite 200
Wichita, KS 67202

discussion of swimming pool in this area, however, the documents I have reviewed have never mentioned such a use.) Special use permits are strictly construed. They must clearly be intended by the ordinance. In this case, a private park is not contemplated as a special use exception. The only direct references to parks as a use in an "AA" section appears to be publicly owned parks.

Two alternatives appear to be viable and likely to withstand a court challenge. First, the Code could be amended to provide for a private park use exception. This alternative is reasonable considering the present swimming pool exception.

Second, pursuant to the present code, § 28.04.190 may authorize a private park as an accessory use for community activities. In other words, the developer could seek residential community unit plan designation and authority for a private park.

Since the procedures for community unit development are similar to the procedures for a special use permit that were in place in 1986, one could as a third alternative, allow an administrative change in the site plan pursuant to the authority delegated by the resolution. This alternative has some risks but if not challenged may be best in this situation. This is a case where the Council at the recommendation of the MAPC has already approved a private park.

Please contact Thomas R. Powell and/or myself concerning your comments about this situation as soon as possible. (Mr. Powell is in a Council meeting this morning, and has a 3:00 p.m. meeting this afternoon. Louise has a BZA meeting this afternoon at 1:30 p.m. and as I understand it, has to attend a meeting this evening on the matter. I have a 3:00 p.m. meeting.)

Is there any reserve area in
this Sp? Was a homeowners
assoc. required? What is
Reserve A?

2/27/90

7 PM

H-H Bldg.

15x20 shelter in SE cor

3 BBQ grills

picnic tables (movable)

playground equipment

40 trees (Additional)

1 1/2" caliper

water fountain

? irrigation system NO

Slawson to maintain 3 yrs (from 1/1/90)
Kind of 3 yrs, park will be decided to the Assoc. (if there is one) or to the City
park to be in place 6 to 8 wks after final approval

*300⁰⁰/yr liability insurance for this park proposal
someone said the liability for an unsprinkled
field is greater due to harder ground

Smythe: does not propose a sprinkler system
due to added cost of maintenance (for
homeowners in the future when they will
own it)

(most vocal owners seem to want a sprinkler
system)

at least need a hose bib (freeze-proof)

What material will be under the playground
equipment? GRASS. Most wanted
sand.

jogging path?

*83,000[±] installation cost
(*45,000[±] originally)

Jerry: Developer will not be part of the assoc.

Will future lots be required to join the assoc.?

(S!) Jerry said the Assoc. has been incorporated with the state by the developer. But there are no members

Only 2 of 70⁺ were not agreeable to this park even if a sprinkler system is installed. Everyone else raised their hands in support of this park design (with sprinkler system) and with Slawson maintaining the park for 3 yrs.

All these owners want all future lots sold to be required to be in the Assoc.

Moses encouraged them to go ahead and develop their association

OFFICE OF THE DISTRICT ATTORNEY
EIGHTEENTH JUDICIAL DISTRICT
SEDGWICK COUNTY COURTHOUSE
535 NORTH MAIN
WICHITA, KANSAS 67203-3786



NOLA FOULSTON
District Attorney

Consumer Fraud &
Economic Crime Division
(316) 268-7921

February 8, 1990

RE: Slawson Investment Corporation,
Slawson Residential Development Company
Our File No. 89-230

Dear Oakcliff Estates Homeowners:

As a result of complaints from several homeowners filed with this office, an investigation of the above was conducted. This investigation focused on certain representations made by Slawson Residential Development Company regarding a park to be provided Oakcliff Estates residents. Negotiations by this office with Slawson Investment Corporation has resulted in an agreement to complete a park.

Please attend a meeting called for all Oakcliff Estates homeowners at 7:00pm on Tuesday, February 27, 1990. The meeting will be held at the Sedgwick County 4-H Building located at 8800 W. Central (Central and Tyler). Representatives of Slawson Investment Corporation and this office will present the details of the park we have agreed upon thru our negotiations.

The results of our negotiations are fair and equitable when considering all factors, including the length, cost and potential outcome of formal litigation. As an Oakcliff Estates homeowner, you have an interest in the resolution of this matter and it is my hope you will attend the meeting and listen to the presentation. I will also discuss with you, at that time, how these negotiations interrelate with the Homeowner's Association issue raised by some of you.

I am looking forward to meeting you and anticipate your support of the results of our negotiations. This support will help you and your neighbors enjoy a fine park this spring. If you have any questions concerning the meeting, please contact Lisa Kaiser of this office at 383-7921, between the hours of 8:30am and 5:00pm.

Very truly yours,

David H. Moses

DAVID H. MOSES
Assistant District Attorney
Director, Consumer Fraud &
Economic Crime Division

RECEIVED

FEB 23 1990

METROPOLITAN PLANNING
ROUTE _____

DHM:csa



**City of Wichita, Kansas
PAYMENT AUTHORIZATION VOUCHER**

CONTROLLER FILE COPY

DOCUMENT
AV 25271

DATE
3 | 1 | 90

FISCAL PERIOD
3 | 90

Note: If Vendor Number is available Vendor Address need not be shown below

VOUCHER DUE DATE
VENDOR NUMBER
CHECK NUMBER

Vendor Name: Slawson Investment Corp.
Address: 104 South Broadway, Suite 200
City: Wichita State: KS Zip: 67202

L N	S X	TXN CODE	DOCUMENT REFERENCE	INDEX CODE	SOBJ CODE	PROJ / USER	SUBSIDIARY	AMOUNT	REMITTANCE DESCRIPTION (INVOICE NUMBER)	SC
01	A	290		300210	9029			\$309.00	Refund of BZA exception fee (Law Dept. determined that BZA did not have jurisdiction to review this request.)	
02	B									
03	C									
04	D									
05	E									
06	F									
07	G									
08	H									
09	I									
10	J									
		290	TC Hash	Document Amount				\$309.00		

DEPARTMENTAL AUTHORIZATION

Division Head: Louise D. Chappas Date: 3-1-90
Department Head: Mervyn Street Date: 3-1-90

FINANCE DEPARTMENT AUTHORIZATION

Audited by: _____ Date: _____
Controller: _____ Date: _____

2/28/90

Ruby -

Please prepare the necessary papers to refund \$309⁰⁰ to Stewson Investment Corp.
104 S. Broadway
Suite 200
67202

Reason: It was determined by the Law Dept. that the BZA did not have jurisdiction to review this request.

N 01118

METROPOLITAN AREA PLANNING DEPARTMENT

Description BZA exception
Name Stewson Investment Corp.
Address 104 S. Broadway Suite 200
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm) 300210-9027
Amount 309⁰⁰
Date 2/3/90 Due Date 2/2/90 By SL

On Feb. 9, Jerry Smythe asked if some type of administrative adjustment could be granted to DR 86-7 to permit a soccer field in lieu of a tennis court, 1/2 basketball court in lieu of full bb/volleyball court, and some changes in the play equipment. The procedure for securing permission for a neighborhood park has been changed from a special permit to a use exception. Being aware of the neighborhood controversy which has existed ever since this park was first proposed by the developer, Marvin & Monty, do not want to approve any change administratively. Jerry understands and, in fact, almost welcomes the chance to have the park uses

Decided by the BZA at a public hearing. He has so far been unable to get all owners to agree on what they want. Every owner will not have to join the association, only those wishing to do so. Jerry said he has talked with Frank Smith who said he would take over the park if the developer got it built and then not enough lot owners wanted to join forces to own & maintain it.

Jerry will probably file a BZA case by 5/23/90.

IMPORTANT MESSAGE

FOR To Rest?

DATE 6/13 TIME 8:32 A.M.
P.M.

WHILE YOU WERE AWAY
Paul, Wheeler

OF in opposition

PHONE No. 832-5606

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE Swimming Pool -
in OAK Cliff Development

Wants to talk to person
handling Pool Problem

SIGNED W. Stawson

FORM 000-017

IMPORTANT MESSAGE

FOR Bob

DATE 6/13 TIME 2 A.M.
P.M.

WHILE YOU WERE AWAY
Harry Smythe

OF _____

PHONE No. _____

TELEPHONED		PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE Left these drawings
for you. Got one
Wants to have Hayes in
C.T.D.

SIGNED Dienda

FORM 000-017

IMPORTANT MESSAGE

FOR Bob

DATE 6/17 TIME _____ A.M.
P.M.

WHILE YOU WERE AWAY
Patricia Adams

OF _____

PHONE No. 721-4463

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE Re: Oak Cliff
Estates

SIGNED Dienda

FORM 000-017

4470

IMPORTANT MESSAGE

FOR Dot

DATE 5-19 TIME 7:20 A.M.
P.M.

WHILE YOU WERE AWAY

Mike

OF DR-86-7

PHONE No. 2421

TELEPHONED	PLEASE CALL
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RETURNED YOUR CALL

MESSAGE Oak Cliff Estates
zone change appl. to
lot 13, blk. 15
NW corner Mass & Texas
Homeowners Assoc. by Houston

SIGNED Spunde

FORM 000-017

IMPORTANT MESSAGE

FOR Young

DATE 4/3 TIME 12:10 A.M.
P.M.

WHILE YOU WERE AWAY

Mike

OF CID

PHONE No. 4461

TELEPHONED	PLEASE CALL
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RETURNED YOUR CALL

MESSAGE re: DR 86-7 and a
letter you rec'd on Oak
Cliff Estates

SIGNED Spunde

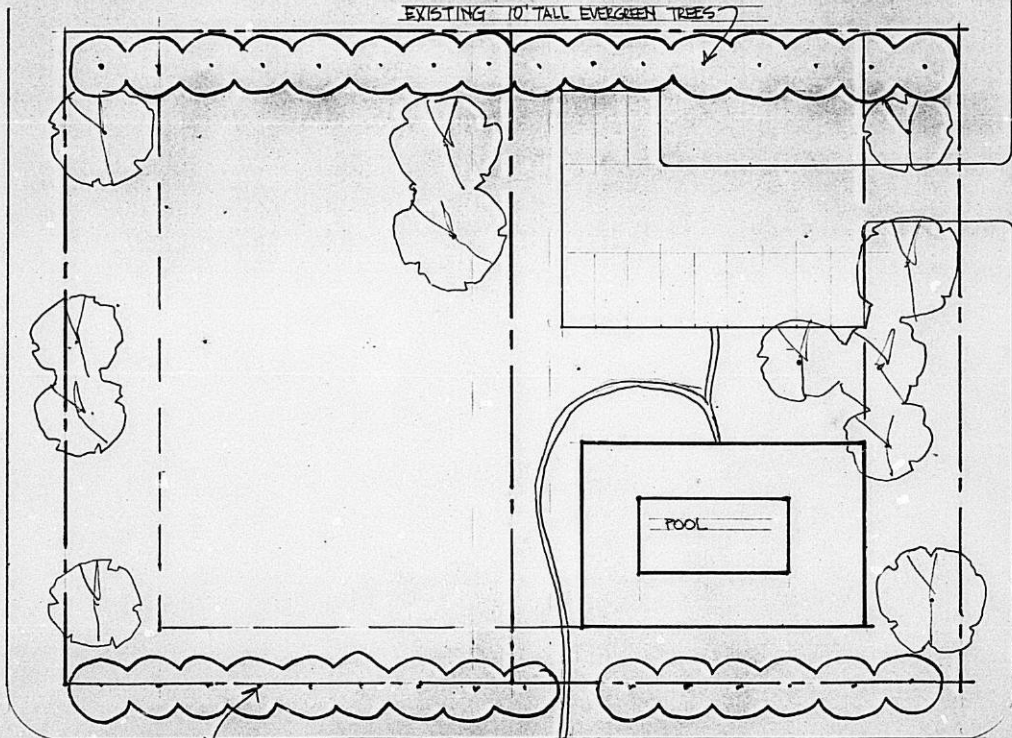
FORM 000-017

Paul O.
C.P. →
Approved Landscape
Plan.
DP-163 →

OAK CLIFF PARK

NORTH ↑

EXISTING 10' TALL EVERGREEN TREES



EXISTING 10' TALL EVERGREEN TREES

OAK CLIFF HOMEOWNERS' ASSOCIATION
8100 E. 22nd Street North, Building #1900
Wichita, KS 67226

May 26, 1988

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

*Jack/Ed: I don't think
that this is adequate -
we don't know what Terry
Smith speaks for.
I also think some parking
is needed; don't think I
can advise approve it. MK*

RECEIVED

MAY 31 1988

METROPOLITAN PLANNING

ROUTE _____

Dear Mr. Krout:

Last week a pool company on behalf of the Oak Cliff Homeowners' Association and Slawson Development requested a building permit to construct a swimming pool on property associated with DR 86-7. He was denied a permit because the preliminary plan didn't indicate a pool and due to the potential affect on surrounding properties.

Early in 1986, Slawson Development approached the homeowners in Oak Cliff Estates and offered to build a small neighborhood park. The homeowners chose to establish a private park to be controlled by a homeowners' association. Since that time, Slawson Development has worked closely with the homeowners to finalize all the necessary paperwork for the association and determine the facilities that homeowners wished to be constructed.

When Slawson Development applied for and received a special use permit (DR 86-7) in 1986, the homeowners intially felt a tennis court would better serve the adults. After much discussion since last year, the homeowners decided the park should be built for the children and have substituted the swimming pool for the tennis court (see attached sketch).

As you can tell, this small neighborhood park does not fit easily into Section 28.04.182 of the Zoning Ordinance. Unlike a private swimming club whose membership is open to any paying member regardless of travel distance, the park is only available to homeowners within walking distance. Slawson Development centrally located the park for this reason. Once the homeowners' association documents are recorded, no other homeowner will be allowed to join. This will insure that all users of the park will be within walking distance. This issue was discussed in 1986 and the homeowners don't see the need for off-street parking.

OAK CLIFF HOMEOWNERS' ASSOCIATION
8100 E. 22nd Street North, Building #1900
Wichita, KS 67226

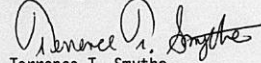
Mr. Marvin Krout
Page Two
May 26, 1988

The homeowners feel that by substituting a swimming pool in lieu of a tennis court, the park design is in substantial compliance with the preliminary plan. Since this will be a private park designed and controlled by the homeowners in Oak Cliff, we feel that it is unnecessary to hold additional hearings to solicit homeowners comments. The homeowners have already made their wishes known.

I would appreciate a response as soon as possible as the homeowners wish to use the pool this season. If necessary, I can provide a list of the homeowners in Oak Cliff Estates who have committed to join the homeowners' association and are in favor of the park as proposed.

Thank you for your cooperation.

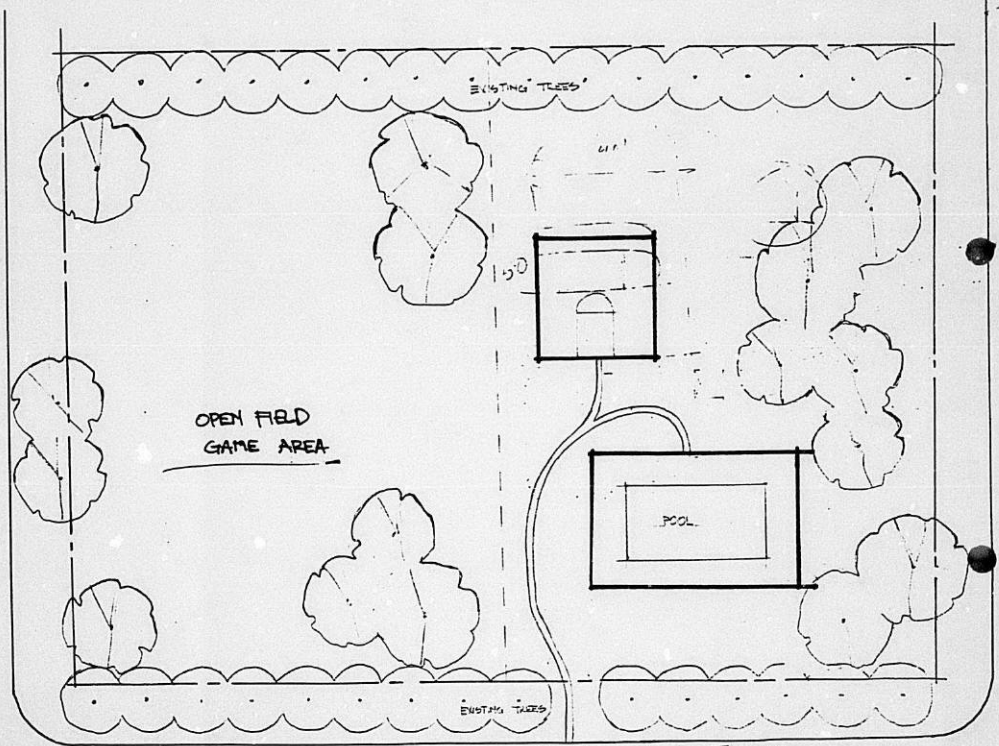
Sincerely,



Terrence T. Smythe
for and on behalf of the
Oak Cliff Estates Homeowners' Association

TTS:lg

cc: Monty Robson, City Hall
Bob Young, City Hall



AK 1155 ↑ NORTH

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: June 19, 1986

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Senior Planner, Current Plans

SUBJECT: DR 86-7 - Special Use Permit for Private Neighborhood Park
in Oak Cliff Estates.

Attached for your files is a copy of a resolution adopted by the City Commission on June 10, 1986, which permits a private neighborhood park to be established on Lots 11, 12, 13 and 14 in Block 15, Oak Cliff Estates. The site is located on the north side of Texas between Parkdale and Mars.

Also attached is one copy of the preliminary site development plan and one copy of the landscape screening plan for the north property line. The trees have already been planted. Both the site plan and the landscape screening plan were approved by the MAPC in accordance with Section 28.04.182 of the Zoning Ordinance. Development of the park should be in substantial compliance with the preliminary plan although minor changes can be made without further Planning Commission review.

If you have any questions regarding this special use permit, please call.

Louise Olivarez
Senior Planner

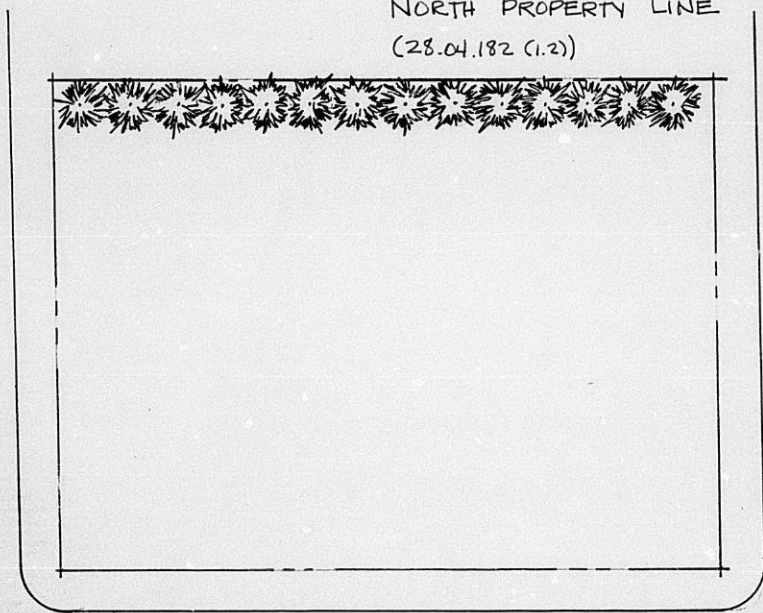
LO:blw
Attachment

cc: Terrence T. Smythe, Manager, Residential Land Development,
Inland Investment Company, 10300 West Central, Wichita, KS. 67212

OAK CLIFF PARK (DR 86-7)

LANDSCAPE SCREENING PLAN
NORTH PROPERTY LINE

(28.04.182 (1.2))

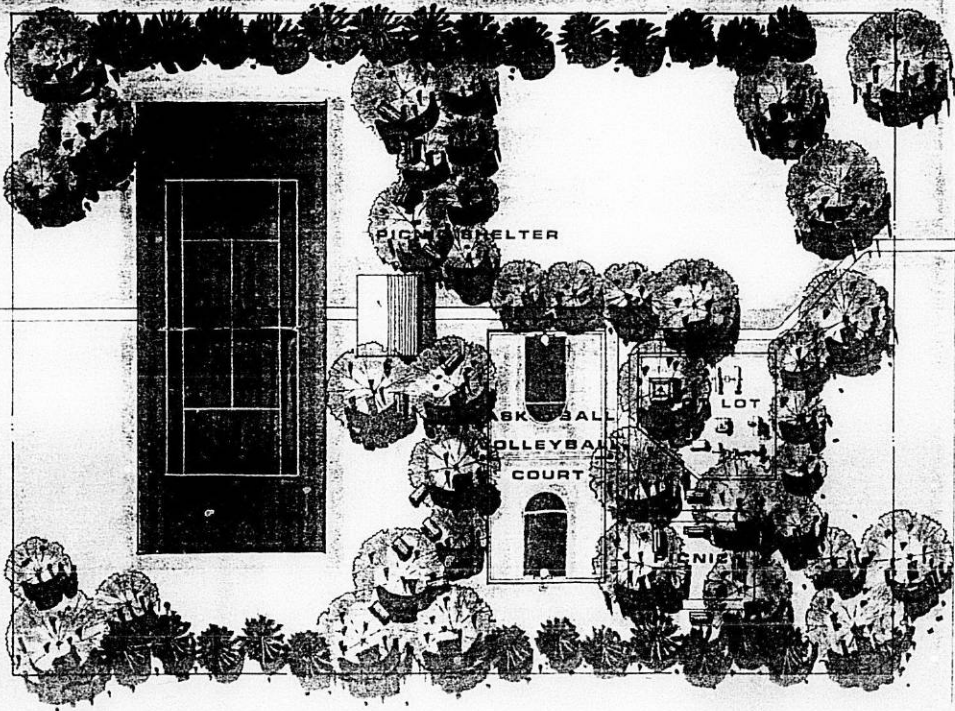


NORTH ↑
SCALE 1" = 40'

14 SCOTCH PINE (*Pinus silvestris*) SPACED
15' ON CENTER. TREES ARE APPROXIMATELY
12-15' FEET IN HEIGHTS OF 5/86.

MAPD COPY 1001

DR86-7 PRELIMINARY SITE PLAN
APPROVED BY MAPC 5-15-86



M.A.P.D. COPY 1 of 1

TEXAS

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.182 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions of Section 28.04.182 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for a private neighborhood park on property legally described below subject to the following conditions:

CASE NO. DR 86-7

Special Use Permit to Establish a Private Neighborhood Park on Property Zoned "AA" One-Family Dwelling District

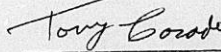
Lots 11, 12, 13 and 14, Block 15, Oak Cliff Estates, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Texas and Parkdale.

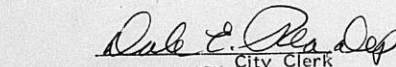
CONDITIONS OF APPROVAL:

1. Prior to scheduling this request for City Commission review, the applicant shall obtain notarized statements from all property owners within 100 feet that they approve of the use of this property for private park purposes as proposed by the applicant.
2. Prior to scheduling this request for City Commission review, the applicant shall submit a more detailed screening plan for the north side of subject site to the Planning Department for review and approval.
3. Prior to scheduling this request for City Commission review, two additional copies of the preliminary site development plan shall be submitted to the Planning Department.
4. Development of subject property for private park purposes shall proceed in accordance with all regulations specified in Section 28.04.182.1 of the Zoning Ordinance and all other applicable City codes including building setback requirements and utility easement restrictions.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption by the Board of City Commissioners.

ADOPTED AT WICHITA, KANSAS, this 10TH day of JUNE, 1986.


TONY CASADO Mayor


DONALD C. GISICK City Clerk
(SEAL)

City Attorney

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
June 10, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DR 86-7 - REQUEST FOR A SPECIAL USE PERMIT TO ESTABLISH
A PRIVATE NEIGHBORHOOD PARK ON PROPERTY ZONED "AA"
ONE-FAMILY DWELLING LOCATED NORTH OF TEXAS STREET
BETWEEN PARKDALE AND MARS.
(Inland Investment Company, Inc.)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (6-0)

Staff Recommendation: Approve

Background: On May 15, 1986, the MAPC held a public hearing to consider a special use permit application for a private neighborhood park on four platted lots containing 0.9 acres zoned "AA" One-family dwelling and located on the north side of Texas Street between Parkdale and Mars. Most surrounding properties are undeveloped and owned by the applicant although there are several single-family homes to the south and west.

No one spoke in opposition to the application. The MAPC voted 6-0 to recommend approval of the special use permit subject to complying with all requirements as specified in Section 28.04.182.1 of the Zoning Ordinance including submission of a notarized statement of approval from all property owners within 100 feet of the proposed park and submission of a screening plan to the Planning Department for review and approval. Both conditions have been completed.

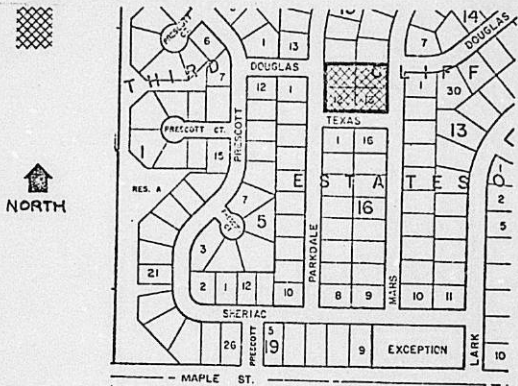
CPO Council "A" voted 8-0 to recommend approval of the request.

Analysis: Public parks are a permitted use in the "AA" district but private parks require a special permit. Section 28.04.182 of the Zoning Ordinance states that the Planning Commission may recommend approval of the location and preliminary plans for such a use after first finding "that such use is reasonable and is in harmony with the surrounding area and the comprehensive plan and will preserve property values, personal and property rights, as well as promote the general welfare of the community." The small size of this private park (0.9 acres) and the limited facilities proposed (one tennis court, one basketball/volleyball court, one tot lot, and a picnic area and picnic shelter) will have no effect on the park element of the comprehensive plan. With proper landscape buffering, the private park facilities should not adversely affect neighboring property values. The applicant has advised that a homeowners association will be formed to own and maintain this park. Membership in the association will be optional and will be limited to only Oak Cliff residents.

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 issuance of the special use permit.

- Actions:
1. Concur with the findings of the MAPC and approve the special use permit subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
 2. Take appropriate action stating reasons.

Attachments: Area map
5-15-86 MAPC Minutes
CPO Memorandum



DR 86-7 - REQUEST FOR A SPECIAL USE PERMIT TO ESTABLISH A PRIVATE NEIGHBORHOOD PARK ON PROPERTY ZONED "AA" ONE-FAMILY DWELLING LOCATED NORTH OF TEXAS STREET BETWEEN PARKDALE AND MARS.

Applicant: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS

EXCERPT FROM MAPC MINUTES
5-15-86

5. Case No. DR 86-7 - Inland Investment Company, Inc. requests a Special Use Permit for a Private Park for Lots 11, 12, 13 and 14, Block 15, Oak Cliff Estates to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Texas and Parkdale.

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

Background: The applicant is requesting a special use permit for a private neighborhood park on four platted lots containing 0.9 acres zoned "AA" One-family dwelling and located on the north side of Texas Street between Parkdale and Mars. Most surrounding properties are undeveloped and owned by the applicant although there are several single-family homes to the south and west.

Analysis: Public parks are a permitted use in the "AA" district but private parks require a special permit. Section 28.04.182 of the Zoning Ordinance states that the Planning Commission may recommend approval of the location and preliminary plans for such a use after first finding "that such use is reasonable and is in harmony with the surrounding area and the comprehensive plan and will preserve property values, personal and property rights, as well as promote the general welfare of the community." The small size of this private park (0.9 acres) and the limited facilities proposed (one tennis court, one basketball/volleyball court, one tot lot, and a picnic area and picnic shelter) will have no effect on the park element of the comprehensive plan. With proper landscape buffering, the private park facilities should not adversely affect neighboring property values. The applicant has advised that a homeowners association will be formed to own and maintain this park. Membership in the association will be optional and will be limited to only Oak Cliff residents.

Section 28.04.182 also states that "no permit under this paragraph shall be granted unless and until the petitioner files the consent, duly acknowledged, of one hundred percent of the owners within one hundred feet of the property on which such use is to be located." There are four or five families, in addition to the applicant, who own property within 100 feet and their written approval of this park proposal, in the form of a notarized statement, should be submitted to the Planning Department prior to this request being scheduled for City Commission review.

Solid fencing or landscape screening at least six feet in height is required for all outdoor activity areas which abut adjacent properties. The preliminary site plan shows a row of evergreen trees along the north property line but the species names and specifications are not given. Prior to scheduling this request for City Commission review, a more detailed plan shall be submitted to the Planning Department for review and approval.

If the Planning Commission recommends approval of this request for a special use permit for a private park, the following are recommended conditions of approval.

EXCERPT FROM MAPC MINUTES

5-15-86

1. Prior to scheduling this request for City Commission review, the applicant shall obtain notarized statements from all property owners within 100 feet that they approve of the use of this property for private park purposes as proposed by the applicant.
2. Prior to scheduling this request for City Commission review, the applicant shall submit a more detailed screening plan for the north side of subject site to the Planning Department for review and approval.
3. Prior to scheduling this request for City Commission review, two additional copies of the preliminary site development plan shall be submitted to the Planning Department.
4. Development of subject property for private park purposes shall proceed in accordance with all regulations specified in Section 28.04.182.1 of the Zoning Ordinance and all other applicable City codes including building setback requirements and utility easement restrictions.

OLIVAREZ stated that this application was a request to establish a private neighborhood park in the single family zoning district. She said that this is a newly developing residential area. The zoning text provides for public parks in the single family zoning district, but states that private parks require the special use permit. It further states that the Planning Commission can recommend approval of a private park if they find that the preliminary plans are acceptable and the location is adequate. She said that the applicant has indicated that a homeowners association will be established to own and maintain this area, and that membership in the association will be optional and will be limited only to Oak Cliff residents. OLIVAREZ said that staff recommended approval of the request. CPO Council "A" recommended approval 8-0 of this application.

TERRY SMYTHE, representing the applicant, stated that their initial intent, before they talked to the homeowners, was to make this a public park. After discussions with the homeowners, a great majority of them expressed interest of setting up a homeowners association and having them maintain it.

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:

EXCERPT FROM MAPC MINUTES
5-15-86

1. Prior to scheduling this request for City Commission review, the applicant shall obtain notarized statements from all property owners within 100 feet that they approve of the use of this property for private park purposes as proposed by the applicant.
2. Prior to scheduling this request for City Commission review, the applicant shall submit a more detailed screening plan for the north side of subject site to the Planning Department for review and approval.
3. Prior to scheduling this request for City Commission review, two additional copies of the preliminary site development plan shall be submitted to the Planning Department.
4. Development of subject property for private park purposes shall proceed in accordance with all regulations specified in Section 28.04.182.1 of the Zoning Ordinance and all other applicable City codes including building setback requirements and utility easement restrictions.

Gardner moved, Banzer seconded
and it carried unanimously.
Conlee, Goebel, Miles and Wilson
were absent.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE May 15, 1986

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DR-67: Northeast Corner of
Texas and Parkdale

On Tuesday, May 14, CPO Council Area "A" considered the above captioned case, a request for a special use permit to establish a private neighborhood park on property zoned "AA" One-Family Dwelling District. Council members were provided notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 8-0 to recommend approval of the request.

The agent, Terrence Smythe, was present to describe the request and respond to questions from the Council. Mr. Smythe explained that the Oak Cliff H.O.A. wants to establish a private park for the neighborhood. There were several neighbors present who expressed support of the proposal.

The Council was also very supportive of the request.

Please provide the Council's recommendation to the MAPC and City Commission when case DR 86-7 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

MAY 15 1986

METROPOLITAN PLANNING

ROUTE _____

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.182 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions of Section 28.04.182 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for a private neighborhood park on property legally described below subject to the following conditions:

CASE NO. DR 86-7
Special Use Permit to Establish a Private Neighborhood Park
on Property Zoned "AA" One-Family Dwelling District

Lots 11, 12, 13 and 14, Block 15, Oak Cliff Estates, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Texas and Parkdale.

CONDITIONS OF APPROVAL:

1. Prior to scheduling this request for City Commission review, the applicant shall obtain notarized statements from all property owners within 100 feet that they approve of the use of this property for private park purposes as proposed by the applicant.
2. Prior to scheduling this request for City Commission review, the applicant shall submit a more detailed screening plan for the north side of subject site to the Planning Department for review and approval.
3. Prior to scheduling this request for City Commission review, two additional copies of the preliminary site development plan shall be submitted to the Planning Department.
4. Development of subject property for private park purposes shall proceed in accordance with all regulations specified in Section 28.04.182.1 of the Zoning Ordinance and all other applicable City codes including building setback requirements and utility easement restrictions.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption by the Board of City Commissioners.

ADOPTED AT WICHITA, KANSAS, this ___ day of _____, 1986.


Mayor

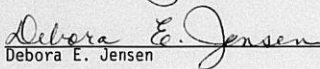
City Clerk

(SEAL)

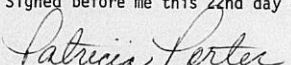
City Attorney

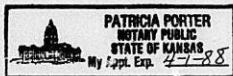
As a property owner within 100 feet of the proposed Oak Cliff private park we hereby approve the use of Lots 11-14, Block 15, Oak Cliff Estates for private park purposes as proposed.


Wallace Q. Jensen


Debora E. Jensen

Signed before me this 22nd day of May 1986


Notary Public

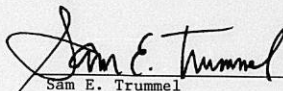



Lot 1 Blk 16

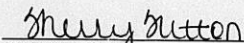
May 20, 1986

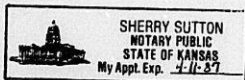
To Whom It May Concern:

We reside at 109 S. Parkdale and are within 100 feet of the proposed Oak Cliff Estates Park. We have no objection to the proposed park.


Sam E. Trummel

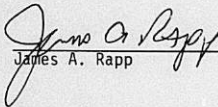

Teri Y. Trummel



Notary Public



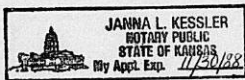
Lot 1 Blk 17

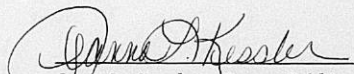
As a property owner within 100 feet of the proposed Oak Cliff private park we hereby approve the use of Lots 11-14, Block 15, Oak Cliff Estates for private park purposes as proposed.


James A. Rapp


Margaret M. Rapp

Witnessed this 22nd day of May, 1986.




Janna L. Kessler Notary Public

Lot 3 Blk 17

As a property owner within 100 feet of the proposed Oak Cliff private park we hereby approve the use of Lots 11-14, Block 15, Oak Cliff Estates for private park purposes as proposed.

Inland Investment Co., Inc.
By: *Larry A. Chambers*
President

Slawson Residential Development Company
By: *Larry A. Chambers*
Vice President

Witnessed this 27th day of May, 1986.



Janna L. Kessler
Janna L. Kessler Notary Public

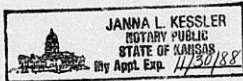
Blk 17 Lot 2
Blk 16 Lot 16
Blk 15 Lots 9, 10, 15, 16
Blk 14 Lot 7
Blk 13 Lots 1, 2, 3, 4
Blk 7 Lots 12, 13

As a property owner within 100 feet of the proposed Oak Cliff private park we hereby approve the use of Lots 11-14, Block 15, Oak Cliff Estates for private park purposes as proposed.

Inland Investment Co., Inc.
By: *Larry A. Chambers*
President

Slawson Residential Development Company
By: *Larry A. Chambers*
Vice President

Witnessed this 27th day of May, 1986.



Janna L. Kessler
Janna L. Kessler Notary Public

Blk 17 Lot 2
Blk 16 Lot 16
Blk 15 Lots 9, 10, 15, 16
Blk 14 Lot 7
Blk 13 Lots 1, 2, 3, 4
Blk 7 Lots 12, 13

May 16, 1986

Terrence T. Smythe, Manager
Residential Land Development
Inland Investment Company
10300 W. Central
Wichita, KS 67212

Re: DR 86-7 Special Use Permit for Private Park. Northeast corner of
Texas and Parkdale.

Dear Mr. Smythe:

At its regular meeting on May 15, 1986, the Metropolitan Area Planning Commission considered the above-captioned special use permit. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

1. Prior to scheduling this request for City Commission review, the applicant shall obtain notarized statements from all property owners within 100 feet that they approve of the use of this property for private park purposes as proposed by the applicant.
2. Prior to scheduling this request for City Commission review, the applicant shall submit a more detailed screening plan for the north side of subject site to the Planning Department for review and approval.
3. Prior to scheduling this request for City Commission review, two additional copies of the preliminary site development plan shall be submitted to the Planning Department.
4. Development of subject property for private park purposes shall proceed in accordance with all regulations specified in Section 28.04.182.1 of the Zoning Ordinance and all other applicable City codes including building setback requirements and utility easement restrictions.

Please see that the above conditions are complied with by May 28, 1986 in order for this matter to be forwarded to the Board of City Commissioners for consideration at their regular meeting on June 10, 1986, this meeting to

Terrence T. Smythe
May 16, 1986
Page 2

be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG/lw

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE May 15, 1986

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DR-67: Northeast Corner of
Texas and Parkdale

On Tuesday, May 14, CPO Council Area "A" considered the above captioned case, a request for a special use permit to establish a private neighborhood park on property zoned "AA" One-Family Dwelling District. Council members were provided notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 8-0 to recommend approval of the request.

The agent, Terrence Smythe, was present to describe the request and respond to questions from the Council. Mr. Smythe explained that the Oak Cliff H.O.A. wants to establish a private park for the neighborhood. There were several neighbors present who expressed support of the proposal.

The Council was also very supportive of the request.

Please provide the Council's recommendation to the MAPC and City Commission when case DR 86-7 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Almie K. Montgomery
Almie K. Montgomery
CRS Director

RECEIVED

MAY 15 1986

METROPOLITAN PLANNING
ROUTE _____

MAY 15, 1986

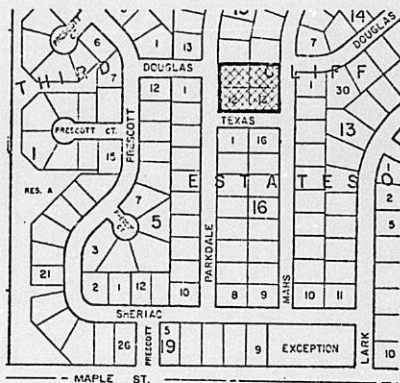
APPLICATION
AREA



STAFF REPORT



NORTH



DR 86-7 - REQUEST FOR A SPECIAL USE PERMIT TO ESTABLISH A PRIVATE NEIGHBORHOOD PARK ON PROPERTY ZONED "AA" ONE-FAMILY DWELLING LOCATED NORTH OF TEXAS STREET BETWEEN PARKDALE AND MARS.

Applicant: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212.

Size: 0.9 acres

	Land Use	Zoning
Application Area	Undeveloped	"AA"
North	Undeveloped	"AA"
South	Single-family & undeveloped	"AA"
East	Undeveloped	"AA"
West	Single-family & undeveloped	"AA"

History: None.

Background: The applicant is requesting a special use permit for a private neighborhood park on four platted lots containing 0.9 acres zoned "AA" One-family dwelling and located on the north side of Texas Street between Parkdale and Mars. Most surrounding properties are undeveloped and owned by the applicant although there are several single-family homes to the south and west.

Analysis: Public parks are a permitted use in the "AA" district but private parks require a special permit. Section 28.04.182 of the Zoning Ordinance states that the Planning Commission may recommend approval of the location and preliminary plans for such a use after first finding "that such use is reasonable and is in harmony with the surrounding area and the comprehensive plan and will preserve property values, personal and property rights, as well as promote the general welfare of the community." The small size of this private park (0.9 acres) and the limited facilities proposed (one tennis court, one basketball/volleyball court, one tot lot, and a picnic area and picnic shelter) will have no effect on the park element of the comprehensive plan. With proper landscape buffering, the private park facilities should not adversely affect neighboring property values. The applicant has advised that a homeowners association will be formed to own and maintain this park. Membership in the association will be optional and will be limited to only Oak Cliff residents.

Section 28.04.182 also states that "no permit under this paragraph shall be granted unless and until the petitioner files the consent, duly acknowledged, of one hundred percent of the owners within one hundred feet of the property on which such use is to be located." There are four or five families, in addition to the applicant, who own property within 100 feet and their written approval of this park proposal, in the form of a notarized statement, should be submitted to the Planning Department prior to this request being scheduled for City Commission review.

Solid fencing or landscape screening at least six feet in height is required for all outdoor activity areas which abut adjacent properties. The preliminary site plan shows a row of evergreen trees along the north property line but the species names and specifications are not given. Prior to scheduling this request for City Commission review, a more detailed plan shall be submitted to the Planning Department for review and approval.

If the Planning Commission recommends approval of this request for a special use permit for a private park, the following are recommended conditions of approval.

1. Prior to scheduling this request for City Commission review, the applicant shall obtain notarized statements from all property owners within 100 feet that they approve of the use of this property for private park purposes as proposed by the applicant.
2. Prior to scheduling this request for City Commission review, the applicant shall submit a more detailed screening plan for the north side of subject site to the Planning Department for review and approval.
3. Prior to scheduling this request for City Commission review, two additional copies of the preliminary site development plan shall be submitted to the Planning Department.
4. Development of subject property for private park purposes shall proceed in accordance with all regulations specified in Section 28.04.182.1 of the Zoning Ordinance and all other applicable City codes including building setback requirements and utility easement restrictions.

CASE NO. DR 86-7

10	"Notices to adjoining property owners mailed on 5-1-86 for MAPC meeting on 5-15-86.
2	One each to Applicant and Agent.
3	One each to CPO, Carl Gipson and Karen Crook.
2	One each to Louise and Glen.
<hr/>	
17	TOTAL

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

May 1, 1986

NOTICE OF PUBLIC HEARING

Case No.: DR 86-7.

Location: At the northeast corner of Texas and Parkdale.

Address: N/A.

Request: Special Use Permit to Establish a Private Neighborhood Park on Property Zoned "AA" One-Family Dwelling District.

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

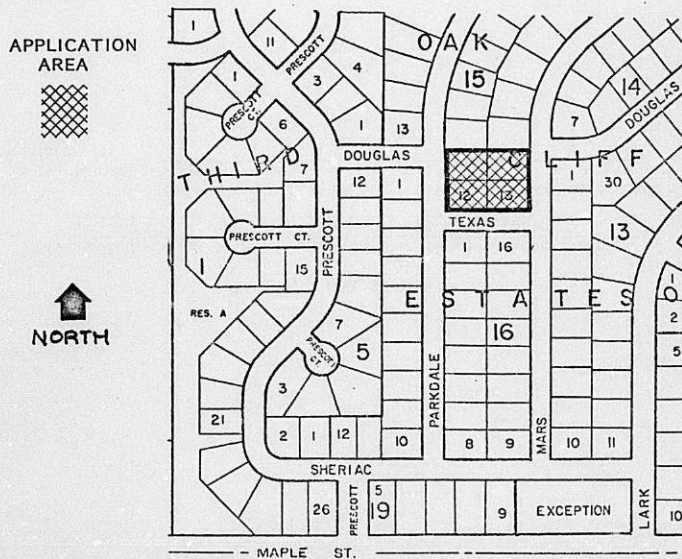
MAY 15, 1986

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

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

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

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



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 86-7

Special Use Permit to Establish a Private Neighborhood Park
on Property Zoned "AA" One-Family Dwelling District

Lots 11, 12, 13 and 14, Block 15, Oak Cliff Estates to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Texas and Parkdale.

Most Restrictive

Least Restrictive

Special Districts

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-6	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 29 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, green-houses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses

D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
Q	MOBILE HOME	Mobile home park when complying with Title 26 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial residential. Permits those uses approved as part of a total development plan

() Published in The Daily Record on April 2, 1986 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT ON THURSDAY, May 15, 1986, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, beginning at 1:30 p.m., will consider the following applications:

CASE NO. Z-2756

Zone Change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District

Lot 24, Meadowvale Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Sheridan in an area between 13th Street North and 15th Street North.

CASE NO. Z-2767

Zone Change from the "RB" Four-Family Dwelling District to the "LC" Light Commercial District

Lots 1, 2, 3, 12; and the north 25 feet of Lot 11, Replat of a portion of Block 3 of Beverly Manor, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Marvin Place and Beverly Drive.

CASE NO. Z-2768

Zone Change from the "AA" One Family Dwelling District to the "A" Two-Family Dwelling District

Lots 2, 4, 6, 8, and 10, Block 31, Orienta Park Second Addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Richmond and Casado.

CASE NO. Z-2769

Zone Change from the "AA" One-Family Dwelling District and the "BB" Office District to the "E" Light Industrial District

Lots 1, 3, 4 & 5, Block D; Lots 1 thru 6, and Lots 10 thru 15, Block F, except that part of Lots 1 and 15, dedicated as street right-of-way; Lot 8, Block G, and vacated Montezuma Road adjacent on the south; Lots 1 thru 4, Block J, except that part of Lot 4 dedicated as street right-of-way; All in Rolling Hills Mesa, Sedgwick County, Kansas. Generally located on the east side of Sierra Drive between Harry and the Atchison, Topeka and Santa Fe Railroad.

CASE NO. Z-2770

Zone Change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District

Lots 102 and 104, on Washington Avenue, Wabash Avenue Subdivision in Beal's Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Washington and Marion.

CASE NO. DR 86-7

Special Use Permit to Establish a Private Neighborhood Park on Property Zoned "AA" One-Family Dwelling District

Lots 11, 12, 13 and 14, Block 15, Oak Cliff Estates to Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Texas and Parkdale.

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

WITNESS my hand and seal this 21st day of April, 1986.

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

(SEAL)

CASE NO. DR 86-7

Special Use Permit to Establish a Private Neighborhood Park
on Property Zoned "AA" One-Family Dwelling District

Lots 11, 12, 13 and 14, Block 15, Oak Cliff Estates to Wichita, Sedgwick
County, Kansas. Generally located at the northeast corner of Texas and
Parkdale.

10+2+3+2+1=18

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

- 1. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

DR 86-7

A. APPLICANT Inland Investment Co. Inc.

ADDRESS 10300 W. Central Zip Code 67212 PHONE 722-8347

AGENT Terrence T. Smythe

ADDRESS c/o Inland Investment Zip Code 67212 PHONE 722-8347
10300 W. Central

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 proposes to establish a private neighborhood park

(use)

on property legally described as Lot(s) 11, 12, 13 and 14

Block 15

of the Oak Cliff Estates Addition.

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

- B. There are .9 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 4747 B Zoning (N) AA (S) AA (E) AA (W) AA MAPC 5/15/86

3. This property is located at (address) N/A.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the Northeast corner of Texas and Parkdale, OR

B. On the _____ side of _____ (Ave.) Street between _____ (Ave.) Street and _____ (Ave.) Street.

4. The property included in this application is zoned AA (ZONING DISTRICT CLASSIFICATION).

5. We request this special permit for the following reasons:
to establish a private neighborhood park.

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

Inland Investment Co., Inc.
By: Larry D. Chensler
APPLICANT'S SIGNATURE
President

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 1:30
~~PM~~, PM) on April 15, 1986 (day, month, year). It has been checked and
found to be complete and accompanied by required documents and the appropriate fee of \$ 150.00.

[Signature] Name

Title

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 11	Block 7	Oak Cliff Estates	William H. Vandeventer Jr. ✓ Cathy J. Vandeventer 113 N. Parkdale Wichita, KS 67212
Lots 12 & 13	Block 7	"	Slawson Residential Development Co. ✓ 10300 W. Central Wichita, KS 67212
Lots 1, 2, 3 & 4	Block 13	"	Same As Above
Beginning at the NE/c of Lot 17, Block 13, th. S'y along the East line 39.68 feet; th. NW'y 139.82 feet to a point on the West line of Lot 17, said point being 59.7 feet South of the NW/c; th. North 59.7 feet to the NW/c of Lot 17; th. SE'y 158.87 feet to the p.o.b.		"	✓ Harold M. Turley Jennifer A. Turley 165 S. Lark Wichita, KS 67209
Beginning at the SE/c of Lot 18, Block 13; th. NE'y along the E'y line, 41.48 feet; th. NW'y 177.17 feet to a point on the West line, said point being 43.82 feet North of the SW/c; th. South 43.82 feet to the SW/c; th. SE'y 158.87 feet to the p.o.b.		"	✓ Ronald D. Forshee Patricia J. Forshee 159 S. Lark Wichita, KS 67209
Lot 18, Block 13, except the foregoing described portion.		"	✓ Lyle B. Prior 247 Laura Wichita, KS 67211
Lot 30	Block 13	"	<i>dup</i> Inland Investment Co. 10300 W. Central Wichita, KS 67212
Lots 6, 7 & 8	Block 14	"	Same As Above
Lots 8 & 9	Block 15	"	Same As Above
<i>includes application taken</i> Lots 10, 11, 12, 13, 14 & 15	Block 15	"	<i>dup</i> Slawson Residential Development Co. 10300 W. Central Wichita, KS 67212
Lots 16 & 17	Block 15	"	<i>dup</i> Inland Investment Co. 10300 W. Central Wichita, KS 67212
Lot 1	Block 16	"	✓ Wallace A. Jensen Debora E. Jensen 120 S. Parkdale Wichita, KS 67209

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 2	Block 16	Oak Cliff Estates	Jeryl G. Fullen Beverly M. Fullen 130 S. Parkdale Wichita, KS 67209
Lots 15 & 16	Block 16	"	Slawson Residential Development Co. 10300 W. Central Wichita, KS 67212 <i>dup</i>
Lot 1	Block 17	"	Samuel E. Trummel Teri Y. Trummel 109 S. Parkdale Wichita, KS 67209
Lot 2	Block 17	"	Slawson Residential Development Co. 10300 W. Central Wichita, KS 67212 <i>dup</i>
Lot 3	Block 17	"	James A. Rapp Margaret M. Rapp 123 S. Parkdale Wichita, KS 67209
Lot 4	Block 17	"	Kerry M. Sims Jill E. Sims 129 S. Parkdale Wichita, KS 67209
Lot 1	Block 4	Oak Cliff Estates 3rd Addition	Inland Investment Co. Inc. 10300 W. Central Wichita, KS 67212 <i>dup</i>
Lots 10, 11 & 13 ^{12?}	Block 5	"	Same As Above

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lots 11, 12, 13 and 14, Block 15, Oak Cliff Estates to Wichita, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 8th day of April, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Gable*
Sr. Vice-President

Order No: 358831
nj

OWNERSHIP LIST

PROPERTY DESCRIPTION	PROPERTY OWNER
Lot 11 Block 7 Oak Cliff Estates	William H. Vandeventer Cathy J. Vandeventer 113 N. Parkdale Wichita, KS 67212
Lot 12 Block 7 "	Frank K. Cordon Peggy L. Cordon 107 N. Parkdale Wichita, KS 67212
Lot 13 Block 7 "	Donnie Edward Holland Patricia G. Holland 103 N. Parkdale Wichita, KS 67212
Lot 1 Block 13 "	David L. Engels Cathy L. Engels 102 S. Maus Lane Wichita, KS 67212
Lot 2 Block 13 "	Stanley H. Scharping Ruby M. Scharping 112 S. Mars Wichita, KS 67209
Lot 3 Block 13 "	James Patrick Dye Mary G. Dye 118 S. Mars Wichita, KS 67209
Lot 4 Block 13 "	Dale G. Adams Patricia A. Adams 136 S. Mars Wichita, KS 67212
Part of Lot 17, Block 13, Oak Cliff Estates, described as beginning at the NE/c; th. S'yly along the East line 39.68 feet; th. NW'yly 139.82 feet to a point on the West line, 59.7 feet South of the NW/c; th. North 59.7 feet to the NW/c; th. SE'yly 158.87 feet to beginning.	Harold M. Turley Jennifer A. Turley 165 S. Lark Lane Wichita, KS 67209
Lot 17, Block 13, Oak Cliff Estates, except that part described above.	Philip A. Bundy Cathryn L. Bundy 167 S. Lark Lane Wichita, KS 67212
Part of Lot 18, Block 13, Oak Cliff Estates, described as beginning at the SE/c; th. NE'yly along the E'yly line 41.48 feet; th. NW'yly 177.17 feet to a point on the West line, 43.82 feet North of the SW/c; th. South 43.48 feet to the SW/c; th. SE'yly 158.87 feet to beginning.	Ronald D. Forshee Patricia J. Forshee 159 S. Lark Wichita, KS 67209
Lot 18, Block 13, Oak Cliff Estates, except that part described above.	Michael L. VanHamme Barbara S. VanHamme 157 S. Lark Wichita, KS 67209

PROPERTY DESCRIPTION			PROPERTY OWNER
Lot 30	Block 13	Oak Cliff Estates	Slawson Investment Corp. Suite 200 104 S. Broadway Wichita, KS 67202
Lots 6, 7, and 8	Block 14	"	Same As Above
Lot 8	Block 15	"	Ken Addison Rickard Becky Jane Rickard 114 N. Parkdale Wichita, KS 67212
Lot 9	Block 15	"	Marvin C. O'Dell Mary L. O'Dell 108 N. Parkdale Wichita, KS 67212
Lot 10	Block 15	"	Gary W. Leitch Janice A. Leitch 102 N. Parkdale Wichita, KS 67212
Lots 11, 12, 13 and 14	Block 15	"	Slawson Residential Development Company Suite 200 104 S. Broadway Wichita, KS 67202
Lot 15	Block 15	"	Kevin W. Moren Roxanne R. Moren 105 N. Mars Wichita, KS 67212
Lot 16	Block 15	"	Michael K. Callahan Mary Ann Callahan 109 N. Mars Lane Wichita, KS 67212
Lot 17	Block 15	"	Larry Suter 113 N. Mars Wichita, KS 67212
Lot 1	Block 16	"	Wallace Q. Jensen Debora E. Jensen 120 S. Parkdale Wichita, KS 67212
Lot 2	Block 16	"	Jeryl G. Fullen Beverly M. Fullen Address Unknown
Lot 15	Block 16	"	David C. Alexander Wendy C. Alexander 137 S. Mars Wichita, KS 67212
Lot 16	Block 16	"	Julian R. Pando Mary I. Pando 125 S. Mars Wichita, KS 67209

PROPERTY DESCRIPTIONPROPERTY OWNER

Lot 1	Block 17	Oak Cliff Estates	Dean A. Dietz Linda K. Dietz 109 S. Parkdale Wichita, KS 67209
Lot 2	Block 17	"	Jeffrey A. Bloomer Susan D. Ayesh 115 S. Parkdale Wichita, KS 67209
Lot 3	Block 17	"	Rebecca Lynn Crane, a minor and John David Crane, Jr., Conservator 123 S. Parkdale Wichita, KS 67212
Lot 4	Block 17	"	Edwin G. Chaplin Sheree Chaplin 129 S. Parkdale Wichita, KS 67209
Lot 1	Block 4	Oak Cliff Estates 3rd Addition	Guy M. Clements Frances Clements 11016 W. Douglas Wichita, KS 67212
Lot 4	Block 4	"	Slawson Investment Corporation Suite 200 104 S. Broadway Wichita, KS 67202
Lot 9	Block 5	"	Dennis M. Feeney Sara E. Feeney 122 S. Prescott Wichita, KS 67212
Lot 10 and the South 5 feet of Lot 11	Block 5	"	Lloyd K. Hoskins Leanna R. Hoskins 118 S. Prescott Wichita, KS 67212
Lot 11, except the South 5 feet	Block 5	"	James D. Reaves Melva D. Reaves 114 S. Prescott Wichita, KS 67209
Lot 12	Block 5	"	Mark A. Eaton Susan G. Eaton 110 S. Prescott Wichita, KS 67209



SECURITY IS KNOWING
Title Insurance • Escrow Closings • Abstracts

We hereby certify the foregoing to be a true and correct list of the
property owners of the hereinbefore described lots within a 200 foot radius of:

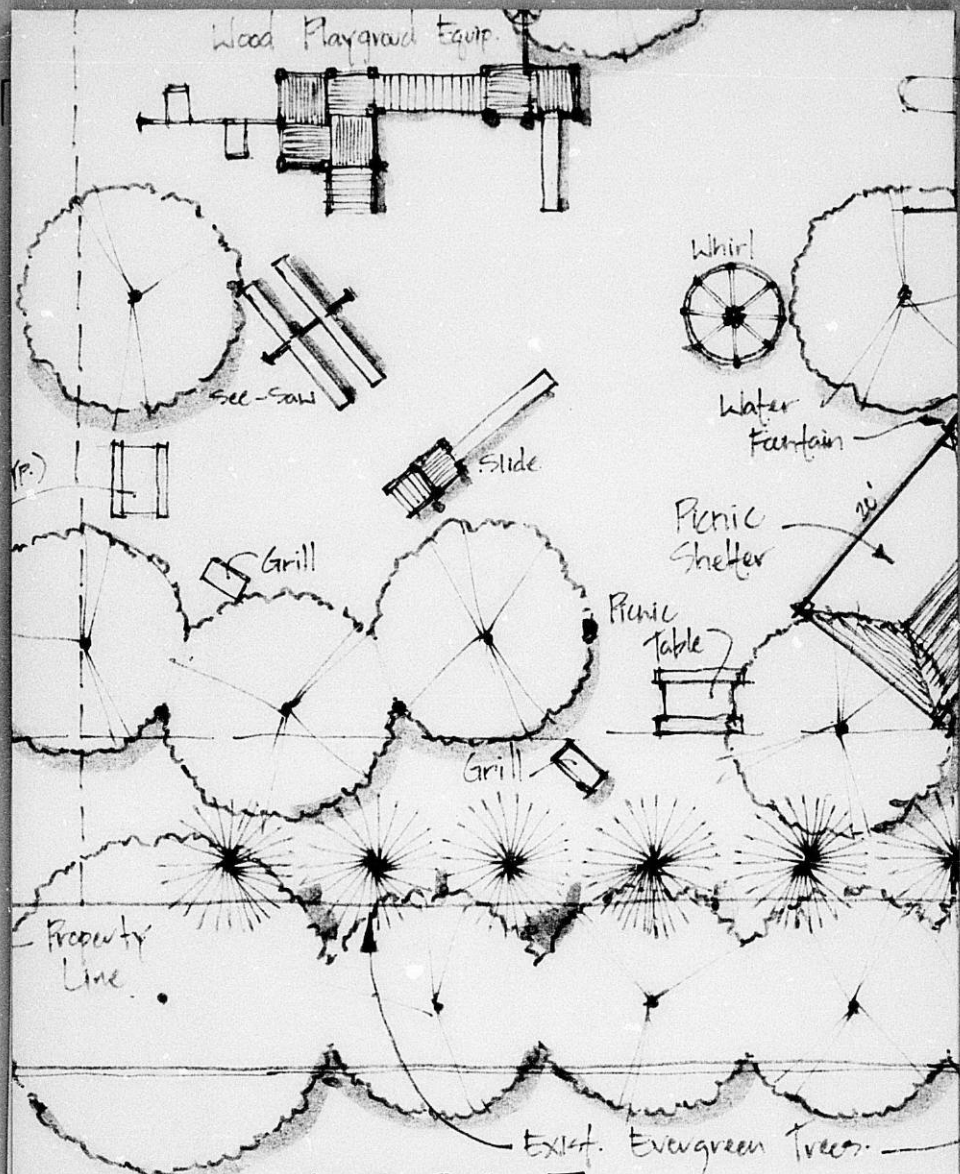
Lots 11 through 14, inclusive, Block 15,
Oak Cliff Estates, an Addition in Wichita,
Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of
Deeds, Sedgwick County, Kansas, on the 16th day of February, 1990, at 7:00
o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Glen B. Edwards*
Vice-President

Order No. 416835
nj



DR 86-7
 Revised Site Plan
 Approved 3-7-90