

25-2716-
P.C.E./B. CO. C. Approved 5-28-0

Permitted

Closed

Area is now within Bel Air

CU-233 - Chester-Kappelman-Gaudreau, Inc. request Conditional Use to Permit establishment of Duplex & Multiple Family Dwellings on property proposed for the "AA" One Family Dwelling District Generally located at the northeast corner of Edgemoor and 45th St.

ACTION

POSTED

DATE *3-26-80*
PH

COMMITTEE _____

M.A.P.C. *approve - provided* *4-10-80*
Conditions

B.C.C./B. CO. C. *approve as* *5-78⁰*
Recommended

Closed

Area is now within Bel Air

CU-233 - Chester-Kappelman-Gaudreau, Inc. request Conditional Use to permit establishment of Duplex & Multiple Family Dwellings on property proposed for the "AA" One Family Dwelling District generally located at the northeast corner of Edmonson and 45th St

Book 1; Z-8-B; & A-8-A

Map No. 5852 & 5853
Sec. 25 24
Twp. 26S
Range 1E

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 233
Filed 3-13-80

(ASSOCIATED CASE: SCZ-0451)

APPLICATION DATA: From _____ to _____

- Applicant: Chester-Kappelman-Gaudreau, Inc.
Address 144 N. Oliver, 67208 Phone 682-5581
- Agent: Reiss & Goodness Engineers
Address 2160 W. 21st St. 67203 Phone 832-0213
- General Location: Northeast corner of Edgemoor and 45th St. North
Address _____
- Proposed Use: to permit establishment of Multiple and Duplex Family Dwellings in proposed "AA" One Family Dwelling District.

AREA DATA:

- Acres: 93.9 (IRREGULAR) (960 ft. by 1156 ft.)
- Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
- Land Use: East UNDEVELOPED South SINGLE FARM
West UNDEVELOPED North UNDEVELOPED
- Sketch Plan Land Use is for: _____
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted.

PROCEDURE DATA:

- Zoning Committee _____ by _____, _____, _____
- MAPC Meeting:

Date	Action
4-10-80	appeared with amended conditions

- Governing Body (~~6~~ 5 City Commissioners - Bd. County Commissioners)

Date	Action	Resolution
5-7-80	signature as Resolution	Doc. 11, 1980

NOTES:

HASTINGS, MN - LOS ANGELES
LQ444 ON - AMERICAN, TX, U.S.A.

S
No. 2153C

Book 1; Z-8-B; & A-8-A

Map No. 5852 & 5853
Sec. 25 24
Twp. 26S
Range 1E

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 233
Filed 3-13-80

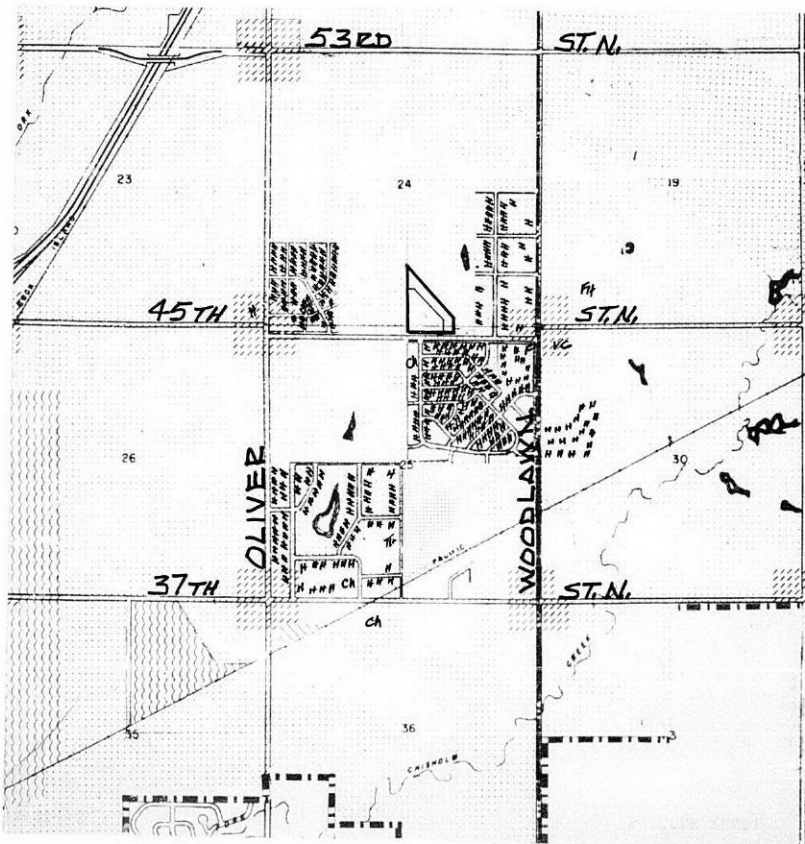
(ASSOCIATED CASE: SCZ-0451)

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Address 144 N. Oliver, 67208 Phone 682-5581
2. Agent: Reiss & Goodness Engineers
Address 2160 W. 21st St. 67203 Phone 832-0213
3. General Location: Northeast corner of Edgemood and 45th St. North

4. Proposed Use: To permit establishment of Multiple and Duplex Family Dwellings in proposed "AA" One Family Dwelling District.

AREA DATA:
1. Acres: ~~16~~ 16 (123 (IRREGULAR) ft. by 1156 ft.)
2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
3. Land Use: East UNDEVELOPED South SINGLE FAM
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:
Taken by _____ Date _____ Time _____



Book 1; Z-8-B; & A-8-A

Map No. 5852 & 5853
Sec. 25 24
Twp. 26S
Range 1E

DATA SHEET
(ZONING & CONDITIONAL USE)

Z-
SCZ- 0451
CU- 233
Filed 3-13-80

(ASSOCIATED CASE: SCZ-0451)

APPLICATION DATA: From _____ to _____

1. Applicant: Chester-Kappelman-Gaudreau, Inc.
Address 144 N. Oliver, 67203 Phone 682-5581
2. Agent: Reiss & Goodness Engineers
Address 2160 N. 21st St., 67203 Phone 832-0213
3. General Location: Northeast corner of Edgewood and 45th St. North
Address _____

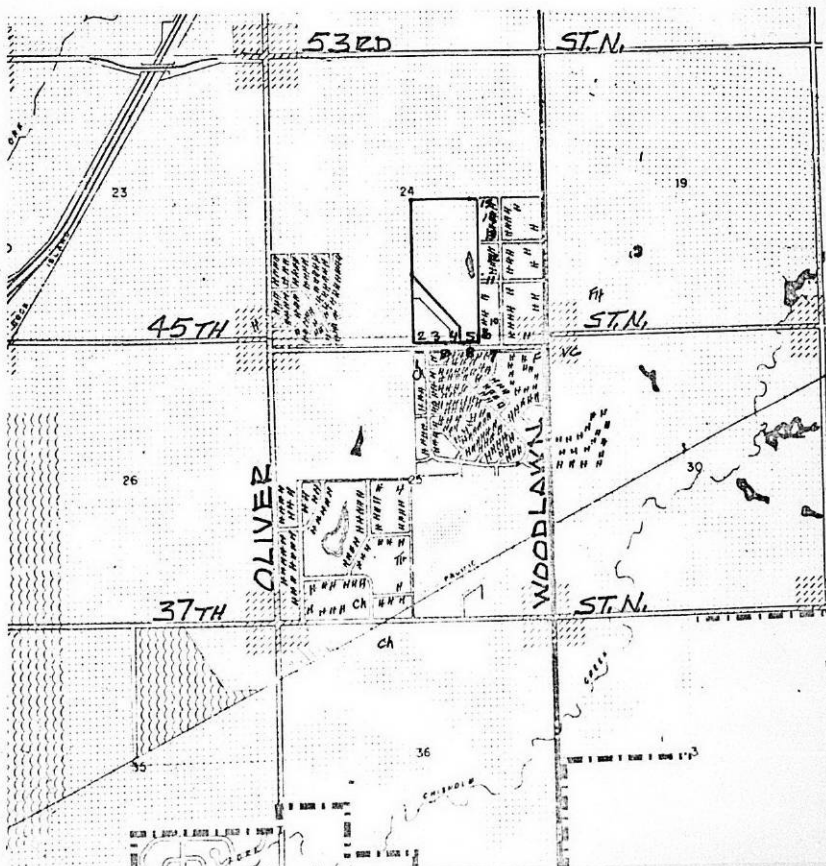
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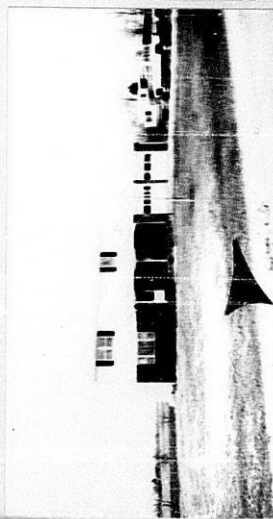
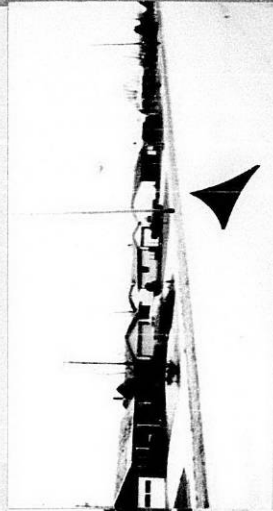
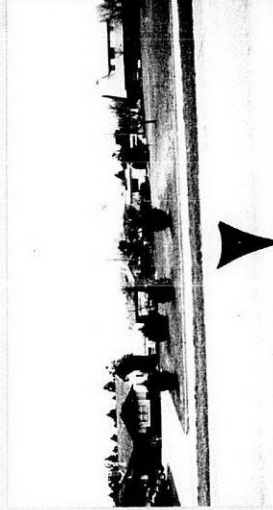
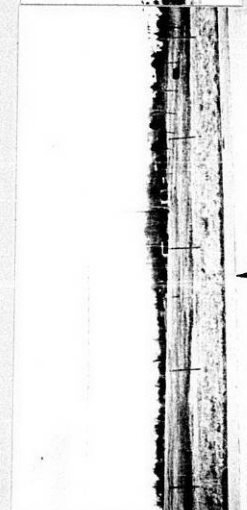
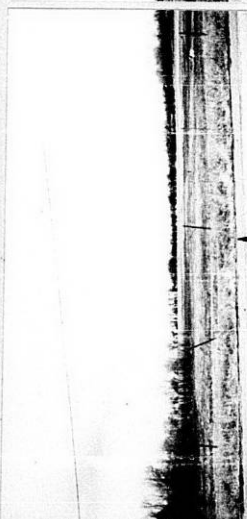
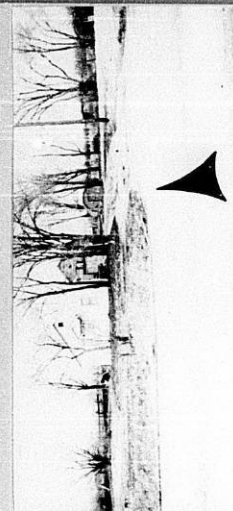
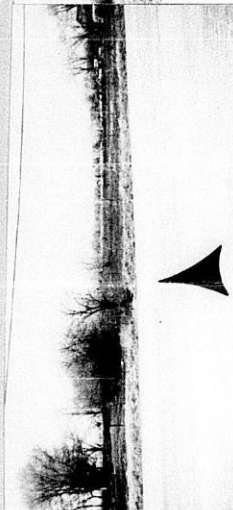
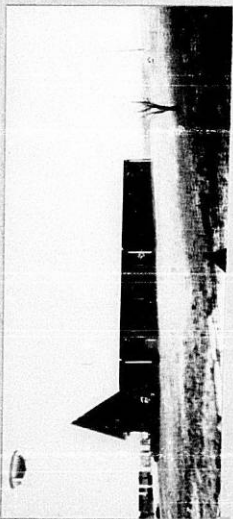
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3. Land Use: East UNDEVELOPED South SINGLE FAM
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
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PHOTO DATA:

Taken by _____ Date _____ Time _____





4



7



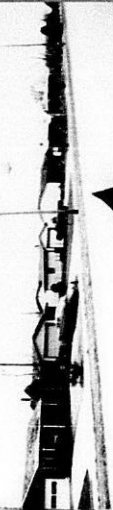
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U.S.A.



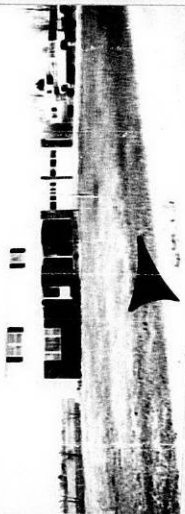
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9



10



11



12



13



14



15



R#98-1980

(*None given*) Published in The Wichita Eagle-Beacon on Dec. 11, 1980

R E S O L U T I O N

CASE NO. CU-233

A RESOLUTION PERMITTING THE ESTABLISHMENT OF DUPLEX AND MULTIPLE FAMILY DWELLINGS IN "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF CODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 5.A.10.i and j AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 5.A.10.i and j and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow the establishment of Duplex and Multiple Family Dwellings in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

DUPLEX FAMILY DWELLINGS

Commencing at the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 213.45 feet; thence east 796.8 feet to a point of beginning; thence north 220 feet; thence northwesterly 1065 feet more or less to a point 80 feet east and 806 feet north of the SW corner of the SE 1/4 of Sec. 24-26-1E; thence west 80 feet to the west line of the SE 1/4 of said Sec. 24; thence north along said west line of said SE 1/4 350 feet; thence southeasterly 1435 feet more or less to a point 90 feet north of and 959.2 feet east of the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 300 feet; thence west 163 feet to the point of beginning.

AND

MULTIPLE FAMILY DWELLINGS

Beginning at the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 213.45 feet; thence east 796.8 feet; thence north 220 feet; thence northwesterly 1065 feet more or less to a point 80 feet east and 806 feet north of the SW corner of the SE 1/4 of said Sec. 24; thence west 80 feet to the west line of said SE 1/4 of said Sec. 24; thence south 806 feet to the point of beginning. All generally located at the northeast corner of Edgemoor and 45th Street North.

SUBJECT TO THE FOLLOWING:


- a. Approval of the associated zone case SCZ-0451 by the Board of County Commissioners.
- b. A building setback of not less than 40 feet from 45th Street North right-of-way shall be maintained in the multiple-family area.
- c. The platting of subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.
- d. The number of dwelling units on the multiple-family lot shall not exceed 15 dwelling units per net acre.
- e. A minimum of two off-street parking spaces shall be provided for each duplex dwelling unit and a minimum of 1.5 parking spaces shall be provided for each multiple-family dwelling unit.


SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 7 day of May, 1980.


Everett Patrick, Chairman


Tom Scott, Commissioner

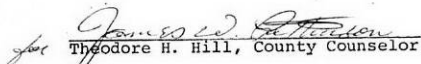

Donald E. Gragg, Commissioner




Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor


Theodore H. Hill, County Counselor

(32)

PROTEST PETITION

Mr. William Goebel, Chairman
Wichita Area Planning Commission

Rec'd & file
MPPC
4-10-80

NOTE: SEE BACK
SIDE THIS
SHEET ALSO.

Mr. Chairman:

We the undersigned, property owners and members of the Concerned Citizens
Group, Bel-Aire Improvement District should like you to consider our protest
to Case Number CU-233.

NAME	LOT	BLOCK	ADDITION
X Barbara J. Belden	4645	No. Hillcrest	67220 744-2570
X Lori Belden	4645	N. Hillcrest	67220 744-2513
X Charles A. May	4844	No. Hillcrest	67220 744-1641
X Barbara L. May	4844	N. Hillcrest	67220 744-1641
X Mary J. Cook	4846	N. Hillcrest	67220 744-328X
X R.D. Cubber	"	"	" " "
X J.W. Kerf	4859	N. Hillcrest	67220 744-1572
X Susan Lefine	4835	N. Hillcrest	67220 unlisted
X Jane Larkin	4831	N. Hillcrest	67220 744-2595
X Peter Larkin Jr.	4931	N. Hillcrest	67220 744-2555
X Fred [unclear]	"	"	" " "
X Ruth Larkin	"	"	" " "
X J.L. Patterson	4825	No. Hillcrest	67220 744-3109
X [unclear]	4801	No. Hillcrest	67220 744-1835
X K.V. Chaney	"	"	" " "
X Juanita Chaney	4801	No. Hillcrest	67220 744-1835
X J.W. Moody	4749	No. Hillcrest	67220 744-2215
X Jean Moody	"	"	" " "
X David W. Moody	"	"	" " "
X Miller Hartog	4731	-	- 744-1269
B Kathleen Belden	4645	N. Hillcrest	67220 744-2570
Deanna Belden	4645	N. Hillcrest	67220 744-2570
Just Green	4645	N. Hillcrest	67220 744-2570

*M. Diane Martin	4700 N. Hillcrest	67220	744-2311
*W. Jay Martin	4700 No Hillcrest	67220	744-2311
Lucile A. Blean	4630 N. Hillcrest	67220	744-0456
Carrie A. Blean	4630 N. Hillcrest	67220	744-0456
*Don Blean	4630 N Hillcrest	67220	" "
*Eugene Blean	4630 N Hillcrest	"	744-0456 744-1257
*Melba M. Coons	4650 N. Hillcrest	"	"
*Patricia M. Donald	4701 N. Hillcrest	67220	744-2501
*Guy Mac Donald	4701 N. Hillcrest	67220	744-2501

Mark Qualls

8

PROTEST PETITION

Mr. William Goebel, Chairman
Wichita Area Planning Commission

Mr. Chairman:
We the undersigned, property owners and members of the Concerned Citizens Group, Bel-Aire Improvement District should like you to consider our protest to Case Number CU-233.

<u>NAME</u>	<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>
Sharon M. Adkins	13	3	Pearsons 1 st Add.
Russell Adkins	13	3	Pearsons 1 st Add.
Connie Cofer	14-15	3	" "
Eddie W. Paul	12	3	" "
D. V. Chopra	11	3	" "
Asha Chopra	14-15	3	" "
Steve Cofer	11	3	" "
Lois A. Howell	14-15	3	" "
	12	3	" "

PROTEST PETITION

20

Mr. William Goebel, Chairman
 Wichita Area Planning Commission

Mr. Chairman:

We the undersigned, property owners and members of the Concerned Citizens Group, Bel-Aire Improvement District should like you to consider our protest to Case Number CU-233.

<u>NAME</u>	<u>LCT</u>	<u>BLOCK</u>	<u>ADDRESS</u>
X Donna L. Graham	4867 W,	Hillcrest	744-0901
X Donna L. Graham	" "	" "	" "
X Gregory L. Deham	" "	" "	744-0201
X Donald W. Park	4934 N,	Hillcrest	744-2993
X Jyle D. Hoine	6001	45th st N,	744-0701
X Charles S. Park	4934 N,	Hillcrest	744-1788
X Emer T. Keech	4901 N,	Hillcrest	" "
X Alice M. Keech	" "	" "	" "
X Lisa Park	4934 N,	Hillcrest	744-0201
X Chuck Decker	4958 N,	Hillcrest	744-0811
X Kay Decker			744-1127
X Donna Klaueman	4966 N,	Hillcrest	" "
X Betty Klaueman	" "	" "	" "
X Larry Klaueman	" "	" "	" "
X James A. Nild	4945 N,	Hillcrest	744-2548
X Deane M. Nild	" "	" "	" "
X Jerry S. Reyes	4915 N,	Hillcrest	744-3348
X David M. Reyes	4915 N,	Hillcrest	744-3348
X Mattie Jo Sauts	4901 N,	Woodburn	744-1971
X Jeffrey McElwail	4329	BELMORE	744-0742

~~GRAHAM~~

Graham

PROTEST PETITION

6

Mr. William Goebel, Chairman
Wichita Area Planning Commission

Mr. Chairman:

We the undersigned, property owners and members of the Concerned Citizens Group, Bel-Aire Improvement District should like you to consider our protest to Case Number CU-233. § SCZ-0451

<u>NAME</u>	<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>
Mrs. T.R. Davis	10	C	Arthur Heights 2nd Add
Mrs. T.R. Davis	"	"	" " "
Mr. L.K. Frewitt	10	C	" " "
Mrs. L.K. Frewitt	10	C	" " "
D.G. Outler	2	C	" " "
Mary J. Davis	"	"	" " "

7

~~DAVIS~~

Davis

PROTEST PETITION

Mr. William Goebel, Chairman
Wichita Area Planning Commission

Mr. Chairman:

We the undersigned, property owners and members of the Concerned Citizens Group, Bel-Aire Improvement District should like you to consider our protest to Case Number CU-233.

NAME	LOT	BLOCK	ADDITION
Cecelia E. Hoyer 5901 Flagstaff	E. 20 FT 9 ALL 10	5	PEARSON'S 1ST
Kathleen Moffett 5811 Flagstaff	LOT 7 W. 20 FT LOT 8	5	"
Leroy Christian 5809 Flagstaff	LOT 6	5	"
Suzanne Erickson 5801 Flagstaff	LOT 5	5	"
Keith Broad 5701 Flagstaff	LOT 1	5	"
Harley Gust 5700 Flagstaff	LOT 37	3	"
Mike Johnson 5720 Flagstaff	W. 3 FT of 34. ALL OF 35	3	"
Hal Edwards 5730 Flagstaff	LOT 34 EXCEPT W 3 FT	3	"
Jean Purcell 5822 Flagstaff	LOT 30	3	"
Jim A. Miller 5900 Flagstaff	LOT 28	3	"
Craig Hark 5910 Flagstaff	LOT 27	3	"
Paulette Dibern Lot 3		BK 3	"
Mary Ellen Shickey Lot 2		Bl. 3	"
Jim H. Boyd 4416 Goodinson	Lot 11	B1 2	"

17

PROTEST PETITION

2

Mr. William Goebel, Chairman
Wichita Area Planning Commission

Mr. Chairman:

We the undersigned, property owners and members of the Concerned Citizens Group, Bel-Aire Improvement District should like you to consider our protest to Case Number CU-233.

<u>NAME</u>	<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>	
<i>Maryann J. Huff</i> <i>5801 E. 45th St.</i>	<i>5</i>	<i>3</i>	<i>PEARSON'S</i>	<i>I</i>
<i>William R Huff</i> <i>5801 E 45th NO.</i>	<i>5</i>	<i>3</i>	<i>"</i>	<i>"</i>

10

Mr. William Goebel, Chairman
Wichita Area Planning Commission

Mr. Chairman:

We the undersigned, property owners and members of the Concerned Citizens Group, Bel-Aire Improvement District should like you to consider our protest to Case Number CU-233.

<u>NAME</u>	<u>LOT</u>	<u>BLOCK</u>	<u>ADDITION</u>
Charles Duffolamin 5916 Flagstaff	LOT 26 EXEPT W 2.33 FT	3	PEARSON'S 1ST
Jane Fenton 5924 Flagstaff	LOT 25	3	"
Mr. & Mrs. Myron Schuekman 5930 Flagstaff	24	3	"
Mr & Mrs Robert M. Fresh 6008 Flagstaff	NW 1/4 of 21 ALL 22	3	"
Suzanne Brenner & Family 6016 Flagstaff	LOT 21 EXEPT N.W 4 FT 0	3	"
William E. Susten 6019 Flagstaff	LOT 16	5	"
Marj Morris 6001 Flagstaff			
Jamie Bentley 5917 Flagstaff	LOT 12	5	"
RJ Cobley 5911 Flagstaff	11	5	"
Denise Wathne 5823 Flagstaff	E 45 8 W 45 9	5	"

9

10

PROTEST PETITION

Mr. William Goebel, Chairman
Wichita Area Planning Commission

Mr. Chairman:

We the undersigned, property owners and members of the Concerned Citizens Group, Bel-Aire Improvement District should like you to consider our protest to Case Number CU-233.

NAME	LOT	BLOCK	ADDITION
X Mack A. Quall 5701 E. 45th N. 67220 744-1034	1	3	Peasons
Y Dawn M. Qualls 5701 E. 45th N. 67220 744-1037	1	3	" "
X Sue Kejn 5816 Flagstaff 67220 744-0968			
X Steve Olson 5831 E. 45th N. 744-2926	9	3	" "
Y Jay Olson 5831 E. 45th No. 744-2926	9	3	" "
X Donald P. Minois 5823 E. 45th N 744-3279	8	3	" "
X Nancy A. Minois 5823 E. 45th N 744-3279	8	3	" "
X Lita Lubert 5815 E. 45th Wichita, Ks 67220 744-2611	6 & 7	3	" "
X Gerald L. Shadley 6020 Flagstaff Wichita, Kansas 67220 744-1829	20	3	" "
X Patsy L. Shadley 6020 Flagstaff Wichita, Ks 67220 744-1829	20	3	" "

RE: AGENDA ITEM NO. 86

MICHIGAN-SHERWOOD COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 4-10-80

Case No. CU-233 Request: To establish duplex and multiple-family uses.

Location: Northeast corner of 45th Street North and Edgemoor.

Acres: 16 Size: 1223' x 1156' (irregular)

	Land Use	Zoning
Existing	Farm home & undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Single-family homes	"R-1"
West	Undeveloped	"R-1"

Platted: Being platted as part of Kappelman's Bel Aire Heights.

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting approval for 16 duplex lots and a 10 acre lot to be developed with 150 multiple-family dwelling units. All the lots are being platted as part of Kappelman's Bel Aire Heights.

The applicants engineers have submitted a copy of the preliminary plat indicating 16 lots to be developed with duplexes and the 10 acre lot adjacent to 45th Street North to be developed with the multiple-family units.

2. A recommendation of approval by the Planning Commission should be subject to the following conditions:

- a. Approval of the associated zone case SCZ-0451 by the Board of County Commissioners.
- b. The platting of subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.

The number of dwelling units on the multiple-family lot shall not exceed 15 dwelling units per net acre.

approve

b. Building setback of 40' from 45th Street North shall be maintained

b. A building setback of not less than 40 feet from 45th Street North shall be maintained in the multiple-family area.

Page 2
CU-233
MPC AGENDA
4-10-80

dwelling unit

- d. A minimum of two off-street parking spaces shall be provided for each duplex and a minimum of 1.5 parking spaces shall be provided for each multiple-family dwelling unit.

CC. Don Shibe
5711 E. 45th

McDonald
Dwyer ~~McDonald~~
4701 Hillcrest

~~is a duplex for parking~~

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

CASE NO. CU-233

CONSIDERED BY MAPC: 4-10-80

REQUEST FOR: Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To establish duplex and multiple-family uses."

GENERAL LOCATION: Northeast corner of 45th Street North and Edgemoor.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of
April 10, 1980)

APPLICANT: Chester-Kappelman-Gaudreau, Inc., 144 N. Oliver.

AGENT FOR APPLICANT: Kenny Hill, Reiss and Goodness, 2160 W. 21st St.

PROTESTORS (LIST AGENT) IF ANY: Guy McDonald, 4701 Hillcrest;
Don Shirkey, 5711 E. 45th Street North.

SURROUNDING ZONING: North, East, South and West, "R-1".

LAND USE: Existing, Farm home & Undeveloped; North, East and West,
Undeveloped; South, Single family homes.

PLANNING COMMISSION RECOMMENDATION:

That the Conditional Use Permit be approved subject to the conditions
as shown in the excerpt from Planning Commission minutes of April 10,
1980. Jones moved, Shook seconded and it carried unanimously. Goebel,
Lofton and Martens were absent. One vacancy.

370

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission, approve the application subject to recommended con-
ditions of approval, adopt a resolution establishing the conditional use
and instruct the Planning Department to withhold publication of the reso-
lution until the plat has been recorded with the Register of Deeds; or
2. Deny the application.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING

CASE NO. SCZ-0451

CONSIDERED BY MAPC: 4-10-80

REQUEST FOR: "R-1" to "AA"

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To develop the property with single family, duplex and multi-family dwellings."

GENERAL LOCATION: Northeast corner of 45th Street North and Edgemoor.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of April 10, 1980)

APPLICANT: Chester-Kappelman-Gaudreau, Inc., 144 N. Oliver.

AGENT FOR APPLICANT: Kenny Hill, Reiss and Goodness Engineers,
2160 W. 21st St.

PROTESTORS (LIST AGENT) IF ANY: Guy McDonald, 4701 Hillcrest;
Don Shirkey, 5711 E. 45th Street North.

SURROUNDING ZONING: North, East, South and West, "R-1".

LAND USE: Existing, Farm Home & Undeveloped; North and West, Undeveloped;
East and South, Single family homes.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to the completion of the associated plat within one year from the date of approval of the zone change by the Board of County Commissioners, or the zone case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds. Jones moved, Hennessy seconded and it carried unanimously. Goebel, Lofton and Martens were absent. One vacancy.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the application subject to the condition of platting, adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or
2. Deny the application.

EXCERPT FROM PLANNING COMMISSION MINUTES OF APRIL 10, 1980

- 8a. Case No. SCZ-0451 - Chester-Kappelman-Gaudreau, Inc. request zone change from "R-1" to "AA" for the SE 1/4 of Section 24-26-1E, except the East 1219.17 feet. AND Government Lot 1 in the NE 1/4 of Section 25-26-1E, except the East 1219.17 feet. All generally located at the northeast corner of Edgemoor and 45th Street North.
- 8b. Case No. CU-233 - Chester-Kappelman-Gaudreau, Inc. request a Conditional Use Permit commencing at the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 213.45 feet; thence east 796.8 feet to a point of beginning; thence north 220 feet; thence northwesterly 1065 feet more or less to a point 80 feet east and 806 feet north of the SW corner of the SE 1/4 of Sec. 24-26-1E; thence west 80 feet to the west line of the SE 1/4 of said Sec. 24; thence north along said west line of said SE 1/4 350 feet; thence southeasterly 1435 feet more or less to a point 90 feet north of and 959.2 feet east of the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 300 feet; thence west 163 feet to the point of beginning. AND beginning at the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 213.45 feet; thence east 796 feet; thence north 220 feet; thence northwesterly 1065 feet more or less to a point 80 feet east and 806 feet north of the SW corner of the SE 1/4 of Sec. 24; thence west 80 feet to the west line of said SE 1/4 of said Sec. 24; thence south 806 feet to the point of beginning. All generally located at the northeast corner of Edgemoor and 45th Street North.

ART CHAMBERS, Junior Planner, pointed out adjacent land use, zoning, and showed slides of the general area. He reviewed the following staff reports:

Case No. SCZ-0451:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting "AA" Single-family zoning on an unplatted 93 acre site.

A requirement for approval of the "AA" zoning district is that municipal sewer and water service be available to the property. Approval of this zone change request should be subject to the property being served by sanitary sewer and water service. Subject property is located in the Bel Aire Improvement District and the applicant is working out arrangements with Bel Aire to provide these services.

Subject property is being platted as Kappelman's Bel Aire Heights and is located in an area where urban development is appropriate.

2. A recommendation of approval by the Planning Commission should be subject to the completion of the associated plat within one year from the date of approval of the zone change by the Board of County Commissioners, or the zone case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds.

Case No. CU-233:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting approval for 16 duplex lots and a 10 acre lot to be developed with 150 multiple-family dwelling units. All the lots are being platted as part of Kappelman's Bel Aire Heights.

The applicants engineers have submitted a copy of the preliminary plat indicating 16 lots to be developed with duplexes and the 10 acre lot adjacent to 45th Street North to be developed with the multiple-family units.

2. A recommendation of approval by the Planning Commission should be subject to the following conditions:
 - a. Approval of the associated zone case SCZ-0451 by the Board of County Commissioners.
 - b. The platting of subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.
 - c. The number of dwelling units on the multiple-family lot shall not exceed 15 dwelling units per net acre.
 - d. A minimum of two off-street parking spaces shall be provided for each duplex and a minimum of 1.5 parking spaces shall be provided for each multiple-family dwelling unit.

CHAMBERS stated that one of the requirements for approval of the zoning is that the property should be subject to being served by sanitary sewer and water services. He said that the applicant has informed the staff that they were working with the Bel Aire Improvement District to obtain water and sanitary sewer service.

LAKIN stated that the staff's general view of new development around the edge of the City is that there be a mix of housing types and styles available because staff feels that it improves the stability and future of neighborhoods over the long run. He added that there were petitions protesting the conditional use request.

KENNY HILL, Reiss and Goodness Engineers, representing the applicant, stated that they requested the zoning to be compatible with the preliminary plat that has been submitted and approved. He said that water and sewer would be petitioned through the Bel Aire Improvement District and would be available after completion of a new water tower that was under construction.

SAVINA asked if they had talked to the neighborhood about this plan.

HILL said that they had received information that there was some concern over the zoning and request for apartments. They did provide the Bel Aire Improvement District with maps of the proposed development. Other than that, they have not had any discussion with the neighbors. HILL pointed out that the applicant made him aware that the previous owner had requested zoning of this entire tract in 1970 and received approval on multiple family zoning of 1000 units, and they are only requesting 150 units.

L. B. KAPPELMAN, applicant, stated that the Bel Aire Improvement District may technically join in the application because they did buy the water tower site along the west boundary. He said that even though the application was approved ten years ago for the full 94 acres to be zoned multiple family, they have cut it back and restricted the number of units. There are no houses to the west although most of that property is in the Bel Aire Improvement District. KAPPELMAN said that their land has been in the Bel Aire district since its inception and has been paying the special assessments for years. He felt that they had designed something really nice, and the homes would not be less than the adjacent additions in Bel Aire and hopefully better. He added that they have written no restrictive covenants.

GUY McDONALD, 4701 Hillcrest, speaking in opposition, stated that he did not believe that justice would be served if a zoning change was approved by this Commission based on the fact that the people who originally purchased the lots where he presently resides, purchased them and built their homes upon them because they liked a certain way of life. He said that the present applicant purchased the property under the zoning of "R-1" which requires one acre of space for each single family dwelling, and he did not feel a change of zoning should be granted.

MOTION: Having considered the factors as contained in Policy Statement No. 10; the residential character of the area, and the zoning of adjacent properties, I move that we recommend to the governing body that the zone change request (SCZ-0451) be approved subject to the completion of the associated plat within one year from the date of approval of the zone change by the Board of County Commissioners, or the zone case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds. Jones moved, Hennessy seconded and it carried unanimously. Goebel, Lofton and Martens were absent. One vacancy.

DON SHIRKEY, 5711 East 45th Street North, stated that there were many considerations that should be given this request. He said that the street pattern of the proposal was unbelievable. The water tower was blocking any extension of Edgemoor, and the plat shows no extension of Edgemoor. The apartments have one way out which forces all of the traffic out in front of an existing house. He said that he could imagine the value of that house with lights flashing into the living room all night long. He pointed out that on the south side of 45th Street there is an access road that separates them from 45th proper; this plan deletes that potential access road, and it proposes to dump a great amount of the drainage into the ditch on the north side of 45th Street. SHIRKEY said that he was also not interested in paying any share of storm sewers serving the apartments. He said that the petition that was given to staff has 102 signatures opposing the apartments. They were opposed in 1970, and the same opposition is still there. The neighborhood has changed, but they still have the same opposition to the same thing that did not go through in 1970. He said that this proposal is putting a 10-acre island of multiple family dwellings right in the middle of about a thousand acres of potential single family dwellings.

GARDNER asked Mr. Shirkey if it was his option what would he suggest buffering the water tower with. SHIRKEY said that the water tower was way up north, but would be an excellent site to buffer it with a new school.

SAVINA asked if it had been the policy of the Commission to allow multiple family dwellings along arterials. LAKIN answered that it has been done with a fair amount of consistency. There is no specific policy relating to where they are going to be placed, such as on corners of major streets, on half section lines or other streets. LAKIN said that multiple family homes should be placed where they would be closest to the high volume streets to carry the additional number of cars that are generated by those developments.

HILL pointed out that they were platting a 60-foot wide half street right-of-way to allow for the construction of drainage.

HENNESSY asked if Hill would object to a 40 foot setback from the 60-foot half street right-of-way. HILL said that they could probably go along with that.

JONES asked if staff made any recommendations on this.

LAKIN said that staff had no objections to multiple family and duplexes and that amount in those densities.

MOTION: Having considered the factors as contained in Policy Statement No. 10; the zoning and character of the area, and the recommendation of approval of staff; I move that we recommend to the governing body approval of the Conditional Use Permit subject to the following conditions:

- a. Approval of the associated zone case SCZ-0451 by the Board of County Commissioners.
- b. A building setback of not less than 40 feet from 45th Street North right-of-way shall be maintained in the multi-family area.
- c. The platting of subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.
- d. The number of dwelling units on the multiple-family lot shall not exceed 15 dwelling units per net acre.
- e. A minimum of two off-street parking spaces shall be provided for each duplex dwelling unit and a minimum of 1.5 parking spaces shall be provided for each multiple-family dwelling unit.

Jones moved, Shook seconded.

GARDNER asked that if a sufficient protest petition was generated, would it require a full vote of the County Commission to approve this Conditional Use. LAKIN said that was correct. GARDNER also asked if it would also be possible to defer consideration of this Conditional Use in its existing form and request that a site plan be developed in a more specific nature that might provide some buffering mechanism or address the ingress-egress access control.

LAKIN said yes, that it was within the power of the Commission to request a specific site layout.

HILL said that he did submit a proposed site plan for this development with the application for the Conditional Use Permit.

GARDNER said that he was assuming, based on the petition that the Commission saw earlier, that the applicant may be encountering some opposition from the neighborhood to the south, and he was hoping that they might discuss at this point a mechanism that would give the applicant smoother transition in taking this request to the County Commission.

KAPPELMAN felt that perhaps some of the people who signed the petition did not have the benefit of having seen the plat. He pointed out that the proposed water tower site was not up north and the Bel Aire Improvement District decided where they wanted it. He said that they have tried to retain the hedgerow to screen the tank. KAPPELMAN explained why they had designed the plan to make it fit in with the surrounding neighborhood.

VOTE ON THE MOTION: It carried
unanimously. Goebel, Lofton and
Martens were absent. One vacancy.

() Published in The Wichita Beacon on _____, 1980

R E S O L U T I O N

CASE NO. CU-233

A RESOLUTION PERMITTING THE ESTABLISHMENT OF DUPLEX AND MULTIPLE FAMILY DWELLINGS IN "AA" ONE FAMILY DWELLING DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 5.A.10.i and j AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 5.A.10.i and j and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow the establishment of Duplex and Multiple Family Dwellings in the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

DUPLEX FAMILY DWELLINGS

Commencing at the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 213.45 feet; thence east 796.8 feet to a point of beginning; thence north 220 feet; thence northwesterly 1065 feet more or less to a point 80 feet east and 806 feet north of the SW corner of the SE 1/4 of Sec. 24-26-1E; thence west 80 feet to the west line of the SE 1/4 of said Sec. 24; thence north along said west line of said SE 1/4 350 feet; thence southeasterly 1435 feet more or less to a point 90 feet north of and 959.2 feet east of the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 300 feet; thence west 163 feet to the point of beginning.

AND

MULTIPLE FAMILY DWELLINGS

Beginning at the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 213.45 feet; thence east 796.8 feet; thence north 220 feet; thence northwesterly 1065 feet more or less to a point 80 feet east and 806 feet north of the SW corner of the SE 1/4 of said Sec. 24; thence west 80 feet to the west line of said SE 1/4 of said Sec. 24; thence south 806 feet to the point of beginning. All generally located at the northeast corner of Edgemoor and 45th Street North.

SUBJECT TO THE FOLLOWING:

- a. Approval of the associated zone case SCZ-0451 by the Board of County Commissioners.
- b. A building setback of not less than 40 feet from 45th Street North right-of-way shall be maintained in the multiple-family area.
- c. The platting of subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.
- d. The number of dwelling units on the multiple-family lot shall not exceed 15 dwelling units per net acre.
- e. A minimum of two off-street parking spaces shall be provided for each duplex dwelling unit and a minimum of 1.5 parking spaces shall be provided for each multiple-family dwelling unit.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this ____ day of _____, 19____.

_____, Chairman
Everett Patrick

_____, Commissioner
Tom Scott

_____, Commissioner
Donald E. Gragg

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

April 14, 1980

Don Shirkey
5711 East 45th Street
Wichita, Kansas 67220

Re: SCZ-0451 "R-1" to "AA"
CU-233 To establish duplex
and multiple-family uses

Dear Mr. Shirkey:

The Planning Commission at its regular meeting of April 10, 1980, considered the above-captioned zone change and conditional use request, and their action was as indicated on the attached letter.

This is to advise you that if you and others owning property within 1000 feet of the application area desire to submit legal protest petitions, they must be submitted to the Office of the County Clerk no later than 5:00 p.m., Monday, April 21, 1980. Enclosed are 12 copies of the protest petition form, and if you have need for more forms, they may be obtained at this office.

If you have any questions concerning this matter, please call.

Sincerely yours,

Arthur D. Chambers, AICP
Junior Planner

ADC:sad
Encl.

cc: Guy McDonald, 4701 Hillcrest, Wichita 67220

April 14, 1980

Mr. Lester Kappelman
Chester-Kappelman-Gaudreau, Inc.
144 North Oliver
Wichita, Kansas 67208

Re: SC2-0451 "R-1" to "AA"
CU-233 To establish duplex
and multiple-family uses

Dear Mr. Kappelman:

At its regular meeting of April 10, 1980, the Metropolitan Area Planning Commission considered the above-captioned zone change request and conditional use permit. The action of the Commission was to approve the zone change request subject to the completion of the associated plat within one year from the date of approval of the zone change by the Board of County Commissioners, or the zone case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds. The action of the Commission was to approve the conditional use permit subject to the following conditions:

- a. Approval of the associated zone case SC2-0451 by the Board of County Commissioners.
- b. A building setback of not less than 40' from 45th Street North shall be maintained in the multi-family area.
- c. The platting of subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.
- d. The number of dwelling units on the multiple-family lot shall not exceed 15 dwelling units per net acre.
- e. A minimum of two off-street parking spaces shall be provided for each duplex dwelling unit and a minimum of 1.5 parking spaces shall be provided for each multiple-family dwelling unit.

We will need five (5) copies of the revised site plan submitted to our office by April 25 so that the above captioned cases can be scheduled for the regular meeting of the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, May 7, 1980, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Arthur D. Chambers, AICP
Junior Planner

ADC:sad

cc: Reiss & Goodness Engineers, 2160 W. 21st Street, Wichita 67203
Don Shirkey, 5711 East 45th Street, Wichita 67220
Guy McDonald, 4701 Hillcrest, Wichita 67220

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 4-10-80

Case No. CU-233 Request: To establish duplex and multiple-family uses.

Location: Northeast corner of 45th Street North and Edemoor.

Acres: 16 Size: 1223' x 1156' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Farm home & undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Single-family homes	"R-1"
West	Undeveloped	"R-1"

Platted: Being platted as part of Kappelman's Bel Aire Heights.

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting approval for 16 duplex lots and a 10 acre lot to be developed with 150 multiple-family dwelling units. All the lots are being platted as part of Kappelman's Bel Aire Heights.

The applicants engineers have submitted a copy of the preliminary plat indicating 16 lots to be developed with duplexes and the 10 acre lot adjacent to 45th Street North to be developed with the multiple-family units.

2. A recommendation of approval by the Planning Commission should be subject to the following conditions:
 - a. Approval of the associated zone case SCZ-0451 by the Board of County Commissioners.
 - b. The platting of subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.
 - c. The number of dwelling units on the multiple-family lot shall not exceed 15 dwelling units per net acre.

Page 2
CU-233
MAPC AGENDA
4-10-80

- d. A minimum of two off-street parking spaces shall be provided for each duplex and a minimum of 1.5 parking spaces shall be provided for each multiple-family dwelling unit.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 4-10-80

Case No. SCZ-0451 Request: "R-1" to "AA"

Location: Northeast corner of 45th Street North & Edgemoor.

Reason: To develop the property with single-family, duplex and multi-family dwellings.

Acres: 93.9 Size: 1427' x 2850'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Farm Home & undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Single-family homes	"R-1"
South	Single-family homes	"R-1"
West	Undeveloped	"R-1"

Appropriate street rights-of-way to be provided at the time of platting.

Platted: Being platted as Kappelman's Bel-Fire Heights.

History: SCZ-0255 "R-1" to "AA" & "LC" 8-27-70 MAPC Deny "LC"
Approve "AA"
3-18-80 Case closed re-
placed by SCZ-0451
CU-125 8-27-70 MAPC Approve
3-18-80 Case closed re-
placed by CU-233

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting "AA" Single-family zoning on an unplatted 93 acre site.

A requirement for approval of the "AA" zoning district is that municipal sewer and water service be available to the property. Approval of this zone change request should be subject to the property being served by sanitary sewer and water service. Subject property is located in the Bel Fire Improvement District and the applicant is working out arrangements with Bel Fire to provide these services.

Page 2
SCZ-0/51
MADC AGENDA
4-10-80

Subject property is being platted as Kappelman's Bel Aire Heights and is located in an area where urban development is appropriate.

2. A recommendation of approval by the Planning Commission should be subject to the completion of the associated plat within one year from the date of approval of the zone change by the Board of County Commissioners, or the zone case be considered denied and closed, and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds.

SCZ-0451 &
/ CU-233 }

194 "Notice to Adjoining Property Owners" mailed 3-27-80 for the MAPC
meeting for 4-10-80

1 To Joe Freeman, Assistant County Engineer

195 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

March 27, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change and a conditional use in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to these requests. The MAPC will consider the following cases in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on APRIL 10, 1980, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. SCZ-0451

Zone Change from the "R-1" Suburban Residential District
to the "AA" One Family Dwelling District

The SE 1/4 of Section 24-26-1E, except the East 1219.17 feet. AND
Government Lot 1 in the NE 1/4 of Section 25-26-1E, except the East 1219.17 feet.
All generally located at the northeast corner of Edgemoor and 45th St. North.

AND

CASE NO. CU-233

Conditional Use Request to Permit Establishment of
Duplex Family Dwellings on Property Proposed
for the "AA" One Family Dwelling District

Commencing at the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 213.45 feet; thence east 796.8 feet to a point of beginning; thence north 220 feet; thence northwesterly 1065 feet more or less to a point 80 feet east and 806 feet north of the SW corner of the SE 1/4 of Sec. 24-26-1E; thence west 90 feet to the west line of the SE 1/4 of said Sec. 24; thence north along said west line of said SE 1/4 350 feet; thence southeasterly 1435 feet more or less to a point 90 feet north of and 959.2 feet east of the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 300 feet; thence west 163 feet to the point of beginning. AND

Conditional Use Request to Permit Establishment of
Multiple Family Dwellings on Property Proposed
for the "AA" One Family Dwelling District

Beginning at the SW corner of the SE 1/4 of Sec. 24-26-1E; thence south 213.45 feet; thence east 796 feet; thence north 220 feet; thence northwesterly 1065 feet more or less to a point 80 feet east and 806 feet north of the SW corner of the SE 1/4 of Sec. 24; thence west 80 feet to the west line of said SE 1/4 of said Sec. 24; thence south 806 feet to the point of beginning. All generally located at the northeast corner of Edgemoor and 45th Street North.

Additional information concerning these cases and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

Book!
Z-8-B
A-8-A
24 23
265 265
1E 1E

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

This is an application for a Conditional Use 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. CU-233

I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item. (Case SCZ 0451)

A. APPLICANT Chester-Kappelman-Gaudreau, Inc.
ADDRESS 144 N. Oliver, Wichita, KS. 67208 PHONE 682-5581
AGENT REISS & GOODNESS ENGINEERS

ADDRESS 2160 West 21st Street, Wichita, KS. 67203 PHONE 832-0213

B. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

C. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

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

II. The applicant proposes to establish a Duplex Zone and Multi-Family Zone _____ (use)

on property legally described as Lot(s) 11 to 19 Blk. 9 and Lots 58 to 64 Blk. 7 (Duplex Lots) Lot 1 Blk. 10 (Multi-Family) of the Proposed Kappelman's Bel Aire Heights Addition.

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

OF THE SE 1/4
Beginning at the SW Cor. of Sec. 24-26-1E; Thence S. 213.45'; Thence E. 1223.2'; Thence Northwesterly to a point 1156.2' N. of the point of beginning; Thence S. to the point of beginning, except the E. 265' thereof.
The above described tract will have duplex lots North and East and Multi-Family lots South and West of a line described as follows:
Beginning 213.45' S. and 796.2' E. of the SW Cor. of the SE 1/4 of Sec. 24-26-1E; Thence N. 220'; Thence Northwesterly to a point 806' N. and 80' E. of the SW Cor. of said SE 1/4; Thence W. 80'.

N, S, E, W - "R-1"

V I I. THIS PROPERTY IS LOCATED AT (ADDRESS) _____

V I I. THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE NORTHEAST CORNER OF EDGEWOOD AND
45TH ST. NORTH, OR

B. ON THE _____ SIDE OF _____ (AVENUE)
STREET BETWEEN _____ (AVENUE) STREET AND
_____ (AVENUE) STREET.

V I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R-1
(ZONING DISTRICT CLASSIFICATION). AA HAS BEEN REQUESTED

V I. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:
SO THAT THE PROPOSED PLAT OF KAPPELMAN'S BEL AIRE HEIGHTS WILL CONFORM
WITH ZONING REGULATIONS.

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

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

Hester-Kappelman-Gordman, Inc
BY Robert B. Kappelman BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)
President

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY
This application was received at the Planning Department at 415
(AM, PM) on 3-18-80 (day, month, year). It has been checked
and found to be complete and accompanied by required documents and
the appropriate fee of \$ 70.00.

Faunce Olney Name
City Planner Title

LEGAL'S FOR ADVERTISEMENT

Conditional Use Request to Permit Establishment of Duplex Family Dwellings on Property Proposed for the "AA" One Family Dwelling District

Beginning ^{commencing} at the SW Cor. of the SE $\frac{1}{4}$ of Sec. 24-26-1E; thence south 213.45 feet; thence east 796.8 feet to a point of beginning; thence north 220 feet; thence northwesterly ~~to~~ 1065 feet \pm to a point 80 feet east and 806 feet north of the SW Cor. of the SE $\frac{1}{4}$ of Sec. 24-26-1E.; thence west 80 feet to the west line of the SE $\frac{1}{4}$ of said Sec. 24; thence north along said west line of said SE $\frac{1}{4}$ 350 feet; thence southeasterly 1435⁰⁰ \pm to a point ~~300~~ 90 feet north of and 959.2 feet east of the SW Cor. of the SE $\frac{1}{4}$ of Sec. 24-26-1E; thence south 300 feet; thence west 163 feet to the point of beginning.

AND

Conditional Use Request to Permit Establishment of Multiple Family Dwellings on Property Proposed for the "AA" One Family Dwelling District.

Beginning at the SW Cor. of the SE $\frac{1}{4}$ of Sec. 24-26-1E; thence south 213.45 feet; thence east 796.8 feet; thence north 220 feet; thence northwesterly 1065 feet \pm to a point 80 feet east and 806 feet north of the SW Cor. of the SE $\frac{1}{4}$ of said Sec. 24; thence west 80 feet to the west line of said SE $\frac{1}{4}$ of said ~~Sec.~~ Sec. 24; thence south 806 feet to the point of beginning.

Generally located at the Northeast Corner of Edgemoor and 45th St. North.

OWNERSHIP LIST

*Duplicate list
for SCZ-0451 and
CV-233 ✓*

Lot	Addition	Property Owner
lot 1	Arthur Heights	Donald W. Canfield and Dorothy R. Canfield 4750 Hillcrest 67220
lot 2	Same	Darrell M. Postlethwaite 4731 N. Woodlawn 67220
lot 3	Same	Corwin E. Bare & Leone F. 4701 Woodlawn 67220
lot 4	Same	William E. Brookhouser and Virginia Brookhouser 4651 N. Woodlawn 67220
lot 6	Same	Eugene G. Coombs 421 East 3rd St. 67202
lot 7	Same	Ray P. Melugin and Phyllis L. Melugin 6218 East 45th St. North 67220
lot 8	Same	Randall L. Jurgensen and Janna M. Jurgensen Address Unknown
lot 9	Same	Clarence G. Stuckwisch Esther E. Stuckwisch Address Unknown
lot 10	Same	Floyd A. Coons & Nellie M. 4650 Hillcrest 67220
lot 11	Same	William Gary Martin and Maxine Diane Martin 4700 Hillcrest 67220
lots 12 & 13	Same	Donald W. Canfield and Dorothy R. Canfield 4750 Hillcrest 67220
lot 14	Same	Irving William Moody and Norma Jean Moody 4749 Hillcrest 67220
lot 15	Same	Willis Hartup and Marian 4731 Hillcrest 67220
North 187.13 ft lot 16	Same	Guy W. McDonald and Patricia L. McDonald 4701 Hillcrest 67220

Lot	Addition	Property Owner
<p>Lot 1 and that part of lot 3, desc. as beginning at the NW corner of lot 3; thence south 170 ft.; thence east 209.17 feet to the point common to lots 1, 2 and 3; thence NWly 146.06 feet to a point being the NW corner of Lot 1; thence East 211.25 feet; thence north 20 feet; thence west along the north line of Lot 3 a distance of 389.17 feet to the point of beginning, all in White's Replat of Part of Lot 16, in Arthur Heights</p>		<p>Theodore F. Belden and Barbara J. Belden 4645 Hillcrest 67220</p>
<p>Lot 2 and lot 3 except that portion in last described deed, White's Replat of Part of Lot 16 in Arthur Heights</p>		<p>Lionel A. White & Marie M. 4625 Hillcrest 67220</p>
<p>Lot 1, Block A</p>	<p>Arthur Heights 2nd Addition</p>	<p>Bob D. Klauman & Betty N. 4966 N. Hillcrest 67220</p>
<p>Lot 2, Blk A</p>	<p>Same</p>	<p>Charles E. Decker and Doris Kay Decker 4958 N. Hillcrest 67220</p>
<p>Lot 3, Blk A</p>	<p>Same</p>	<p>Harold L. Park & Edna B. 4934 Hillcrest 67220</p>
<p>Lot 4, Blk A</p>	<p>Same</p>	<p>Edna B. Park 4934 N. Hillcrest 67220</p>
<p>Lot 5, Blk A</p>	<p>Same</p>	<p>Homer W. Allen & Margaret Address Unknown</p>
<p>Lot 6, Blk A</p>	<p>Same</p>	<p>Paget W. Thornton and Beverly I. Thornton 4900 N. Hillcrest 67220</p>
<p>lots 7, 8, & 10 Blk A</p>	<p>Same</p>	<p>John Savute Jr. & Mattie Jo 4901 N. Woodlawn 67220</p>
<p>Lot 12, Blk A</p>	<p>Same</p>	<p>Frank J. Wille Jr. and Coreen L. Wille 4965 N. Woodlawn 67220</p>
<p>Lot 1, Blk B</p>	<p>Same</p>	<p>Leewood Homes Inc. 5228 Primrose 67219</p>
<p>Lot 2, Blk B</p>	<p>Same</p>	<p>Berkley D. Conn and Nancy 355 North Waco 67202</p>
<p>lots 3, 4 and 5 Block B</p>	<p>Same</p>	<p>James A. Hild & Ethel Ann 4945 Hillcrest 67220</p>
<p>Lot 6, Blk B</p>	<p>Same</p>	<p>James M. Roach & Mary G. 4915 N. Hillcrest 67220</p>
<p>Lot 7, Blk B</p>	<p>Same</p>	<p>Elmer V. Keech & Alice M. 4901 N. Hillcrest 67220</p>

Lot	Addition	Property Owner
lot 1, Blk C	Arthur Heights 2nd Addition	Charles G. Neidert and Nola M. Disinger 861 S. Pershing 67218
lot 2, Blk C	Same	Daniel G. Ontko & Mary Jean 4856 N. Hillcrest 67220
lots 3,4,5 Block C	Same	Charles A. May & Barbara 4844 Hillcrest 67220
lot 6, Blk C	Same	Jerry L. Mason & Carolyn K. 4800 Hillcrest 67220
lots 7 & 8 Block C	Same	Charles A. May & Barbara L. 4844 Hillcrest 67220
lot 9, Blk C	Same	Louren K. Frevert & Thelma D. Frevert 4835 N. Woodlawn 67220
lot 10, Blk C	Same	Tillman R. Davis and Bernice L. Davis 4855 N. Woodlawn 67220
lot 1, Blk D	Same	Alvin E. Graham & Donna L. 4867 Hillcrest 67220
lot 2, Blk D	Same	J. W. Kirby & Marilyn H. 4859 Hillcrest 67220
lot 3, Blk D	Same	William R. LeVine and Susan L. LeVine 4845 Hillcrest 67220
lot 4, Blk D	Same	Peter A. Larkin & Joan E. 4825 Hillcrest 67220
lots 5 and 6 Block D	Same	Jerold L. Patterson Sr. Sybil Y. Patterson 4825 N. Hillcrest 67220
lot 7, Blk D	Same	Kenneth L. Claney and Juanita C. Claney 4801 Hillcrest 67220

Lot	Addition	Property Owner
lot 1, Blk 2	Pearson's First Addition	Victor M. Chadwick Willie O. Chadwick 4544 Dundee 67220
lots 2 and 3 Block 2	Same	Whitney S. Boys and Judy L. Boys 4522 Dundee 67220
lot 4, Blk 2	Same	Gordon L. Jones & Carol M. 4518 Dundee 67220
lot 5, Blk 2	Same	Edward R. Sutter and Sheryl L. Sutter 4510 Dundee 67220
lot 6, Blk 2	Same	Doris R. Miller 4500 Dundee 67220
lot 7, Blk 2	Same	Bruce G. Raddatz and Sandra L. Raddatz 4440 Gunnison 67220
lot 8, Blk 2 except South 2 feet	Same	Gayland Dean Taylor Margaret S. Taylor 4428 Gunnison 67220
south 2 ft lot 8, all lot 9, Blk 2	Same	Bradley L. Deutsch and Sheryl Ann Deutsch 4426 Gunnison 67220
lot 10, Blk 2	Same	Arthur W. McVay III 4420 Gunnison 67220
lot 11, Blk 2	Same	John H. Boyd Jr. and Carole J. Boyd 4416 Gunnison 67220
lot 12, Blk 2	Same	James E. Fisher and Geraldine A. Fisher 4410 Gunnison 67220
lot 1, Blk 3	Same	Mark G. Qualls and Dawn M. Qualls 5701 East 45th St. No. 67220
lot 2, Blk 3	Same	Mary Ellen Shirkey 5711 East 45th St. North 67220
lot 3, Blk 3	Same	Dieter J. Dibbern and Martha P. Dibbern 5719 East 45th St. North 67220
lot 4, Blk 3	Same	Donald E. Jones and Mineko Jones 5731 East 45th St. North 67220

Lot	Addition	Property Owner
lot 5, Blk 3	Pearson's First Addition	William R. Neff and Marjorie Jo Neff 5801 East 45th St. North 67220
lots 6 and 7 Block 3	Same	Rosalita Suknot 5815 East 45th St. North 67220
lot 8, Blk 3	Same	Randel P. Minor and Nancy A. Minor 5823 East 45th St. North 67220
lot 9, Blk 3	Same	Steven D. Olsen & Joy L. 5831 East 45th St. North 67220
lot 10, Blk 3	Same	David R. Gordon and Deborah L. Gordon 5901 East 45th St. North 67220
lot 11, Blk 3	Same	Dharam V. Chopra and Miran D. Chopra Address Unknown
lot 12, Blk 3	Same	Eddie H. Powell and Lois L. 5917 East 45th St. North 67220
lot 13, Blk 3	Same	Russell Frederick Adkins Sharon M. Adkins 5927 East 45th St. North 67220

That part of lots 14 and 15, Block 3, Pearson's First Addition described as beginning at the NW corner of Lot 14; thence east along the north line of said lots 14 and 15, 139.81 feet; thence southerly to a point on the rear line of lot 14, 35.47 feet east of the SW corner of said lot 14; thence west along the rear line of lot 14, 135.47 feet to the SW corner of lot 14; thence north along the west line of lot 14, 120.1 feet to the pob.

Steven E. Cofer & Connie S.
5929 East 45th St. North
67220

part of lots 14, 15 and 16, Block 3, Pearson's First Addition, described as: Lot 16, except the east 30 feet; lot 15, except beginning at the NW corner of lot 15, thence east 56.98 feet; thence south 63.5 feet to the SWly line of lot 15; thence SWly along said SWly lot line 85.15 feet more or less to the pob; and part of lot 14, beginning at the intersection of the rear lot line of lot 14 and the SWly lot line of lot 15, in said Block 3, thence SWly along the common line between lots 14 and 15 a distance of 76.6 feet; thence south 56.93 feet to a point in the rear line of lot 14, said point being 52.9 feet west of the pob; thence east along the rear line of

Leonard L. Horine and
Teresa J. Horine
6001 East 45th St. North
67220

Lot	Addition	Property Owner
East 30 ft lot 16, all lot 17, Blk 3	Pearson's First Addition	Jack W. Canaday and LaVerna Canaday 6023 East 45th St. North 67220
lots 18 & 19 Block 3	Same	Lanny D. Milbrandt and Mary Sanders Milbrandt 4525 Dundee 67220
lot 20, Blk 3	Same	Gerald L. Hadley & Patsy V. 6020 Flagstaff 67220
NW 4 ft lot 21, all lot 22, Block 3	Same	Robert M. Fresh and Nancy J. Fresh 6008 Flagstaff 67220
lot 21 except NW 4 ft Block 3	Same	Howard D. Brenner and Suzanne M. Brenner 6016 Flagstaff 67220
lot 23, Blk 3	Same	J. Stanley Regier & Lois B. 6008 Flagstaff 67220
lot 24, Blk 3	Same	Myron J. Shuckman & Debra A. Address Unknown
lot 25, Blk 3	Same	Robert D. Fenton & Irene M. 5924 Flagstaff 67220
lot 26 except 2.33 ft Block 3	Same	Charles Duane Luttjohann Debra Sue Luttjohann 5916 Flagstaff 67220
2.33 ft lot 26, Blk 3	Same	Harder Corporation 157 N. Byron Road 67212
lot 27, Blk 3	Same	Craig C. Hockelberg and Sandra C. Hockelberg 5910 Flagstaff 67220
lot 28, Blk 3	Same	Jimmie A. Miller and Barbara A. Miller 5900 Flagstaff 67220
lot 29, Blk 3	Same	Alexander Nicholas Bolotov Gloria J. Bolotov 5830 Flagstaff 67220
lot 30, Blk 3	Same	Bobbie Max Purcell Beverly Jean Purcell 5822 Flagstaff 67220
lot 31, Blk 3	Same	Larry J. Kejr & Susan J. Address Unknown
lot 32, Blk 3	Same	Herbie E. Egbert & Connie J. 5810 Flagstaff 67220

Lot	Addition	Property Owner
Lot 34 except W 3 ft, Blk 3	Pearson's First Addition	Harold L. Edward Address Unknown
lot 33, Blk 3	Same	Jimmie K. Clawson & Wilma L. 5800 Flagstaff 67220
west 3 ft lot 34 all lot 35, Block 3	Same	F. M. Johnson & Virginia Mae 5720 Flagstaff 67220
lot 36, Blk 3	Same	Harold W. Hilding and V. Marie Hilding 5712 Flagstaff 67220
lot 37, Blk 3	Same	Glen A. Just & Jane E. 5700 Flagstaff
lots 1,2,3,4 Block 4	Same	District Advisory Board of the Church of the Nazarene 1833 West 13th St. 67203
lots 5 and 6 Block 4	Same	Bel-Aire Improvement District 4343 N. Woodlawn 67220
lot 7, Blk 4	Same	District Advisory Board of the Church of the Nazarene 1833 W. 13th St. 67203
lot 8 and north 10 ft lot 9 Block 4	Same	Ronald M. Chatfield and Sandra K. Chatfield 4451 Auburn 67220
lot 9 except 10 ft, N 20 ft lot 10, Blk 4	Same	E. Dale Critchfield & Jama 4459 Auburn 67220
lot 10 except 20 ft, N 35 ft lot 11, Block 4	Same	Randy J. Jackson and Gayle G. Jackson 4449 Auburn 67220
lot 11 except north 35 ft, lot 12 except south 15 ft, Block 4	Same	Jerry D. Graf and Nancy L. 4435 Auburn 67220
south 15 ft lot 12, all lot 13 Block 4	Same	Charles P. Efflandt and Regina M. Efflandt 4431 Auburn 67220
lot 22, Blk 4	Same	J. Stuart Mack & Marla J. 4412 N. Edgemoor 67220
lot 23, Blk 4	Same	Gary C. Thomann 4414 N. Edgemoor 67220

Lot	Addition	Property Owner
lot 25, Blk 4	Pearson's First Addition	Felix George Ricard and Verfrelia V. Ricard 4430 N. Edgemoor 67220
lot 26 except S 3 ft, Blk 4	Same	Arlander L. Card and Darlene R. Card 4460 N. Edgemoor 67220
south 3 ft lot 26, Blk 4	Same	Jennings Family Trust 5051 East Lincoln 67218
lot 27, Blk 4	Same	Hal L. Glover and Melanie J. 4462 Edgemoor 67220
lot 28, Blk 4.	Same	Robert J. Rabe and Connie M. Rabe 4464 N. Edgemoor 67220
lot 29, Blk 4.	Same	Howard D. Webb and Alice Lorraine Webb 4500 N. Edgemoor 67220
lot 30, Blk 4	Same	Arlen B. St. Clair and Ruth St. Clair 7334 E. Gilbert 67207
lot 31,32,33,34 Block 4	Same	District Advisory Board of the Church of the Nazarene 1833 W. 13th 67203
lot 1, Blk 5	Same	Keith M. Brady & Helen 5701 Flagstaff 67220
lot 2, Blk 5	Same	Donald R. Zinn & Betty L. 5711 Flagstaff 67220
lot 3, Blk 5	Same	Russell J. Jessogne & Mary G. 5719 Flagstaff 67220
lot 4, Blk 5	Same	Robert H. Puetz and Frances A. Puetz 5725 Flagstaff 67220
lot 5, Blk 5	Same	Robert S. Erickson and Suzanne J. Erickson 5801 Flagstaff 67220
lot 6, Blk 5	Same	Harry L. Christiansen and Teresa J. Christiansen 5809 Flagstaff 67220
lot 7, W 20 ft lot 8, Blk 5	Same	David J. Moffett & Gabriela Moffett 5811 Flagstaff 67220

Lot	Addition	Property Owner
East: 45 ft lot 8, West 45 ft lot 9, Blk 5	Pearson's First Addition	Clifford M. Wathne and Beverly Y. Wathne 5823 Flagstaff 67220
East 20 ft lot 9 all lot 10 Block 5	Same	Elmer A. Hoyer and Cecelia E. Hoyer 5901 Flagstaff 67220
lot 11, Blk 5	Same	Robert J. Coberly and Marilyn Jane Coberly 5911 Flagstaff 67220
lot 12, Blk 5	Same	Timothy W. Gentry and Mary Jane Rhoads 5917 Flagstaff 67220
lot 13, Blk 5	Same	Arthur A. Mould and Belinda J. Mould 5923 Flagstaff 67220
lot 14, NWly 5 ft lot 15 Block 5	Same	Ricardo H. Homer Morgan Ina C. Morgan 6001 Flagstaff 67220
lot 15 except NWly 5 ft Block 5	Same	Velma Marie Cook 6009 Flagstaff 67220
lot 16, Blk 5	Same	William E. Gustin and Leota A. Gustin 6019 Flagstaff 67220
lot 17, Blk 5	Same	James D. Cooper and Kathleen L. Cooper 5926 Hanover 67220
lot 18, East 4 ft lot 19, Blk 5	Same	Vincent Louis O'Connor and Genevieve Rita O'Connor 5920 Hanover 67220
lot 19 except East 4 ft, east 2 ft lot 20 Block 5	Same	Marion L. Feldhauser Vloyce M. Feldhauser 5916 Hanover 67220
lot 20 except east 2 ft Block 5	Same	Marion F. Melson & Lela E. 5910 Hanover 67220
lot 21, East 15 ft lot 22 Block 5	Same	Sidney T. Gillispie & Alma H Address Unknown

Lot	Addition	Property Owner
west 50 ft lot 22, east 30 ft lot 23, Blk 5	Pearson's First Addition	Helen M. Forsythe Address Unknown
west 35 ft lot 23, east 45 ft lot 24, Blk 5	Same	Steven J. Leiker & Colleen 5816 Hanover 67220
west 20 ft lot 24, all lot 25 Block 5	Same	Henry M. Kittmer & Irene M. 5810 Hanover 67220
lot 26, Blk 5	Same	Lloyd Crisp & Wilma 5800 Hanover 67220
lot 27, Blk 5	Same	James E. Shea & Betty M. Address Unknown
lot 28, Blk 5	Same	Thomas Carr & Mary Alice Address Unknown
lot 29, Blk 5	Same	Jay D. Schwien and Michelle R. Schwien 5712 Hanover 67220
lot 30, Blk 5	Same	Marvin Dennis Patterson Leah F. Patterson 5700 Hanover 67220
lot 1, Blk 6	Same	Floyd E. Black, deceased Elsie Black 4450 Auburn 67220
lot 2, west 10 ft lot 3, Blk 6	Same	William P. McGrew and Audrey Z. McGrew 5711 Hanover 67220
lot 3 except W 10 ft, west 25 ft lot 4, Blk 6	Same	Alan J. Amey & Ann E. Amey 5719 Hanover 67220
lot 4 except west 25 ft, west 45 ft lot 5, Block 6	Same	Daniel T. Moore & Teresa R. 639 Fabrique 67218
lot 5 except west 45 ft all lot 6 Block 6	Same	Stephen M. Barilla and Barbara Ann Barilla Address Unknown
lot 7, Blk 6	Same	Harry G. Vesey & Daisy 5815 Hanover 67220
lot 8, Blk 6	Same	University Baptist Church 5823 Hanover 67220

lot	Addition	Property Owner
lot 9, Blk 6	Pearson's First Addition	Sibyl E. Carey & John P. Carey, Trustees 5831 Hanover 67220
lot 10, Blk 6	Same	Irene M. Vossman 5901 Hanover 67220
lot 11, Blk 6	Same	James E. Dunning and Beverly K. Dunning 5911 Hanover 67220
lot 12, Blk 6	Same	Harla J. Cornwell aka Jantz 4340 Janesville 67220
lot 13, Blk 6	Same	Gene Richard Curless and Shirley Ann Curless 5910 Kenawee 67220
lot 14, Blk 6	Same	James E. Mattivi and Sally M. Mattivi 5900 Kenawee 67220
lot 15, Blk 6	Same	Chris M. Poulson and Cynthia K. Poulson 5830 Kenawee 67220
lot 16, Blk 6	Same	Elmer A. Bergman & Joan F. Address Unknown
lot 17, E $\frac{1}{2}$ lot 18, Block 6	Same	James A. Hild & Ethel Ann 4945 Hillcrest 67220
west 32.5 ft lot 18, all lot 19, Block 6	Same	James D. Beery & Alice J. 5800 Kenawee 67220
lot 20, Blk 6	Same	Lewis Allen Nutter 5726 Kenawee 67220
lot 21, Blk 6	Same	William E. Stewart & Janet K 5720 Kenawee 67220
lot 22, Blk 6	Same	Clifford D. Myles and Doris E. Myles 5712 Kenawee 67220
lot 23, Blk 6	Same	Sidney R. Schofield and Mary W. Schofield 5700 Kenawee 67220
lot 13, Blk 7	Same	J. Robert Doig Jr. and Jane D. Doig 5921 Kenawee 67220
lot 14, Blk 7	Same	Kenneth E. Ellsworth and Mary Jane Ellsworth 5927 Kenawee 67220
lot 15, Blk 7	Same	Jim R. Meyer & Linda E. 4431 Janesville 67220

Lot	Addition	Property Owner
lot 12, Blk 7	Pearson's First Addition	Bobby Eldon Ryder and D. Jean Ryder 5915 Kenawee 67220
lot 1, Blk 8	Same	Wilbert J. Sadowske and Elinor J. Sadowske 4449 Gunnison 67220
lot 2, Blk 8	Same	Jerry R. Roy 4437 Gunnison 67220
lot 3, Blk 8	Same	Dale E. Wing and Alma M. 4431 Gunnison 67220
lot 4, Blk 8	Same	Ethel S. Pool 4427 Gunnison 67220
lot 5, Blk 8	Same	Finney Properties 4502 Greenbriar 67220
lot 6, Blk 8	Same	Michael Ernest Farkas Debra L. Farkas 4409 Gunnison 67220
lot 7, Blk 8	Same	Raymond L. Ho & Frances F. 4403 Gunnison 67220
lot 8, Blk 8	Same	Paul H. Carlstedt and Freyja L. Carlstedt 5916 Flagstaff 67220
lot 12, Blk 8	Same	Denny R. Hartness and Shirley A. Hartness 4420 Janesville 67220
lot 13, Blk 8	Same	Carol Lynn Fortune 4426 Janesville 67220
lot 14, Blk 8	Same	Steven R. Brunk & Billie J. 1108 Donnell 67216
lot 15, Blk 8	Same	William James Toomey and Sheila M. Toomey 4436 Janesville 67220
lot 16, Blk 8	Same	Dorothy S. Jaques 4450 Janesville 67220

Lot	Addition	Property Owner
lot 1, Blk 1	North Woodlawn Addition	Joyce A. Jones Address Unknown
lot 2, Blk 1	Same	Donald W. Hawkinson and Saralee B. Hawkinson 4555 N. Hillcrest 67220
lot 3, Blk 1	Same	Kenneth R. Lasley and Marian S. Lasley 4549 N. Hillcrest 67220
lot 4, Blk 1	Same	Margaret O. Ireland Address Unknown
lot 5, Blk 1	Same	Gary C. Wortz & Margareta 4537 Hillcrest 67220
lot 6, Blk 1	Same	Alvie R. Bates and Delores C. Bates 4531 Hillcrest 67220
lot 7, Blk 1	Same	George W. Fulghum and Judy M. Fulghum 4525 Hillcrest 67220
lot 8, Blk 1	Same	Albert R. Klawuhn Jr. and Nancy C. Klawuhn 4519 Hillcrest 67220
lot 9, Blk 1	Same	Gregory E. McKee Lee W. Jones 4513 Hillcrest 67220
lot 10, Block 1	Same	David E. Monesmith and Lorraine M. Monesmith 4507 Hillcrest 67220
lot 11, Blk 2	Same	Ernest L. Roe & Evelyn D. 6201 Woodlow 67220
lot 12, Blk 2	Same	Douglas Eugene Smith 4514 Hillcrest 67220
lot 13, Blk 2	Same	Richard M. Kruse 6221 Woodlow 67220
lot 14, Blk 2	Same	Doris A. Schaar 6231 Woodlow 67220
lot 15, Blk 2	Same	Ralph E. Conine & Carol A. 6241 Woodlow Drive 67220
lot 16, Blk 2	Same	J. R. Freeman and Marjorie L. Freeman 4549 Woodlow Court 67220

Lot	Addition	Property Owner
lot 7, Blk 2	North Woodlawn Addition	Walter L. Frock and Rebecca E. Frock 4541 Woodlow Court 67220
lot 8, Blk 2	Same	David L. Everman and Juanita R. Everman 4533 Woodlow Court 67220
lot 9, Blk 2	Same	Marvis L. Atwood & Linda S. 4525 Woodlow Court 67220
lot 15, Blk 2	Same	Joseph R. Cox and Carolyn A. Cox 4500 Hillcrest 67220
lot 16, Blk 2	Same	State Board of Trustees of Church of God 5612 East Lincoln 67218
lot 17, Blk 2	Same	John R. Raleigh & Reba J. 4520 Hillcrest 67220
lot 18, Blk 2	Same	Vaughn L. Langley 4532 N. Hillcrest 67220
lot 19, Blk 2	Same	Joseph M. Schwab and Shirley A. Schwab 4538 N. Hillcrest 67220
lot 1, Blk 3	Same	John Neutzling and Elizabeth A. Neutzling Address Unknown
lot 2, Blk 3	Same	N. Louise Bybee 6210 Woodlow Drive 67220
lot 3, Blk 3	Same	Charles T. Costello and Myrtle A. Costello 6220 Woodlow Drive 67220
lot 4, Blk 3	Same	Bernard R. Clark and Therese T. Clark 6230 Woodlow Drive 67220
lot 1, Block 1	North Woodlawn 2nd Addition	Coleman E. Boyd Barbara J. Boyd Address Unknown

Tract

The SE $\frac{1}{4}$ of Section 24-26-1E, except the east 1219.17 feet, and Lot 1 in the NE $\frac{1}{4}$ of Section 25-26-1E

The NE $\frac{1}{4}$ of Section 24-26-1E

The east half of the NW $\frac{1}{4}$ of Section 24-26-1E except the west 20 acres.

The south half of the west 20 acres of the east half of the NW $\frac{1}{4}$ of Section 24-26-1E

The west 328.7 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24-26-1E except the north 1123 feet

The east half of the SW $\frac{1}{4}$ of Section 24-26-1E except the north 30 acres

The north 60 acres of the north half of the SW $\frac{1}{4}$ of Section 24-26-1E

Govt. Lot 5 in the NW $\frac{1}{4}$ of Section 25-26-1E

The east half of Govt. Lot 2 in the NW $\frac{1}{4}$ of Section 25-26-1E

Property Owner

Lester B. Kappelman
144 North Oliver 67208

Elizabeth E. Dunham,
Trustee under Trust Indenture
dated June 1945
Address Unknown

Same

John Savute Jr. & Mattie Jo
Estate of Norman F. Lee, dec.
4901 N. Woodlawn 67220

Same

Mennonite Foundation Inc.
Address Unknown

Richard J. Cummings
427 N. Hillside 67214

Howard Ault Turner,
Clair LeBeuss Turner
Frances Irma Harpstrite
Anna Leonora Landon
Doris Achsa Knight
4433 North Oliver 67220

Edwin M. Harms & Sadie R.
5623 Polo 67208

List continued →

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 1000 foot radius of: The SE $\frac{1}{4}$ of Section 24-26-NE, except the East 1219.17 feet, and Govt. Lot 1, in the NE $\frac{1}{4}$ of Section 25-26-1E, except the East 1219.17 feet (proposed plat of Kappelman's Bel Aire Heights)

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 14th day of February, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Gable

Vice President

Order No. 285423
wh

List Continued →

OWNERSHIP LIST

Tract:

Property Owner

Beginning on the Half Section line 156 feet North of the SW corner of the SE $\frac{1}{4}$ of Section 24-26-1E, thence East 100 feet; thence North 100 feet; thence West 100 feet; thence South 100 feet to the point of beginning

The Bel Aire Improvement District
4343 North Woodlawn
67220

The SE $\frac{1}{4}$ of Section 24-26-1E, except the East 1219.17 feet, and Lot 1 in the NE $\frac{1}{4}$ of Section 25-26-1E, except the East 1219.17 feet and except above tract

D Lester B. Kappelman
144 North Oliver 67208

We hereby certify the foregoing to be a true and correct list of the property owners of:

Proposed Plat of Kappelman's
Bel Aire Heights

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 11th day of March, 1980 at 1:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 286231

FORM 29-31

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		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	