

POSTED
11/25/80

CU-238 - Patken, Inc. requests Conditional Use to permit establishment of Duplex Family Dwellings on property proposed for the "AA" One Family Dwelling District. Generally located on the east side of E. Parkview, in

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved subject to conditions</i>	8-14-80
B.C.C./B. CO. C. <i>Return to MAPC for additional reports</i>	9-10-80
MAPC <i>Approved subject to conditions</i>	10-23-80
Body Column <i>Approved as recommended</i>	11-19-80

closed

Map No. 5555B
Sec. 9
Twp. 26
Range 1E

DATA SHEET
~~CONVEX~~ (CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 238
Filed 7-16-80

ASSOCIATED CASE: SCZ-0456

APPLICATION DATA: From _____ to _____

1. Applicant: Patken, Inc.
Address 1800 S. Seneca, 67213 Phone 262-7264
2. Agent: Kenneth L. Garrett, President
Address 3020 Benjamin, 67204 Phone 832-9378
3. General Location: East side of E. Parkview, in an area between
Kechi Road and Broadbeck. Address _____
4. Proposed Use: Duplex Development

AREA DATA:

1. Acres: 0.6 (128 ft. by 210 ft.)
2. Adjoining Zoning: E "LC" S "BB" W "AA" N "AA"
3. Land Use: East UNDEVELOPED South SINGLE FAM
West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PROCEDURE DATA:

1. Zoning Committee _____ by _____, _____
2. MAPC Meeting:

Date	Action
<u>8-14-80</u>	<u>Approved sub to conditions</u>
<u>10-23-80</u>	<u>Approved sub to conditions</u>

3. Governing Body (~~Bd. City Commissioners~~ - Bd. County Commissioners)

Date	Action	Resolution
<u>9-10-80</u>	<u>Refer to MAPC for additional info.</u>	
<u>11-19-80</u>	<u>Approved on 10/21/80</u>	

NOTES:

STANDARD
No. 2153C
HARRISBURG, IN
LOT 4, NORTH 1/4, SECTION 26,
RANGE 1E, TOWNSHIP 26N,
COUNTY 26N, MO.
U.S.A.

Map No. 5555B
 Sec. 9
 Twp. 26
 Range 1E

DATA SHEET
~~XXXXXXXX~~ CONDITIONAL USE)

Z- _____
 SCZ- _____
 CU-238
 Filed 7-16-80

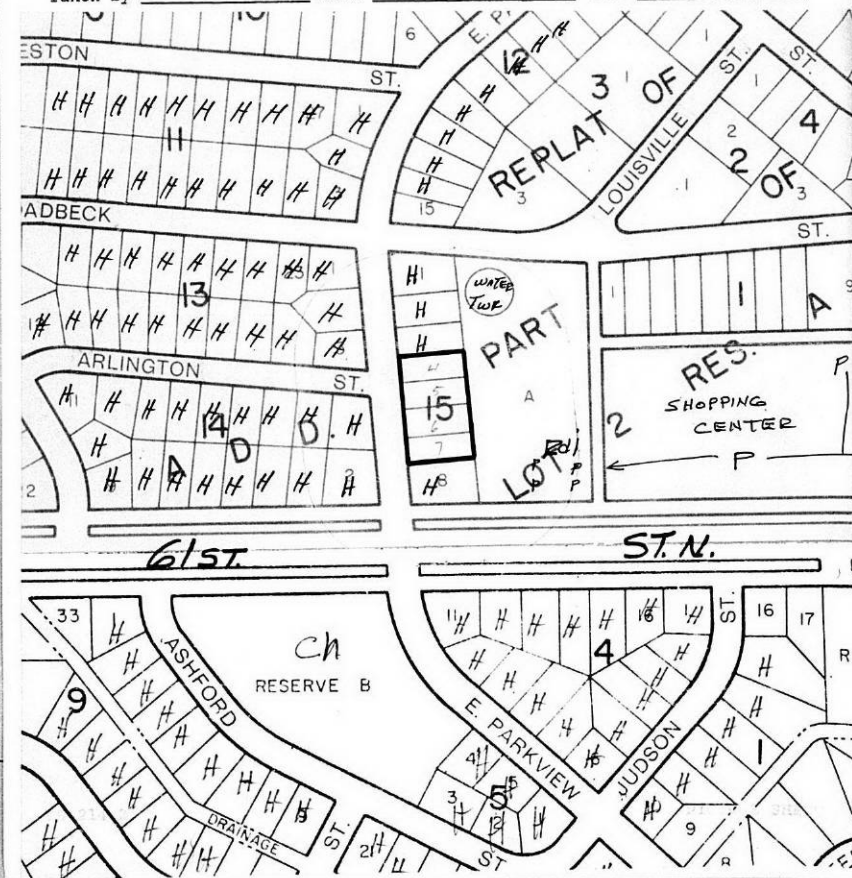
ASSOCIATED CASE: SC2-0456

APPLICATION DATA: From _____ to _____

- Applicant: Patken, Inc.
 Address 1800 S. Seneca, 67213 Phone 462-7264
- Agent: Kenneth L. Garrett, President
 Address 3020 Benjamin, 67204 Phone 462-9378
- General Location: East side of E. Parkview, in an area between Kechi Road and Broadbeck. Address _____
- Proposed Use: Duplex Development

- AREA DATA:
- Acres: 0.6 (128 ft. by 210 ft.)
 - Adjoining Zoning: E "LC" S "BB" W "AA" N "AA"
 - Land Use: East UNDEVELOPED South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
 - Sketch Plan Land Use is for: _____
 - Present Land Use is for: UNDEVELOPED
 - Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



R# 223-1980

(none given) Published in The Wichita Beacon on Nov 26, 1980

RESOLUTION

CASE NO. CU-238

A RESOLUTION PERMITTING ESTABLISHMENT OF DUPLEX FAMILY DWELLINGS ON PROPERTY PROPOSED FOR THE "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.j AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF 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.j and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of duplex family dwellings on property proposed for the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

Lots 4, 5, 6 and 7 in Block 15, Park City Addition, Sedgwick County, Kansas. Generally located on the east side of Parkview, in an area between Rechn Road and Broadbeck.


SUBJECT TO THE FOLLOWING:

- a. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.
- b. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.
- c. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.


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.

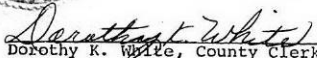
PASSED AND ADOPTED by the Board of County Commissioners
at Wichita, Kansas, this 19 day of November, 1980.


Everett Patrick, Chairman


Tom Scott, Commissioner


Donald E. Gragg, Commissioner




Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor


for Theodore H. Hill, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND
CONDITIONAL USE PERMIT

CASE NO. SCZ-0456 & CU-238

CONSIDERED BY MAPC: 8-14-80

CONSIDERED BY BCOC: 9-10-80 & returned

RECONSIDERED BY MAPC: 10-23-80

REQUEST FOR: "BB" to "AA" &
Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"We feel there is no demand for office structures in this
area, but feel there is a demand for duplex rentals."

GENERAL LOCATION: East side of East Parkview in an area between
Kechi Road and Broadbeck.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of August 14,
and October 23, 1980).

APPLICANT: Patken, Inc., 1800 S. Seneca.

AGENT FOR APPLICANT: Kenneth L. Garrett, President, 3020 Benjamin.

PROTESTORS (LIST AGENT) IF ANY: David Simon, 6232 East Parkview.

SURROUNDING ZONING: North and West, "AA"; East, "LC"; South, "BB".

LAND USE: Existing, Undeveloped; North, South and West, Single-family;
East, Drive-in restaurant & undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved, and that the Conditional Use
Permit request be approved subject to conditions as shown in the excerpt
from Planning Commission minutes of October 23, 1980. Bayouth moved,
Martens seconded and it carried unanimously. Lofton, Savina and Wright
were absent.

NOTE: 16.86% of the property within 1000 feet of CU-238 is represented by
valid protest petitions which have been filed as provided by law. The
percentage is not sufficient to require a favorable vote of all members of
the County Commission in order to approve the conditional use.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission, approve the applications subject to the recommended
conditions and adopt resolutions establishing the zone change and conditional
use; or
2. Take such action as the County Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 14, 1980

- 18a. Case No. SCZ-0456 - Patken, Inc. requests zone change from "BB" to "AA" for Lots 4, 5, 6 and 7 in Block 15, Park City Addition, Sedgwick County, Kansas. Generally located on the east side of Parkview, in an area between Kechi Road and Broadbeck.
- 18b. Case No. CU-238 - Patken, Inc. requests Conditional Use Permit for: (See legal description above for Case No. SCZ-0456).

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

Case No. SCZ-0456:

COMMENTS:

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

The applicant is requesting a change of zoning from the "BB" Office District to the "AA" Single-family District for 4 platted lots containing a combined total of approximately 26,880 square feet in order to develop the property with two-family dwelling units.

Subject property lies within the Park City Improvement District which will provide municipal type water and sewer facilities to serve subject property which has good access to a major street (Kechi Road - 61st Street North).

Case No. CU-238:

COMMENTS:

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

The applicant is requesting a Conditional Use Permit to construct two-family dwellings on 4 lots proposed for "AA" zoning.

Each of the 4 lots in this request contains approximately 7,040 square feet or a total of approximately 26,800 square feet. Due to the zoning district limitation of not less than 10,000 square feet of lot area per two-family dwelling unit, the number of duplexes constructed on subject property would be limited to two.

2. A recommendation of approval by the Planning Commission should be subject to the following conditions:
- A. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.
- B. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.

- C. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

GALBRAITH stated the reason for the conditional use permit request was that duplexes in the County are not permitted in any district except the single family classification, and it is necessary that a conditional use application be filed. He said that based on the area of this site only two duplexes could be constructed unless the applicants went to the County Board of Zoning Appeals and asked for a variance of the area requirements.

KENNETH GARRETT, applicant, stated that they could build office buildings on the site now the way the property is zoned, but they felt that since there were residences around the site that it would probably be better for them and the surrounding home owners if they kept it somewhat residential by building duplexes, and keeping the traffic down.

DAVID SIMON, 6232 East Parkview, speaking in opposition, said that he was opposed to the proposed duplexes, and all of the neighborhood had approached him with the idea that they did not want the duplexes either. He said that he would rather it be developed as single family.

GARDNER asked Mr. Simon to explain more fully his opposition to the duplexes.

SIMON said that there had been a lot of problems with rentals, with people moving in and moving out, and a lot of vandalism.

GARDNER stated that it was unusual to hear people express opposition to duplexes. With the cost of construction being what it is today the price of a duplex unit, even when it is modest, is such that it commands a healthy rent. He explained that when building duplexes in this large of an area they would be comparable with homes in the neighborhood.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood, the zoning and uses of nearby properties, the unsuitability of subject property for the uses to which it has been restricted and recommendations of staff; I move that we recommend to the County Commission that the zone change request be approved, and that the Conditional Use Permit request be approved subject to:

- a. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.
- b. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.
- c. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

Gardner moved, Bayouth seconded and it
carried unanimously. Jones, Lofton,
Martens and Shook were absent.

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 23, 1980

- 7a. Case No. SCZ-0456 - Patken, Inc. requests zone change from "BB" to "AA" for Lots 4, 5, 6, and 7 in Block 15, Park City Addition, Sedgwick County, Kansas. Generally located on the east side of Parkview, in an area between Kechi Road and Broadbeck.
- 7b. Case No. CU-238 - Patken, Inc. requests Conditional Use Permit for: (See legal description above for Case No. SCZ-0456).

GALBRAITH reviewed slides and stated that at the August 14 meeting, the Commission's action was to recommend that these requests be approved. He said that protest petitions were submitted on the Conditional Use request, and the County Commission, in examining this application, raised some issues about the appropriateness of duplexes being in an area developed with single family homes. They were also curious about potential vacancy rates in the Park City area.

LAKIN added that the staff provided in the memorandum to the Commission a report of the Real Estate Advisory Board of the City which indicated that they found no significant impact on single family areas by the mixing of scattered duplex units within single family areas. The Planning Commission has followed a general policy in dealing with duplexes throughout much of the urbanized area. Staff has also looked into identifying vacancy rates so as to compare this particular area with other areas in the County, and also with Wichita and the County as a whole. He said that one could conclude, with the information obtained, that there is a potential demand for rental units and duplexes in this area.

The applicant had no additional comments to make.

DAVID SIMON, 6232 Parkview, said that he had no additional comments and would just wait and see what the Commission would do.

SHOOK questioned whether protest petitions were filed and why.

GALBRAITH said that petitions were filed and essentially this is predominately a single family neighborhood and those in opposition objected to duplexes going into the area.

GARDNER said that the development of this area, be it single family or two family dwellings, appear, in his opinion, to be an enhancement to an area that has previously remained vacant and undeveloped for a substantial period.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood, the zoning and uses of nearby properties and the unsuitability of the subject property to which it has been restricted, and the staff recommendation in support of the requests; I move that we recommend to the Board of County Commissioners that the zone change request be approved and the Conditional Use request be approved subject to the following conditions:

- a. Approval of the associated zone case SCZ-0456, by the Board of County Commissioners.

- b. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the Board of Zoning Appeals.
- c. Not less than two off-street parking spaces for each dwelling unit shall be provided of which one space for each dwelling unit may be located in the front yard setback.

Bayouth moved, Martens seconded.

SHOOK asked why would the applicant request a conditional use for the duplex.

GALBRAITH explained that the County text does not permit multiple family dwellings as an outright use in any of the districts. An applicant must first seek a zone change to "AA" and then the accompanying conditional use application for the multiple family dwellings.

VOTE ON THE MOTION: It carried unani-
mously. Lofton, Savina and Wright were
absent.

Published in The Wichita Beacon on _____.

R E S O L U T I O N

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR 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 IN SECTION 14.C OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the 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 14.C of the Zoning Resolution as amended, the zoning district of the lands legally described are hereby changed as follows:

CASE NO. SCZ-0456

ZONE CHANGE from the "BB" Office District to the "AA" One Family Dwelling District

Lots 4, 5, 6 and 7 in Block 15, Park City Addition, Sedgwick County, Kansas. Generally located on the east side of Parkview, in an area between Kechi Road and Broadbeck.

SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the particular sectional zoning map contained 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 once 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:

Theodore H. Hill, County Counselor

(_____) Published in The Wichita Beacon on _____, 1980

RESOLUTION

CASE NO. CU-238

A RESOLUTION PERMITTING ESTABLISHMENT OF DUPLEX FAMILY DWELLINGS ON PROPERTY PROPOSED FOR THE "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.j AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF 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.j and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of duplex family dwellings on property proposed for the "AA" One Family Dwelling District is hereby approved on the lands legally described as follows:

Lots 4, 5, 6 and 7 in Block 15, Park City Addition, Sedgwick County, Kansas. Generally located on the east side of Parkview, in an area between Kechi Road and Broadbeck.

SUBJECT TO THE FOLLOWING:

- a. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.
- b. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.
- c. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

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

October 24, 1980

Kenneth L. Garrett, President
3020 Benjamin
Wichita, Kansas 67204

Re: SCZ-0456 - "BB" to "AA"
CU-238 - Permit to establish
duplexes in proposed "AA"
zoning - on the east side of
East Parkview, in an area
between Kechi Road & Broadbeck

Dear Mr. Garrett:

At its regular meeting of October 23, 1980, the Metropolitan Area Planning Commission reconsidered the above-captioned cases. The action of the Commission was to again recommend approval of the zone change request. They also recommended approval of the C.U.P. request subject to the following conditions:

- a. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.
- b. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.
- c. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, November 19, 1980, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Syd Werbin, County Zoning Officer
David J. Simon, 6232 East Parkview, Wichita, Ks. 67219
Patken, Inc., 1800 S. Seneca, Wichita, Ks. 67213

SCZ-0456) The attached memorandums and map (attached only to CU-238)
&) have been sent to the following persons:
✓ CU-238)

10 Planning Commissioners
1 Lakin
1 Galbraith
1 Eubanks
3 County Commissioners
1 Ted Hill, County Counselor
1 Applicant - Kenneth L. Garrett
1 Applicant - Patken, Inc.
1 David J. Simon, 6232 E. Parkview, 67219 - Adjoining
property owner.

—
20 TOTAL

WICHITA-SEDGWICK COUNTY

DATE

October 15, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

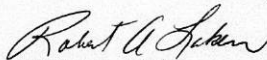
TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT SCZ-0456 "BB" to "AA" and CU-238 Generally located on the east side of East Parkview in an area between Kechi Road and Broadbeck

At your regular meeting of August 14, 1980, the above cases were unanimously recommended for approval. The Board of County Commissioners considered these cases on September 10, 1980 and their action was to refer them back to the Planning Commission for further consideration based upon additional information regarding the demand for housing and the effects of duplexes on single-family neighborhoods.

I instructed Bill Stockwell, Chief Planner, Advance Plans Division, to research various documents that addressed housing in the Park City Improvement District area (see my memo dated September 18, 1980). In my instructions, I suggested that he review a report by the Real Estate Advisory Board on duplex zoning (copy attached). It was the Board's opinion that ". . . the mixture of single-family and duplex zoning . . . has little, if any economic and/or other detrimental effect on predominantly single-family housing areas".

Stockwell's response (copy attached) noted that the vacancy rate for the Park City Improvement District has been lower than the "ideal" rate while at the same time the average annual increase in housing units has been higher than projected. This seems to indicate a higher demand for housing in Park City than the Housing Plan forecasted. The memo also states that it appears that there is a demand for rental units in Park City since the percentage of housing units that are rental units is substantially less than the County percentage.

Based upon the above documents, it is my opinion that there is a need for rental units in the Park City area; and the proposed duplexes offer a means of meeting the demand without seriously affecting the property values of nearby single-family housing.



Robert A. Lakin
Director of Planning

RAL:ADC:sad

Attachments

cc: Board of County Commissioners
Ted Hill, County Counselor

WICHITA-SEDGWICK COUNTY

DATE


METROPOLITAN AREA PLANNING DEPARTMENT September 18, 1980

TO Willard L. Stockwell, Chief Planner, Advance Plans Division
FROM Robert A. Lakin, Director of Planning
SUBJECT Housing--Park City

We recently had a zoning case to rezone from "BB" Office District to "AA" Single-family with a Conditional Use Permit (CUP), to permit duplexes on four lots adjacent to the commercial at 61st Street and Hydraulic. There was considerable neighborhood protest. The protestors believe that the "office" development would be superior to the impact of "duplexes". In particular, they are concerned about the rental status of such units. The Board of County Commissioners referred this to the Planning Commission for it's reconsideration, but they also asked that we provide some analysis of housing demand and also impact of duplexes on the values and the neighborhood.

Galbraith has pulled the Board of Real Estate's report on duplexes file and has it available. Please have someone read the report in a critical way as applied to the particular zone case in question. See if you find any direct applicability of its conclusion to the particular zone case area. In particular, please note the number of duplexes or impact of groups or aggregates on a neighborhood.

Also, please review the MRB reports in trying to provide some estimate of demand for housing, housing type, and/or for range of housing cost, and/or income. If we have anything that localizes by areas, such as City, please pull the percentage of total of rental housing existing in the Park City area as a percentage of total housing. Also provide comparison figures for similar areas of Valley Center, Mulvane, Oaklawn, Wichita, and the County-at-large. Please have this information to me within two weeks.


Robert A. Lakin, Director of Planning

RAL:vn

cc: Board of County Commissioners
Craig Robinson, Sedgwick County Legal Department
Jack H. Galbraith, Chief Planner, Current Plans Division, MAPD

COPY

THE CITY OF WICHITA



DEPARTMENT OF ECONOMIC DEVELOPMENT
CITY HALL — ELEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 269-4631

May 26, 1976

The Honorable Board of City Commissioners
City Hall - 455 North Main Street
Wichita, Kansas 67202

Dear Commissioners:

Enclosed is the Real Estate Advisory Board's response to your request for a recommendation concerning duplex zoning Case Z-1781 and the Board's comment regarding duplex zoning in general for the City of Wichita.

I will be present to answer any questions the Commission may have about the Real Estate Advisory Board's comments on duplex zoning at the time the Commission considers this item.

Respectfully yours,

Colby Sanfilian, Chairperson
Real Estate Advisory Board

CS:kgs
Enclosure

COMMENT AND RECOMMENDATIONS - DUPLEX ZONING

The Real Estate Advisory Board in its development of comment regarding the need for duplex zoning in the city, the effect of mixed single family and duplex zoning, and the minimum lot size needed for duplexes in different economic levels of neighborhood, solicited opinions from Robert Lakin, Director of the Metropolitan Area Planning Department and from Warren Oblinger of the Oblinger-Smith Corporation on these items. The comments and opinions provided to the Real Estate Advisory Board by these two individuals together with the opinions of the members of the Board have formed the basis for the comments in the following paragraphs regarding the above mentioned items.

NEED FOR DUPLEX ZONING

The Real Estate Advisory Board has, in its opinion, confirmed that there is a need for more duplex zoning in the city of Wichita. This is reflected in the fact that:

1. Users are, out of economic necessity, demanding smaller dwelling units as a means of reducing living costs.
2. Each year an increasing number of families turn to mobile homes as a means of maximizing living area and reducing unit cost.
3. Each new residential development is faced with dramatic increases in the cost of land, material, labor and installation of utilities.

The Real Estate Advisory Board recognizes the need for additional alternatives and suggest that mixed zoning of single family and double family dwellings be utilized as a means to accomplish the needs of the citizens. We are limited as to the availability of available space with presently developed residential areas. This land could be utilized for the construction of duplexes as well as assist in meeting the needs of persons requiring other than single family dwellings who have been displaced by highway construction, Urban Renewal requirements, expanding commercial and industrial demands as well as properties which have depreciated beyond minimum inhabitable requirements.

REAL ESTATE EFFECTS OF MIXED SINGLE AND DUPLEX ZONING

Members of the Real Estate Advisory Board are of the opinion that the mixture of single family and duplex zoning regardless of income, standard of living, etc. has little, if any, economic and/or other detrimental effect on predominantly single family housing areas. Individual members, in an effort to substantiate the Board's position, visited with knowledgeable and authoritative real estate brokers and appraisers who by their experience and expertise, confirmed the fact that all factors being equal appraisers do not penalize owners and buyers do not receive reduction in purchase price as the result of mixed single family and two family dwellings. There are additional built-in factors which ensure owners of existing single family dwellings against-adverse effects to their areas. Two of which are listed below:

- a. Covenants and deed restrictions will limit incompatible development within an area.

- b. Builders tend to slightly overbuild rather than under build an area to obtain a more advantageous loan commitment and create a greater market demand.

Duplex incompatibility usually occurs in older areas when you convert an older house into a two-family unit. Provisions for set backs and parking facilities are more difficult to accommodate under these conditions and it also increases the population density in the area.

While it is generally believed that rental property is not maintained as well as owner-occupied property, it is our position that mixed zoning to accommodate duplex units in an area will be no more detrimental to that neighborhood than single family rental units.

MINIMUM LOT SIZE NEEDED FOR DUPLEXES IN DIFFERENT ECONOMIC LEVELS OF NEIGHBORHOOD.

The Real Estate Advisory Board does not believe that the economic levels for any neighborhood should determine the lot size for that neighborhood. The Board recognizes that economics has an effect but not in this respect. The basic question involved in the lot size needed for a duplex is one of population density. The Board believes that the population density for an area should be established in terms of single family dwelling units and then the question of lot size for duplexes in different neighborhoods will take care of itself.

The City of Wichita currently has established 6,000 square feet as the minimum lot size for single family dwelling units and the Board is of the opinion that the City should concern itself only with establishing minimums. It is also recognized by the Board that when minimums are established someone is automatically pre-empted from participating. Usually the persons who are pre-empted from participation are the very people government is

attempting to assist.

The philosophy that larger lots tend to encourage better units does not necessarily hold true. It was stated to the Board that the City of Wichita currently plans to increase present requirements to a 10,000 square foot lot size for a duplex. The Board's opinion on lot size for a duplex is that the 10,000 square feet requirement is excessive. The Board's opinion is that the city should concern itself with the reductions rather than increases in lot size requirements. Present set back requirements are adequate in our opinion to control duplex construction.

The reduction in minimum lot size for duplexes would enable a developer to provide such units at a lower price through reduction of land and building costs. It would also permit the rezoning of empty lots that currently exist within the city limits thus enabling the builder to provide more economic housing as well as provide the city with the means to add additional housing without the burden and commitment of extending streets and utilities which are mandatory in all new developments.

COMMENT AND RECOMMENDATION ON ZONING CASE Z-1781.

The Real Estate Advisory Board recommends that the duplex zoning (a) as requested in zoning case Z-1781 would not be inconsistent with the area in which the property is located. There is a wide variety of less expensive housing in the area and as such a builder would not easily be able to underbuild in the area. In this respect, it is the opinion of the Board that financing would not be available to construct "poor" structures on the property. The area in general contains multi-unit housing. There

are a number of vacant lots in the area. These factors plus the factors that utilities are in place as well as standard size streets, lend themselves to granting the zoning requested. It is a step in the direction of the City more fully utilizing the land area within its limits by not having to expand services to the area, yet at the same time allowing development that increases the City's tax base.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 1, 1980

TO Robert A. Lakin, Director of Planning

FROM Willard L. Stockwell, Chief Planner, Advance Plans Division

SUBJECT Housing--Park City

As you requested, an analysis of demand for housing and the impact of duplexes on the values of housing and neighborhoods for the Park City area has been conducted. In general, demand for housing in Park City is higher than what was projected in the Wichita-Sedgwick County Housing Plan, and according to the Real Estate Advisory Board, duplexes do not have a significant impact on the values of housing and neighborhoods.

The property cited in your memorandum of September 18, 1980, is located in a neighborhood where detached single-family housing units predominate. There are single-family housing units north, south and across the street west of the property in question. East of the property there is a lot which is zoned "light commercial". The lot is vacant except for a drive-in fast-food business on its southern boundary. One block east of the property is a shopping center. Attached is a map delineating the area.

The Wichita-Sedgwick County Annual Intergovernmental Enumeration indicates that the median value of owner-occupied housing units in Park City in 1978 was \$25,900. This is slightly less than the 1978 median value of owner-occupied housing units for all of Sedgwick County which was \$28,000. The housing units located near the property in question are probably valued close to the median value for all of the owner-occupied housing units located within Park City.

In a memorandum to the Wichita Board of City Commissioners dated May 26, 1976, the Real Estate Advisory Board commented on duplex zoning for the City of Wichita. It was the Board's opinion that "...the mixture of single-family and duplex zoning regardless of income, standard of living, etc., has little if any economic and/or other detrimental effect on single-family housing areas." The Board's conclusion was based on the following points:

1. All factors being equal, appraisers do not penalize owners and buyers do not receive reduction in purchase price as the result of mixed single-family and two-family dwellings.
2. Covenants and deed restrictions will limit incompatible development within an area.

October 1, 1980
Page 2
RAL/Housing--Park City

3. Builders tend to slightly overbuild rather than under build an area to obtain a more advantageous loan commitment and create a greater market demand.

In conclusion, the Board stated, "...it is our position that mixed zoning to accommodate duplex units in an area will be no more detrimental to that neighborhood than single-family rental units."

In an attempt to determine the demand for housing units in Park City, projected housing unit needs from the Housing Plan, vacancy rates and rental housing unit rates from the Annual Enumeration, and housing demand projections from the Feasibility Analysis of Mortgage Revenue Bonds - Supplement, were reviewed.

According to the Housing Plan, Park City has need of an additional 843 housing units between the years 1976 and 2000. This reflects an average annual increase of 35 units. The actual average annual increase in the number of housing units in Park City between 1976 and 1979 was 48 units. In 1979, Park City had a vacancy rate of 2.9 percent. A vacancy rate of 5 percent is considered ideal for good housing choice and turnover. The combination of a low vacancy rate and an average annual increase in housing units higher than what was projected, would indicate a higher housing demand in Park City than what was originally forecasted in the Housing Plan.

Park City is not the only jurisdiction in the area with a low vacancy rate. The following table of historical vacancy rates for selected cities and Sedgwick County indicates that Valley Center has historically had a low vacancy rate:

Vacancy Rate--1976-1979

<u>Year</u>	<u>Park City</u>	<u>Mulvane*</u>	<u>Oaklawn</u>	<u>Valley Center</u>	<u>Wichita</u>	<u>Sedg. Co.</u>
1976	4.1	4.2	5.2	2.3	5.6	5.3
1977	3.6	8.9	15.2	5.0	7.3	7.1
1978	4.5	6.5	11.7	2.8	7.0	6.8
1979	2.9	5.0	10.3	3.0	6.3	6.2

* Sedgwick County Portion Only.

SOURCE: Wichita-Sedgwick County Annual Intergovernmental Enumeration

Cities in other areas have not had a low vacancy rate. This may indicate that housing just north of Wichita is in high demand.

October 1, 1980
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RAL/Housing--Park City

The Feasibility of Mortgage Revenue Bonds - Supplement, does not mention specifically anything regarding Park City. However, in general the MRB study reflects an even higher demand for housing for Sedgwick County than does the Housing Plan.

In regard to rental housing in 1979, 10.2 percent of Park City's total housing stock were rental units. In relation to other selected cities and Sedgwick County as a whole, this was a low rental housing rate. The following table reflects the historical percentage of rental units for selected cities and Sedgwick County. This may indicate that a demand for rental units could exist.

Percent Rental Housing--1976-1979

<u>Year</u>	<u>Park City</u>	<u>Mulvane*</u>	<u>Oaklawn</u>	<u>Valley Center</u>	<u>Wichita</u>	<u>Sedg. Co.</u>
1976	12.4	12.4	72.7	23.8	35.5	32.6
1977	24.1	13.0	61.7	20.4	34.8	31.7
1978	18.0	11.1	62.4	22.3	35.0	31.7
1979	10.2	14.6	56.7	19.7	38.9	36.0

* Sedgwick County Portion Only.

SOURCE: Wichita-Sedgwick County Annual Intergovernmental Enumeration.

We are available if you need further clarification of this information.


Willard L. Stockwell, Chief Planner

WLS:JH:vn
Attachment
cc: John Reed, Senior Planner, Advance Plans Division

Sec. 9
Twp. Z6
Range 1E

DATA SHEET
~~XXXXXXXXXX~~ (CONDITIONAL USE)

SCZ-
CU-238
Filed 7-16-80

ASSOCIATED CASE: SCZ-0456

APPLICATION DATA: From _____ to _____
1. Applicant: Patken, Inc.
Address 1800 S. Seneca, 67213 Phone 62-7264
2. Agent: Kenneth L. Garrett, President
Address 3020 Benjamin, 67204 Phone 832-9378
3. General Location: East side of E. Parkview, in an area between
Kechi Road and Broadbeck. Address _____
4. Proposed Use: Duplex Development

AREA DATA:
1. Acres: 0.6 (128 ft. by 210 ft.)
2. Adjoining Zoning: E "LC" S "BB" W "AA" N "AA"
3. Land Use: East UNDEVELOPED South SINGLE FARM
West SINGLE FARM North SINGLE FARM
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:
Taken by (P) Date 7-22-80 Time 2PM

West of Hydraulic
North of 61st

CU-238 Picture Sheet



BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Regular Meeting
September 10, 1980
Page 14

-0456 &
238

3. SCZ-0456 & CU-238. Request for change in zoning from "BB" to "AA" and conditional use permit at the east side of East Parkview in an area between Kechi Road and Broadbeck. Reason given: "We feel there is no demand for office structures in this area, but feel there is a demand for duplex rentals".

The Clerk reported that she had received some protest petitions on this case.

Mr. Jack Calbraith appeared before the Board and passed out photographs of the adjacent area to the property and also the property in question. He stated that on the referral sheet it shows that you have two applications filed on this same piece of property. He stated that these are 4 lots in Park City that are just north of 61st Street, North and Kechi Road on the east side of Parkview. He stated that the zoning change that the Commissioners were being asked to change is "BB" zoning, and they are asking that be changed to the "AA" single family classification. He stated that the accompanying application is a conditional use application to permit them to construct duplexes on the property. He pointed out the area in question to the Commissioners on the map. He stated that the 4 lots in question are undeveloped, there is a single family home directly south of the application, single family homes to the north and to the west on all of the light green section on the map. He stated that light commercial zoning exists directly east, Hydraulic at 61st Street, North. He stated that the planning commission recommends to the Commission that the zone change be granted, they also recommended that the conditional use request for duplexes be approved subject to several conditions. He stated that two of those conditions require that the duplex has to go on 10,000 square feet unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals; and the other condition being that there must be two off-street parking spaces for each dwelling unit. He stated that there were 57 protest petitions filed after the planning commission considered the case. He stated that they were filed against the duplex request not against the zone change back from "BB" to "AA". He stated that those protest petitions were outlined on the map, they represent 16.86% of the 1,000 feet. He stated that 10 of the protest petitions were not considered valid, one was improperly notarized, and most of them were filed by people that were not reflected on the abstract ownership list as owning the property. He stated that the Veterans Administration was indicated as the owner, and no submission of evidence saying the VA had authorized the person purchasing the contract to sign those petitions was submitted. He stated that they had not calculated to know whether or not those 10 additional protest petitions would have made a 20% area requiring a unanimous vote of this body to grant a conditional use application. He stated that they had the zone change, of which the planning commission recommended approval; and the conditional use application for duplexes that the established petition is on and the protest petitions of a considerable number of people that are opposed to the duplex being established in that area. He stated that the person who owns the property directly to the north, also owns the light commercial zoning to the north and east of this.

Commissioner Gragg asked under the subdivision regulations of zoning ordinance, what authority the Board of County Commissioners had to defer this item until a comprehensive development plan might be developed. He stated that this was one of the people's complaints up there, they have not had the opportunity to develop a comprehensive plan for the entire area.

Mr. Galbraith stated that he believed that the County Zoning Regulations provide that the Board can defer a case for 30 days and maybe an additional 30 days with the concurrence of the applicant, but not longer than that. He stated that they could deny the case and the applicant could refile in a number of months and if such a comprehensive plan was forthcoming that may give weight for him to refile or it may not support his refiling of the application.

Commissioner Scott asked if it would cost him if he refiled, that is the whole thing.

Mr. Galbraith stated that if the case is denied, it will certainly cost him to refile again.

Commissioner Scott stated that was just like the last case, they requested that they go back and talk to the people in the area and the planning commission rather than the Board to just deny it and then they would have to pay to have it refiled again. He asked what would happen if they referred this back and maybe get in there and make the study. He asked if they could do that within the 2 months, or whoever was going to do it.

Mr. Galbraith stated that he did not know who would do the study, he doubted if they could accomplish a comprehensive plan within two months time. He stated that he did not believe that improvement district had made such a request for a study.

Commissioner Gragg stated that an improvement district cannot make such a request.

Mr. Galbraith stated that they could request assistance from MAPC.

Commissioner Scott stated that he thought the improvement district could request it through the Commissioners, and then the Commissioners could ask MAPC to do it.

Mr. Galbraith stated that was correct.

Commissioner Gragg stated that as he understood from some of the area residences, there is already two family zoned ground in the area that is still vacant.

Mr. Galbraith stated that there are some duplexes on the east side of Hydraulic that were approved by the County Commission a couple of years ago. He stated that they did grant on south of 51st Street and east of Hydraulic a request on approximately an 80 acre tract of land for a number of different uses. He stated that most of that land is still unplatted, that property owner is just platting as he gets ready to develop segments of land. He stated that the Commission did grant to that property owner a conditional use application for several duplexes, and that may still be undeveloped he had not checked it yet.

Commissioner Gragg asked if the protest petitions presented to Mr. Galbraith were only for CU-238 and not SCZ-0456.

Mr. Galbraith stated that they did not protest the zoning being changed from "BB" to "AA" single family. He stated that they would probably be most happy to have single family homes built on these lots, but the opposition does object to duplexes being built there.

Commissioner Gragg asked if it was possible to approve one and defer the other one back to MAPC.

Mr. Galbraith stated that they could approve the zoning request and defer the conditional use. He stated that from the applicant's view point, this is taking a range of office uses away from him if he does not get the conditional use application to approve the duplexes. He stated that you can grant the application for single family zoning and defer the other case.

Commissioner Patrick asked if the applicant was in the audience.

Mr. Kenneth Garrett, applicant, appeared before the Board and stated that they do own the 4 lots in question. He stated that they are zoned for office use at the present time, however, since the surrounding area is residential they feel that they can make better use of the land in duplex units rather than office space. He stated that he did own several rentals in the area and there is a definite demand for rental units in the Park City area. He stated that he would say that the general market value of housing surrounding that is probably from \$27,000 to \$37,000 as a rule. He stated that the duplexes that they hope they will be able to put in there will be around \$80,000 to \$85,000 duplexes, so he did not believe it would hurt anything and they certainly would have less traffic if they were allowed to build duplexes instead of offices. He stated that they asked when they applied for this that they did not want it changed to single family, they did not want to build single families there, they would build offices there if that was the only other alternatives. He stated that he would like to build duplexes that would be compatible to the area.

Mr. David Simon, 6232 East Parkview, speaking in opposition, appeared before the Board and stated that he was the first house adjoining the property that is being considered here, and he also owned part of the land behind which joins the property on the back side. He stated that he was opposed to the duplex rentals, they have a problem up there now of people moving in and out quite a bit. He stated that he was not saying that they would not build a good building or anything. He stated that single family dwellings in the area would do them more good than duplex rentals. He stated that as far as the petitions being illegal, if the signature on his petition was illegal, then he would be one of them because he owned his home and it was through the VA. He stated that he guessed that until the house was paid for it was the VA's. He stated that he had spent \$10,000 on his house in the last three years, putting a basement under his house and trying to build up the area. He stated that all of the neighbors had very nice homes, and he would like to see it stay that way and not run down in any way.

Commissioner Gragg asked if there was anyway that they could defer it back to MAPC for 60 days to review it in the best way that they can for a presentation with a recommendation of the comprehensive review for the entire area. He stated that there is a demand for light commercial, a demand for duplexes, and single family homes.

Mr. Bob Lakin stated that he believed that the County did refer one case back to MAPC and he thought that was an action open to. He stated that this could be reconsidered by the planning commission. He stated that the department could do a preliminary study, something like the neighborhood studies that they have done, but he would suggest to the Commission that their normal way of proceeding on those is that on neighborhood studies they have spent anywhere from 3 to 6 months at the minimum and when they work with small cities it runs anywhere from 6 months to a year. He stated that he would be reluctant to promise the commission that they could do a meaningful assessment of that area in any time like 60 days.

Commissioner Gragg asked if it was also possible that in 60 days the Commission might have jurisdiction.

Mr. Lakin stated that was certainly a possibility, that action is still before this Board. He stated that if incorporation should occur in that area, then the jurisdiction, in his judgement, the zoning jurisdiction is solely that of a new city and they would have to proceed on the basis of zoning for cities which is the creation of planning commission zoning ordinance and public hearings.

Commissioner Gragg asked if they already had at their fingertips fairly recent data on single housing demands within the County.

Mr. Lakin stated that he thought they had the data and would be happy to assess that data. He stated that it was a little difficult to try to localize it to a given quarter section, this is not the type of work that they had been doing. He stated that he would generally say, off of the top of the record, that it has been advise that they have had from one of the city boards, the Board of Land Use Economics, did a little study to examine impact of duplexes and so forth in the intermixing into single family. He stated that he would be happy to review that for the Commissioners and provide them with copies of that study that may be helpful. He stated that he thought the answer is that there is a demand for rental, there is a demand for single family, and there is a demand in this price range. He stated that whether or not it is appropriate on the given 4 lots he did not know. He stated that they could certainly review those generalized conclusions that they did in that study, and also obtain for the Commissioners the Board of Land Use Economics study on duplexes.

MOTION

Commissioner Gragg so moved that they do as Mr. Lakin suggested and then which ever decision is made by this Board, they could either forward it on to Park City or if Mr. Lakin would give them some options they might like to pursue as a Board of developing a more orderly plan to present to the community as a neighborhood. He stated that Mr. Lakin could tell them whatever additional time they would need. He stated that they should gather all the information that they have and come with recommendations for the Board.

Commissioner Scott seconded the motion.

Mr. Craig Robinson, Assistant County Counselor, appeared before the Board and stated that he thought they should set a time limit on the deferral so that it meets the subdivision regulations concerning a 30 day time limit.

Mr. Lakin stated that in your zoning regulations you have the authority to defer 30 days initially, and with the consent of the applicant, an additional 30 days for a total of 60 days. He stated that they also had the option of referring it, and that is not covered directly in the regulations but leaves it sort of open ended, when they get it done over there and when they get it back, the net effect of that is likely to be more than 60 days.

Commissioner Gragg stated that was what he intended in his motion was to refer it back to MAPC.

Mr. Robinson stated that if they were referring it, the land use regulations are open as to specific dates, and he thought that at such time as the MAPC had the study and the information completed they could put it back on the Agenda for the Commissioners determination and consideration.

Mr. Garrett stated that they are in the building business and they are presently under construction in the Park City area some 19 single family houses, both for sale to the general public and also for rentals. He stated that everyone knows that interest rates are going up again, and they would like to get on with their program for they do money committed to them.

VOTE

Chairman Everett Patrick	Aye
Commissioner Donald E. Gragg	Aye
Commissioner Tom Scott	Aye

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

October 23, 1980

Case No. SCZ-0456 - "BB" to "AA"; &

Case No. CU-238 - Special Permit for Duplex Family Dwellings

Referred back to the Metropolitan Area Planning Commission
for further information on housing.

Location

East side of East Parkview, in an area between Kechi Road
and Broadbeck.

Case History

MAFC - 8-14-80 - Planning Commission Recommendation:
That the zone change request be approved, and that the
Conditional Use Permit request be approved subject to
conditions as shown in the excerpt from Planning Commis-
sion minutes of August 14, 1980. Gardner moved, Bayouth
seconded and it carried unanimously. Jones, Lofton,
Martens and Shook were absent.

B.Co.C. - 9-10-80 - Referred back to the Metropolitan Area
Planning Commission for further information on housing.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-14-80

Case No. SC2-0456 Request: "BB" to "AA"

Location: East side of East Parkview in an area between Kechi Road and Broadbeck.

Reason: We feel there is no demand for office structures in this area, but feel there is a demand for duplex rentals.

Acres: 0.6 Size: 123' x 210'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"BB"
North	Single-family	"AA"
East	Drive-in restaurant & undeveloped	"LC"
South	Single-family	"BB"
West	Single-family	"AA"

Street right-of-way is adequate. Platted: Yes History: None

COMMENTS:

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

The applicant is requesting a change of zoning from the "BB" Office District to the "AA" Single-family District for 4 platted lots containing a combined total of approximately 26,380 square feet in order to develop the property with two-family dwelling units.

Subject property lies within the Park City Improvement District which will provide municipal type water and sewer facilities to serve subject property which has good access to a major street (Kechi Road - 61st Street North).

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 8-14-80

Case No. CU-238

Request: Conditional Use Permit to
establish two-family dwellings

Location: East side of East Parkview in an area between Kechi
Road and Broadbeck.

Acres: 0.6

Size: 128' x 210'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"BB"
North	Single-family	"AA"
East	Drive-in restaurant & undeveloped	"LC"
South	Single-family	"BB"
West	Single-family	"AA"

Street right-of-way is adequate. Platted: Yes History: None

COMMENTS:

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

The applicant is requesting a Conditional Use Permit to construct two-family dwellings on 4 lots proposed for "AA" zoning.

Each of the 4 lots in this request contains approximately 7,040 square feet or a total of approximately 26,800 square feet. Due to the zoning district limitation of not less than 10,000 square feet of lot area per two-family dwelling unit, the number of duplexes constructed on subject property would be limited to two.

2. A recommendation of approval by the Planning Commission should be subject to the following conditions:
 - A. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.

Page 2
CU-238
KPC AGENDA
8-14-80

- B. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.
- C. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

SCZ-0456
&
✓CU-238

61 - "Notice to Adjoining Property Owners" mailed 10-9-80
advising that because the B.Co.C. had returned these
cases to the MAPC, it has now be rescheduled for the
MAPC meeting 10-23-80.

1 to L.E. Mullins, County Director, Dep't. of Public Works.
1 (including map) to Karen

63 TOTAL

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

October 9, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

As a result of the Board of County Commissioners referring the following cases back to the Planning Commission for further information on housing, this is to advise that the Wichita-Sedgwick County Metropolitan Area Planning Commission will reconsider the following items in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at its meeting beginning at 1:30 p.m. on Thursday, October 23, 1980, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. SCZ-0456

Zone Change from the "BB" Office District
to the "AA" One Family Dwelling District AND

CASE NO. CU-238

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

Lots 4, 5, 6 and 7 in Block 15, Park City Addition,
Sedgwick County, Kansas. Generally located on the
east side of Parkview, in an area between Kechl Road
and Broadbeck.

Jack H. Galbraith
Assistant Secretary

A. TOTAL AREA	<u>3,842,880</u>	SQFT
B. APPLICATION AREA	<u>26,880</u>	"
C. STREET R/W	<u>1,083,943</u>	"
D. NET AREA	<u>2,732,057</u>	"
E. 20% OF NET AREA	<u>546,411</u>	"
F. NET PROTEST AREA	<u>460,755</u>	"
G. TOTAL % PROTESTING	<u>16.86</u>	%

CU-238

September 11, 1980

Kenneth L. Garrett, President
Patken, Inc.
3020 Benjamin
Wichita, Kansas 67204

Re: SCZ-0456 - "BB" to "AA"; &
CU-238 - Special Permit for Duplex
Family Dwellings in proposed "AA".
Generally located on the east side
of East Parkview, in an area between
Kachi Road and Broadbeck.

Dear Mr. Garrett:

The Board of County Commission at its regular meeting of September 10, 1980, considered the above captioned cases. Their action was to return the cases to the Metropolitan Area Planning Commission and requested that additional information on housing be provided and that a report from the former Real Estate Advisory Board be furnished to them.

Because of other priority work items that we are involved with, it may be several weeks before the various items they requested can be researched. We will keep you advised of the date, time, and place these items will be rescheduled.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Patken, Inc., 1800 S. Seneca, Wichita 67213
David J. Simon, 6232 E. Parkview, Wichita 67219

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND
CONDITIONAL USE PERMIT

CASE NO. SCZ-0456 & CU-238 CONSIDERED BY MAPC: 8-14-80

REQUEST FOR: "BB" to "AA" and Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"We feel there is no demand for office structures in this area, but feel there is a demand for duplex rentals."

GENERAL LOCATION: East side of East Parkview in an area between Kechi Road and Broadbeck.

LEGAL DESCRIPTION: 4 lots

(see excerpt from Planning Commission minutes of August 14, 1980)

*57 protests
10 new road
V. H. ...*

APPLICANT: Patken, Inc., 1800 S. Seneca.

AGENT FOR APPLICANT: Kenneth L. Garrett, President, 3020 Benjamin.

PROTESTORS (LIST AGENT) IF ANY: David Simon, 6232 East Parkview.

SURROUNDING ZONING: North and West, "AA"; East, "LC"; South, "BB".

LAND USE: Existing, Undeveloped; North, South and West, Single-family; East, Drive-in restaurant & undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved, and that the Conditional Use Permit request be approved subject to conditions as shown in the excerpt from Planning Commission minutes of August 14, 1980. Gardner moved, Bayouth seconded and it carried unanimously. Jones, Lofton, Martens and Shook were absent.

NOTE: The percentage of protest petitions on CU-238 will be pointed out at the time the case is considered by the County Commission.

16.86%

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the applications subject to the recommended conditions and adopt resolutions establishing the zone change and conditional use; or

2. Take such action as the County Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 14, 1980

- 18a. Case No. SCZ-0456 - Patken, Inc. requests zone change from "BB" to "AA" for Lots 4, 5, 6 and 7 in Block 15, Park City Addition, Sedgwick County, Kansas. Generally located on the east side of Parkview, in an area between Kechi Road and Broadbeck.
- 18b. Case No. CU-238 - Patken, Inc. requests Conditional Use Permit for: (See legal description above for Case No. SCZ-0456).

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

Case No. SCZ-0456:

COMMENTS:

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

The applicant is requesting a change of zoning from the "BB" Office District to the "AA" Single-family District for 4 platted lots containing a combined total of approximately 26,880 square feet in order to develop the property with two-family dwelling units.

Subject property lies within the Park City Improvement District which will provide municipal type water and sewer facilities to serve subject property which has good access to a major street (Kechi Road - 61st Street North).

Case No. CU-238:

COMMENTS:

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

The applicant is requesting a Conditional Use Permit to construct two-family dwellings on 4 lots proposed for "AA" zoning.

Each of the 4 lots in this request contains approximately 7,040 square feet or a total of approximately 26,800 square feet. Due to the zoning district limitation of not less than 10,000 square feet of lot area per two-family dwelling unit, the number of duplexes constructed on subject property would be limited to two.

2. A recommendation of approval by the Planning Commission should be subject to the following conditions:
- A. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.
- B. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.

- C. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

GALBRAITH stated the reason for the conditional use permit request was that duplexes in the County are not permitted in any district except the single family classification, and it is necessary that a conditional use application be filed. He said that based on the area of this site only two duplexes could be constructed unless the applicants went to the County Board of Zoning Appeals and asked for a variance of the area requirements.

KENNETH GARRETT, applicant, stated that they could build office buildings on the site now the way the property is zoned, but they felt that since there were residences around the site that it would probably be better for them and the surrounding home owners if they kept it somewhat residential by building duplexes, and keeping the traffic down.

DAVID SIMON, 6232 East Parkview, speaking in opposition, said that he was opposed to the proposed duplexes, and all of the neighborhood had approached him with the idea that they did not want the duplexes either. He said that he would rather it be developed as single family.

GARDNER asked Mr. Simon to explain more fully his opposition to the duplexes.

SIMON said that there had been a lot of problems with rentals, with people moving in and moving out, and a lot of vandalism.

GARDNER stated that it was unusual to hear people express opposition to duplexes. With the cost of construction being what it is today the price of a duplex unit, even when it is modest, is such that it commands a healthy rent. He explained that when building duplexes in this large of an area they would be comparable with homes in the neighborhood.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood, the zoning and uses of nearby properties, the unsuitability of subject property for the uses of which it has been restricted and recommendations of staff; I move that we recommend to the County Commission that the zone change request be approved, and that the Conditional Use Permit request be approved subject to:

- a. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.
- b. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.
- c. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

Gardner moved, Bayouth seconded and it
carried unanimously. Jones, Lofton,
Martens and Shook were absent.

PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. X CU-238, zone change from _____ to _____ (for establishment of a 1 duplex mobile home in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Charles C. Parks</u> Signature Administrator of Veterans Affairs by Charles C. Parks, Loan Guaranty Officer Typed or Printed Name Agent and Attorney - in - fact	3	15	PARK CITY
b) _____ Signature _____ Typed or Printed Name			

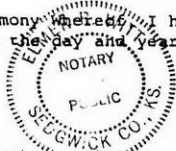
ACKNOWLEDGMENT

FILED
OCT 23 1980
DOROTHY K. WHITE
COUNTY CLERK

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 10th day of October, 19 80, before me, a notary public in and for said County and State, came Charles C. Parks to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Elmer R. Witt
Notary Public Elmer R. Witt

My Commission expires 6-9-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

State of Kansas
County of Sedgwick
I, County Clerk of said County, do hereby certify this to be a true and correct copy of the original instrument which is on file or of record in my office.

T9-232

Done this 23 day of October, 19 80
DOROTHY K. WHITE, County Clerk
By Judy Smith, Deputy

PROTEST PETIT
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 20-288, zone change from _____ to _____ (for establishment of a family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Richard B. Cruz Sr.</u> Signature	23	11	Park City
	<u>RICHARD B. CRUZ SR</u> Typed or Printed Name			
b)	<u>Loreta F. Cruz</u> Signature	23		Park City
	<u>Loreta F. Cruz</u> Typed or Printed Name			

NOTE AS OWNER
NOT NOTED IN COUNTY CLERK
PLEASE VERIFY

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Richard B. Cruz Sr. + Loreta F. Cruz to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Richard J. Gray
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 778, zone change from to (for establishment of a Two Family Dwelling in R-2 zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>John Rowe</u> Signature <u>John Rowe</u> Typed or Printed Name	23	7	Forsess 1st add
b)	<u>Beulah Rowe</u> Signature <u>Beulah Rowe</u> Typed or Printed Name	23	7	Forsess 1st add

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1950, before me, a notary public in and for said County and State, came John Rowe & Beulah Rowe to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-51

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-732



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 238, zone change from _____ to _____ (for establishment of a Two Family Dwelling zoning) in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Robert J. & WIFE</u> Signature _____ Typed or Printed Name _____	<u>13</u>	<u>3</u>	<u>Park City</u>
b) _____ Signature _____ Typed or Printed Name _____			

VOID
NOT LISTED ON OWNERSHIP LIST & OUTSIDE OF 1000' RADIUS.

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Robert J. & WIFE to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

BILLIE JEAN GREY
STATE NOTARY PUBLIC
Sedgwick County, Kansas
My Comm. Exp. 9/28/81

Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 1-1-82, zone change from to (for establishment of a one-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		Addition
	Lot(s)	Block(s)	
<u>Cheryl Bowhay</u> Signature	<u>22</u>	<u>4</u>	<u>Park City</u>
<u>CHERYL BOWHAY</u> Typed or Printed Name	<u>22</u>	<u>4</u>	<u>Park City</u>
<u>Gerald Bowhay</u> Signature	<u>22</u>	<u>4</u>	<u>Park City</u>
<u>Gerald Bowhay</u> Typed or Printed Name	<u>22</u>	<u>4</u>	<u>Park City</u>

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 24th day of August, 1982, before me, a notary public in and for said County and State, came Cheryl and Gerald B. Bowhay to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Russell C. Brayfield
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 238, zone change from _____ to _____ (for establishment of a two-family dwelling zoning) in AA zoning).

SECTION II - Protestor(s)

Name	Lot(s)	Block(s)	Property Owned Addition
a) <u>Kathleen W Jones</u> Signature	<u>SW 24 3</u> <u>city 4</u>	<u>4</u>	<u>Forsee's 1st add</u>
<u>KATHLEEN W JONES</u> Typed or Printed Name			
b) _____ Signature			

Typed or Printed Name			

*LISTED IN VA NAME
VOID
NOT LISTED AS OWNERS
NOT BEEN LISTED*

ACKNOWLEDGMENT

State of Kansas) as
County of Sedgwick)

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Kathleen W Jones to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

BILLIE JEAN GREY
STATE NOTARY PUBLIC
Sedgwick County, Kansas
My Appt. Exp. 9/28/81

Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C11238, zone change from _____ to _____ (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Richard C. Stille</u> Signature	10	11	Park City
<u>RICHARD C. STILLEY</u> Typed or Printed Name			
b) <u>Cherilyn H. Stille</u> Signature	10	11	Park City
<u>Cherilyn H. Stille</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 11th day of August, 1980, before me, a notary public in and for said County and State, came Richard C. Stille & Cherilyn H. Stille to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Russell Stulvin
Notary Public

My commission expires March 6, 1982

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 14238, zone change from _____ to _____ (for establishment of a 26 family dwelling zoning) in A9 zoning).

SECTION II - Protestor(s)

	Property Owned		
Name	Lot(s)	Block(s)	Addition
a) <u>James M. Carson</u>	<u>16/01</u>	<u>12</u>	<u>Part of 12000 sq. ft. 00. CLK.</u>
Signature	<u>VA LISTED</u>		
<u>James M. Carson</u>	<u>PROTEST & OWNER NOT</u>		
Typed or Printed Name	<u>HOSTED ON COMMISSIONER DIST</u>		
b) _____	<u>CL @ CLK</u>		
Signature			

Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas) as
County of Sedgwick)

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came James M. Carson to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CH 238, zone change from _____ to _____ (for establishment of a Two Family Dwelling zoning) in 7A zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Address
<u>Frank Molina</u> Signature	8	12-1	Park City
<u>Frank Molina</u> Typed or Printed Name			
<u>Jessie L. Molina</u> Signature	8	12	Park City
<u>JERRIE L. MOLINA</u> Typed or Printed Name			

VA OWNED
VOID
PROPERTY # 000000
NET HISTORIC MONUMENTS LIST

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Frank Molina & Jessie L. Molina to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-25-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C.U. 238, zone change from R-1 to R-2, (for establishment of a Two Family Dwellings in R-2 zoning).

SECTION II - Protestor(s)

	Name	Property Owned		Addition
		Lot(s)	Block(s)	
a)	<u>David J. Simon</u> Signature	3	X 15	Park City see Attachment for Description
	<u>David J. Simon</u> Typed or Printed Name			
b)	<u>David J. Simon</u> Signature			Park City Chk.
	<u>Rev. L. Simon</u> Typed or Printed Name			

*VIA REGISTERED MAIL
3
15
OWNER, COUNTY CLK.*

State of Kansas)
County of Sedgwick)

ACKNOWLEDGMENT

OWNS PART OF RESERVE A

Be it remembered that on this 18th day of August, 1980, before me, a notary public in and for said County and State, came David J. and Rev. L. Simon to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

MILDRED J. MYERS
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY COM. EXPIRES 2-9-81

Mildred J. Myers
Notary Public

My Commission expires 2-9-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



11/27/20
OK

A tract in Lot A in Replat of part of Lot 2, Reserve "A", Park City Addition, Sedgwick County, Kansas, described as follows:
That part of said Lot A lying North of a line described as: beginning at the Southeast corner of Lot 3, Block 15, in Park City Addition to Sedgwick County, Kansas, and running thence Easterly parallel with the South line of said Lot A to the East line of said Lot A, except the East 100 feet thereof, and except a tract in Lot A in Replat of part of Lot 2, Reserve "A", Park City Addition, Sedgwick County, Kansas, described as follows:
Beginning at the North end of the westernmost line of said Lot A, said point being also the Northeast corner of Lot 2, Block 15, in Park City Addition in Sedgwick County, Kansas, thence southeasterly along the westernmost line of said Lot A 110' to the Southeast corner of Lot 3, Block 15, in said Park City addition, thence East parallel with the South line of said Lot A to a point 85 feet East and 110' more or less South of the point of beginning, thence North parallel with the East line of said Lot A, to a point on the North line of said Lot A 85 feet East of beginning, thence westerly along North line of said Lot A to the point of beginning.

NEW

KW

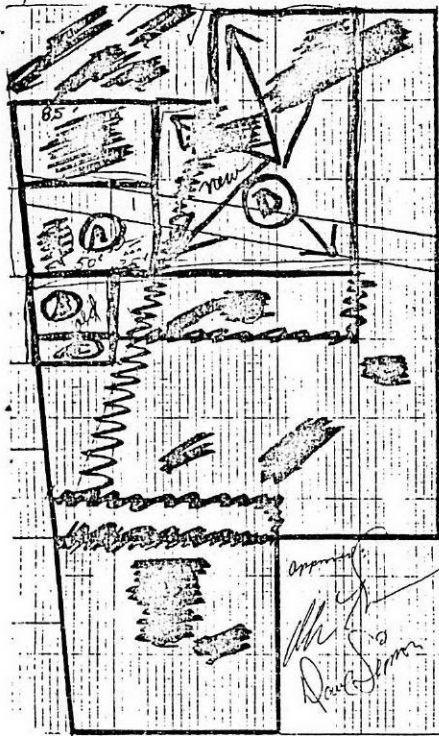
A tract in Lot A in Replat of part of Lot 2, Reserve "A", Park City Addition, Sedgwick County, Kansas, described as follows:
That part of said Lot A lying North of a line described as: beginning at the Southeast corner of Lot 3, Block 15, in Park City Addition to Sedgwick County, Kansas, and running thence Easterly parallel with the South line of said Lot A to the East line of said Lot A, except the East 100 feet thereof, and except a tract in Lot A in Replat of part of Lot 2, Reserve "A", Park City Addition, Sedgwick County, Kansas, described as follows:
Beginning at the North end of the westernmost line of said Lot A, said point being also the Northeast corner of Lot 2, Block 15, in Park City Addition in Sedgwick County, Kansas, thence southeasterly along the westernmost line of said Lot A 110' to the Southeast corner of Lot 3, Block 15, in said Park City addition, thence East parallel with the South line of said Lot A to a point 85 feet East and 110' more or less South of the point of beginning, thence North parallel with the East line of said Lot A, to a point on the North line of said Lot A 85 feet East of beginning, thence westerly along North line of said Lot A to the point of beginning.

NEW

A tract in Lot A in Replat of part of Lot 2, Reserve "A", Park City Addition, Sedgwick County, Kansas, described as follows:
Beginning at a point on the westerly line of said Lot A 110 feet Southeasterly of the north end of the westernmost line of said Lot A, said point being also the Northeast corner of Lot 4, Block 15, in Park City Addition to Sedgwick County, thence southeasterly along the westernmost line of said Lot A 55 feet to Southeast corner of said Lot 4, Block 15, thence East parallel with the South line of said Lot A to a point 50 feet East and 55 feet more or less South of the point of beginning, thence North parallel with the East line of said Lot A to a point 50 feet East of beginning, thence West parallel with the South line of said Lot A 50 feet to beginning.

OLD

same as (Dec) on Graph Drawing TO Ref.



85
D. J. Jones

(P)

SEDGWI

WATER
TOWER



BLOCK 15

LOT A

Alley

N

Scale: 1:500

KECHI ROAD

PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 04-211, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>[Signature]</u>	<u>12</u>	<u>4</u>	<u>Forsse's 1 add</u>
	Signature			
	<u>Vera R Howell</u>			
	Typed or Printed Name			
b)	<u>[Signature]</u>	<u>12</u>	<u>4</u>	<u>Forsse's 1 add</u>
	Signature			
	<u>Nita D Howell</u>			
	Typed or Printed Name			

V
OK

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Vera R Howell & Nita D Howell to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 00-238, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Dorothy H. Schaeffer</u> Signature	2	4	Forsse's 1 add
	<u>Dorothy H. Schaeffer</u> Typed or Printed Name			
b)	<u>Dorothy L. Schaeffer</u> Signature	2	4	Forsse's 1 add
	<u>Dorothy L. Schaeffer</u> Typed or Printed Name			

OK ✓

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Dorothy H. Schaeffer and Dorothy L. Schaeffer to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 3-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 04-258, zone change from _____ to _____ (for establishment of a Low-Family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Haden G. Reed</u> Signature <u>HADEN G. REED</u> Typed or Printed Name	1	4	Forsse's 1st add.
b)	<u>Betty L. Reed</u> Signature <u>BETTY L. REED</u> Typed or Printed Name	1	4	Forsse's 1st add.

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of June, 1980, before me, a notary public in and for said County and State, came Haden G. Reed & Betty L. Reed to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-28, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Frederick L. Grant</u> Signature	5	4	Forsse's
	<u>Frederick L. Grant</u> Typed or Printed Name			
b)	<u>Marcia G. Grant</u> Signature	5	#	Forsse's
	<u>Marcia G. Grant</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Frederick L. Grant and Marcia G. Grant to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Commission expires 1-18-82

Donald C. Brayfield
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 24-214, zone change from to (for establishment of a Two-family dwelling in 4d zoning).

SECTION II - Protestor(s)

Name	Property Owned		Addition
	Lot(s)	Block(s)	
a) <u>Louis R. Kirchner</u> Signature	<u>31x115w2'</u>	<u>4</u>	<u>Forsse's 1 add</u>
<u>Louis R. Kirchner</u> Typed or Printed Name			
b) <u>Lavonia Ruth Kirchner</u> Signature	<u>31x115w2'</u>	<u>4</u>	<u>Forsse's 1 add</u>
<u>Lavonia Ruth Kirchner</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Louis R. Kirchner and Ruth Kirchner, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Darnell C. Brayfield
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 20227, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Lot(s)	Block(s)	Addition
<u>Jada Frances McManamy</u> Signature	<u>4</u>	<u>5</u>	<u>Forsses 1st add</u>
<u>Jada Frances McManamy</u> Typed or Printed Name			
b) <u>[Signature]</u> Signature			
<u>MARICIA E. McManamy</u> Typed or Printed Name			

VOID PROPERTY NOT LISTED ON OWNERSHIP LIST

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Jada Frances McManamy to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 235, zone change from _____ to _____ (for establishment of a Two Family Dwelling zoning).

SECTION II - Protestor(s)

Name	Lot(s)	Block(s)	Addition
<i>Thomas C. Williamson</i> Signature	125 ft W. 100 ft S 125 ft E 100 ft to Beg. of lot Reserve A, Park City add'l.		Yuma City
Thomas C. Williamson Typed or Printed Name			
<i>Renella J. Williamson</i> Signature	125 ft W. 100 ft S 125 ft E 100 ft to Beg. of lot Reserve A, Park City add'l.		Yuma City
Renella J. Williamson Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick)

Be it remembered that on this 25th day of August, 1980, before me, a notary public in and for said County and State, came Thomas C. Williamson and Renella J. Williamson to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal, this day and year above written.



Peggy Lenke
Notary Public Peggy Lenke

My Commission expires July 19, 1981

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C-4778, zone change from to AA (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Robert M. Henderson</u> Signature	<u>LOT 91</u>	<u>Block 1</u>	<u>PART LOT 2 RESUB A - PARK CITY</u>
<u>Robert M. Henderson</u> Typed or Printed Name			
b) _____ Signature			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 21st day of Aug, 19 80 before me, a notary public in and for said County and State, came Gabert M. Henderson to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

KATHLEEN STEWARD
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXPIRES 2-9-81

Kathleen Steward
Notary Public

My Commission expires 2-9-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU238, zone change from to AA (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Bill J. Morris</u> Signature	<u>(4-5-6-7-8)</u>		<u>Replat of 74 Lots - Res A Bck City</u>
<u>BILL J. MORRIS</u> Typed or Printed Name			
b) <u>Arlene G. Morris</u> Signature			
<u>ARLENE G. MORRIS</u> Typed or Printed Name			

OK LISTED ON OWNERSHIP LIST AS OWNERS LOT 7 ONLY. OK COUNTY CLK.

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 25th day of Aug., 1980, before me, a notary public in and for said County and State, came Bill J. Morris and Arlene G. Morris to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

KATHLEEN STEWARD
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXPIRES 2-9-81

Kathleen Steward
Notary Public

My Commission expires 2-9-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 111,238, zone change from _____ to _____ (for establishment of a Two-family dwelling in AA zoning).

SECTION II - Protestor(s)

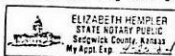
	Name	Lot(s)	Block(s)	Property Owned
a)	<u>[Signature]</u>	<u>1-2-3</u>	<u>B1</u>	<u>Replat of Lot 22</u> <u>Res A Park City</u>
	Signature			
	<u>SARAH T LIVINGSTON</u>			
	Typed or Printed Name			
b)	<u>[Signature]</u>			
	Signature			
	<u>[Signature]</u>			
	Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 25 day of August, 1980, before me, a notary public in and for said County and State, came Sarah T Livingston to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Elizabeth Hempler
Notary Public

My Commission expires April 25, 1984

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU238, zone change from _____ to _____ (for establishment of a Two Family Dwelling in R4 zoning).

SECTION II - Protestor(s)

Name	Property Owned		Addition
	Lot(s)	Block(s)	
a) <u>Sue Kern</u> Signature <u>Sue Kern</u> Typed or Printed Name	4	10 th	Park City
b) <u>Jim Kern</u> Signature <u>Jim Kern</u> Typed or Printed Name	4	10 th Court	Park City

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for, said County and State, came Sue Kern & Jim Kern to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 558, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>[Signature]</u> Signature	8	+ 11	Park City
	<u>A. J. Strickland</u> Typed or Printed Name			
b)	<u>[Signature]</u> Signature	8	11	Park City
	<u>Thelma L. Strickland</u> Typed or Printed Name			

OK
Account
[Handwritten notes]

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 23rd day of August, 1980, before me, a notary public in and for said County and State, came A. J. and Thelma L. Strickland to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Darnelle C. Brayfield
Notary Public

Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 44238, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Joseph P. Wiewel</u> Signature <u>Joseph P. Wiewel</u> Typed or Printed Name	7	11	Park City
b) <u>Bernice E. Wiewel</u> Signature <u>Bernice E. Wiewel</u> Typed or Printed Name		11	Park City

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 4th day of August, 1980, before me, a notary public in and for said County, and State, came Joseph P. and Bernice E. Wiewel to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Darnelle C. Brayfield
Notary Public

My Commission expires 1-18-80

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 0228, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Paul Barton</u> Signature <u>Paul Barton</u> Typed or Printed Name	3	11	Park City
b) _____ Signature _____ Typed or Printed Name			

OK

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Paul Barton to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Shaville C. Brumfield
Notary Public



My Commission expires 1-12-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 44-234, zone change from _____ to _____ (for establishment of a Res-family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		Address
		Lot(s)	Block(s)	
a)	<u>Alfred Grey</u> Signature <u>ALFRED GREY</u> Typed or Printed Name	1	11	Park City
Xb)	<u>Billie Grey</u> Signature <u>Billie Grey</u> Typed or Printed Name	1	11	Park City

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Alfred and Billie Grey to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Garrell C. Brayfield
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 44-218, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		Address
	Lot(s)	Block(s)	
a) <u>Joseph A. Rasmussen</u> Signature	5	11	Park City
<u>Joseph A. Rasmussen</u> Typed or Printed Name			
b) <u>Gayle Rasmussen</u> Signature	5	11	Park City
<u>Gayle Rasmussen</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State; came Joseph A. Rasmussen & Gayle Rasmussen to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CH 234, zone change from to AA (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Allen M. Pelt</u> Signature <u>Allen M. Pelt</u> Typed or Printed Name	<u>22</u>	<u>11</u>	<u>Park City</u>
b)	<u>Kathy Pelt</u> Signature <u>Kathy Pelt</u> Typed or Printed Name	<u>22</u>	<u>11 Court</u>	<u>Park City</u>

*NOT USED
CHIEF COUNTY CLK*

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Allen M. Pelt and Kathy Pelt to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 238, zone change from to (for establishment of a Five Family Dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>John A Powers</u> Signature <u>JOHN A POWERS</u> Typed or Printed Name	<u>21</u>	<u>11</u>	<u>Park City</u>
b)	<u>Helen L Powers</u> Signature <u>HELEN L POWERS</u> Typed or Printed Name	<u>21</u>	<u>11</u>	<u>Park City</u>

ACKNOWLEDGMENT

State of Kansas) as
County of Sedgwick)

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came John A. Powers & Helen L. Powers to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-238, zone change from _____ to _____ (for establishment of a Fire Family Dwelling in _____ zoning).

SECTION II - Protestor(s)

Name	Property Owned		Addition
	Lot(s)	Block(s)	
a) <u>Sarah Cox</u> Signature	6	11	Park City
<u>SARAH COX</u> Typed or Printed Name			
b) _____ Signature			
_____ Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came Sarah Cox to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

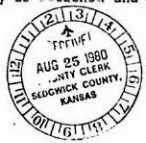


Billie Jean Grey
Notary Public

My Commission expires 9-22-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C 4238, zone change from _____ to _____ (for establishment of a Two Family Dwelling in RA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>George S. Antrim</u> Signature	4	11	Park City
	<u>GEORGE S. ANTRIM</u> Typed or Printed Name			
b)	<u>Emily Ruth Hunter Antrim</u> Signature		11	Park City
	<u>EMILY RUTH HUNTER ANTRIM</u> Typed or Printed Name			

OK

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 23 day of August, 19 80, before me, a notary public in and for said County and State, came George S. Antrim and Emily Ruth Hunter Antrim to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

LUCINDA K. WILSON

Notary Public
My Commission Expires 8-4-82

Lucinda K. Wilson
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 01-138, zone change from _____ to _____ (for establishment of a 2-1/2 family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Russell V. Dickinson</u> Signature <u>Russell V. Dickinson</u> Typed or Printed Name	25	11	Park City
b) <u>Wynona Dickinson</u> Signature <u>Wynona Dickinson</u> Typed or Printed Name	25	11	Park City

OK

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick)

Be it remembered that on this 23rd day of August, 1980, before me, a notary public in and for said County and State, came Russell V. and Wynona Dickinson to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

J. Russell C. Grayfield
Notary Public



ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 711 274, zone change from to _____ (for establishment of a four-family dwelling in 4A zoning).

SECTION II - Protestor(s)

Name	Lot(s)	Block(s)	Property Owned Addition
<u>Larry W. Cruse</u> Signature	15	12	Park City
LARRY WILLIAM CRUSE Typed or Printed Name			
<u>Marion F. Cruse</u> Signature	15	12	Park City
MARION F. CRUSE Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Larry and Marion Cruse to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Hannelle C. Brayfield
Notary Public

My Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-118, zone change from to (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Clarence E. Ramsey</u> Signature	<u>7</u>	<u>12</u>	<u>Park City</u>
<u>CLARENCE E. RAMSEY</u> Typed or Printed Name			
b) <u>Oleta E. Ramsey</u> Signature	<u>7</u>	<u>12</u>	<u>Good Park City</u>
<u>OLETA E. RAMSEY</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State; came Clarence E. Ramsey & Oleta E. Ramsey to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-25-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 01234, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Edward R. Picha</u> Signature	<u>11</u>	<u>12</u>	<u>Park City</u>
	<u>EDWARD R. PICHA</u> Typed or Printed Name			
b)	_____ Signature			
	_____ Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Edward R. Picha to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Garnell C. Brayfield
Notary Public



Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C-11232 zone change from to AA (for establishment of a Two Family Dwelling zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Diana L. Mason</u> Signature	<u>14</u>	<u>12</u>	<u>Perk City</u>
<u>DIANA L. MASON</u> Typed or Printed Name			
b) <u>Otis W. Mason III</u> Signature			
<u>DECEASED</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 21 day of August, 1980,
before me, a notary public in and for said County and State, came
DIANA L. MASON
to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Robert J. Sabo
Notary Public

My Commission expires: 10/5/83

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 44-22, zone change from _____ to _____ (for establishment of a Two-Family Dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		Addition
	Lot(s)	Block(s)	
a) <u>Ralph Joseph Schaffer</u> Signature	<u>9</u>	<u>12</u>	<u>Park City</u>
<u>Ralph Joseph Schaffer</u> Typed or Printed Name			
b) <u>Kathleen L. Schaffer</u> Signature	<u>9</u>	<u>12</u>	<u>Park City</u>
<u>Kathleen L. Schaffer</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 22nd day of August, 1980, before me, a notary public in and for said County and State, came Ralph Joseph & Kathleen L. Schaffer to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public
MY COM. EXPIRES 2-9-81
My Commission expires 2-9-81

Dillard J. Myers
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 238, zone change from _____ to _____ (for establishment of a Two Family Dwelling zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>[Signature]</u> Signature <u>Richard L. Agnew</u> Typed or Printed Name	19	13	Park City
b)	<u>[Signature]</u> Signature <u>Barbara L. Agnew</u> Typed or Printed Name	19	13	Park City

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1990, before me, a notary public in and for said County and State, came Richard L. Agnew & Barbara L. Agnew to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-91

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 11278, zone change from _____ to _____ (for establishment of a Two Family Dwelling in E-2 zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Milton J. McPhail</u> Signature	<u>8th</u> <u>E-4'</u>	<u>13</u>	<u>Park City</u>
<u>Milton J. McPhail</u> Typed or Printed Name			
b) <u>Norma Frances McPhail</u> Signature	<u>8th</u> <u>E-4'</u>	<u>13</u>	<u>Park City</u>
<u>Norma Frances McPhail</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 21st day of August, 1982, before me, a notary public in and for said County and State, came Milton J. and Norma Frances McPhail to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Samuel C. Branfield
Notary Public



My Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 20324, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Angel Cruz</u> Signature <u>ANGEL CRUZ</u> Typed or Printed Name	13	13	<u>Court Park City</u>
b) <u>Concha Cruz</u> Signature <u>CONCHA CRUZ</u> Typed or Printed Name	13	13	<u>Park City</u>

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Angel and Concha Cruz to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Doreen C. Brayfield
Notary Public

My Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 21218, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Address
a)	<u>William M Warner</u> Signature <u>WILLIAM M WARNER</u> Typed or Printed Name	<u>5</u>	<u>13</u>	<u>Park City</u>
b)	_____ Signature _____ Typed or Printed Name	<u>5</u>	<u>13</u>	<u>OK Park City</u>

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came William M. Warner to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C11238, zone change from _____ to _____ (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Jim W. Halter</u> Signature	2	13	Park City
	<u>Jim W. Halter</u> Typed or Printed Name			
b)	<u>Mable Halter</u> Signature	2	13	Park City
	<u>Mable Halter</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 21 day of August, 1980, before me, a notary public in and for said County and State, came JIM W. HALTER MABLE HALTER to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Randy Annis
Notary Public

My Commission expires 10-15-83

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU 998, zone change from to (for establishment of a Two Family Dwelling in HA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Clifford Keith Hudlin</u> Signature	<u>12</u>	<u>13</u>	<u>Park City</u>
	<u>Clifford Keith Hudlin</u> Typed or Printed Name			
b)	<u>Marsha K Hudlin</u> Signature	<u>12</u>	<u>13</u>	<u>Park City</u>
	<u>Marsha K Hudlin</u> Typed or Printed Name			

*NOT LISTED
EX. CO. CLK.*

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 22nd day of Aug, 1980, before me, a notary public in and for said County and State, came Clifford Keith Hudlin or Marsha K Hudlin to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

KATHLEEN STEWARD
NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPL. EXPIRES 2-9-81

Kathleen Steward
Notary Public

My Commission expires 2-9-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 24234, zone change from _____ to _____ (for establishment of a two-family dwelling in 2-1 zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Paul K. Jones</u> Signature <u>Paul K. Jones</u> Typed or Printed Name	<u>21</u>	<u>13</u>	<u>Park City</u>
b)	<u>Barbara M. Jones</u> Signature <u>Barbara M. Jones</u> Typed or Printed Name	<u>21</u>	<u>13</u>	<u>Park City</u>

OK

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 22nd day of Aug, 1980, before me, a notary public in and for said County and State, came Paul K. Jones and Barbara M. Jones to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

KATHLEEN STEWARD
NOTARY PUBLIC
SEDRICK COUNTY, KANSAS
MY APPT. EXPIRES 2-9-81

Kathleen Steward
Notary Public

My Commission expires 2-9-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



**PROTEST PETITION
(COUNTY CASES)**

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-38, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		Addition
	Lot(s)	Block(s)	
a) <u>Edward F. Hull</u> Signature	<u>16</u>	<u>L 13</u>	<u>Park City</u>
<u>Edward F. Hull</u> Typed or Printed Name			
b) <u>Zane C. Hull</u> Signature	<u>16</u>	<u>13</u>	<u>Park City</u>
<u>Zane C. Hull</u> Typed or Printed Name			

OK *NOT LISTED* *OK CO. CLK*

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 23rd day of August, 1980, before me, a notary public in and for said County and State, came Edward F. Hull and Zane C. Hull to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Garnelle C. Drayfield
Notary Public

Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 11238, zone change from AA (for establishment of a Two Family Dwellings in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Thomas H. Lavagnay</u> Signature <u>Thomas H. Lavagnay</u> Typed or Printed Name	3	13	Park City
b) <u>Sandra S. Lavagnay</u> Signature <u>Sandra S. Lavagnay</u> Typed or Printed Name	3	13	Park City

OK

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 21 day of August, 1988, before me, a notary public in and for said County and State, came THOMAS H. AND SANDRA S. LAVAGNAY to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



[Signature]
Notary Public

My Commission expires 10-15-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 11228, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Rae M. Sayre</u> Signature	<u>4</u>	<u>13</u>	<u>Park City</u>
	<u>Rae M. Sayre</u> Typed or Printed Name			
b)	<u>Juanita Sayre</u> Signature	<u>4</u>	<u>13</u>	<u>Park City</u>
	<u>Juanita Sayre</u> Typed or Printed Name			<u>OK</u>

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Rae M. and Juanita Sayre to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Gerald C. Brayfield
Notary Public

My Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C 11938, zone change from _____ to _____ (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		Addition
		Lot(s)	Block(s)	
a)	<u>C. H. Cox</u> Signature <u>C. H. Cox</u> Typed or Printed Name	15	14	Park City
b)	<u>Florence Cox</u> Signature <u>Florence Cox</u> Typed or Printed Name	15	14	Park City

OK

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 21st day of August, 1980 before me, a notary public in and for said County and State, came C. H. and Florence Cox to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Sherrille C. Brayfield
Notary Public

Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-732



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 1757V, zone change from _____ to _____ (for establishment of a res. family dwelling in A-4 zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Albert E. Miller</u> Signature <u>Albert E. Miller</u> Typed or Printed Name	14	14	Pack City
b)	<u>Evelyn C. Miller</u> Signature <u>Evelyn C. Miller</u> Typed or Printed Name	14	14	Pack City

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Albert E. and Evelyn C. Miller to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Bernelle C. Brayfield
Notary Public



My Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 24230, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		Addition
	Lot(s)	Block(s)	
a) <u>James L. Beasley</u> Signature	<u>12</u>	<u>14</u>	<u>Park City</u>
<u>JAMES L. BEASLEY</u> Typed or Printed Name			
b) <u>Helen R. Beasley</u> Signature	<u>12</u>	<u>14</u>	<u>Park City</u>
<u>HELEN R. BEASLEY</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 31st day of August, 1982, before me, a notary public in and for said County and State, came James L. and Helen R. Beasley to be personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Garnett C. Brugfield
Notary Public

My Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COURTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C 11238, zone change from _____ to _____ (for establishment of a Two Family Dwelling in 44 zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>William E. Harris</u> Signature <u>WILLIAM E. HARRIS</u> Typed or Printed Name	<u>W 2' of</u> <u>2 & 411</u> <u>lot 3</u>	<u>14</u>	<u>Park City</u>
b) <u>Alda Mae Harris</u> Signature <u>Alda Mae Harris</u> Typed or Printed Name	<u>W 2' of</u> <u>2 + All of</u> <u>lot 3</u>	<u>14</u>	<u>Park City</u>

OK

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 24th day of August, 1980, before me, a notary public in and for said County and State, came William E. Harris + Alda Mae Harris to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Billie Jean Grey
Notary Public

My Commission expires 9-28-81

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C1235, zone change from _____ to _____ (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		Address
		Lot(s)	Block(s)	
a)	<u>John E. Womack</u> Signature	1	14	Park City
	<u>JOHN E. WOMACK</u> Typed or Printed Name			
b)	<u>Betty Rose Womack</u> Signature	1	14	Park City
	<u>BETTY ROSE WOMACK</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 23 day of August, 1980, before me, a notary public in and for said County and State, came John E. Womack and Betty Rose Womack to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Robert J. [Signature]
Notary Public
Sedgwick County, Kansas

My Commission expires 11/15/82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 01224, zone change from _____ to _____ (for establishment of a two-family dwelling in A4 zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Nelson J. Smith</u> Signature	16	14	Park City
	<u>NELSON J. SMITH</u> Typed or Printed Name			
b)	<u>Clara M. Smith</u> Signature	16	14	Park City
	<u>Clara M. Smith</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Nelson J. and Clara M. Smith, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Garnell C. Brayfield
Notary Public

My Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 14-232, zone change from _____ to _____ (for establishment of a two-family dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Blanche G. McDaniel</u> Signature <u>BLANCHE MCDANIEL</u> Typed or Printed Name	<u>17</u>	<u>14</u>	<u>Park City</u>
b) _____ Signature _____ Typed or Printed Name			

OK [Signature] OK COURT EHP AT COUNTY CLK.

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 21st day of August, 1980, before me, a notary public in and for said County and State, came Blanche G. McDaniel to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Garnelle C. Brayfield
Notary Public



ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. 11238, zone change from _____ to _____ (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

Name	Lot(s)	Block(s)	Property Owned	Addition
a) <u>Charles N. Dougherty</u> Signature	<u>2</u>	<u>EXC W 14</u>		<u>Park City</u>
<u>CHARLES N. DOUGHERTY</u> Typed or Printed Name				
b) <u>Martha A. Dougherty</u> Signature	<u>2</u>	<u>EXC W 14</u>		<u>Park City</u>
<u>Martha A. Dougherty</u> Typed or Printed Name				

ACKNOWLEDGMENT

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 30th day of AUGUST, 1980, before me, a notary public in and for said County and State, came CHARLES N. DOUGHERTY AND MARTHA A. DOUGHERTY to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Robinson Robinson
Notary Public

My Commission expires _____

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

T9-232



PROTEST PETITION
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C11238, zone change from _____ to _____ (for establishment of a Two Family Dwelling in AA zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Stephen R Nelson</u> Signature <u>Stephen R Nelson</u> Typed or Printed Name	<u>1</u>	<u>15</u>	<u>Parke City</u>
b)	<u>Raemona Y Nelson</u> Signature <u>Raemona Y Nelson</u> Typed or Printed Name	<u>15</u>		<u>Park City</u>

ACKNOWLEDGMENT

State of Kansas) ss
County of Sedgwick)

Be it remembered that on this 31st day of August, 1980, before me, a notary public in and for said County and State, came Stephen R and Raemona Y Nelson to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Casselle C. Brayfield
Notary Public

My Commission expires 1-18-82

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



August 15, 1980

David J. Simon
6232 East Parkview
Wichita, Kansas 67219

Re: SCZ-0456 - "BB" to "AA"
CU-238 - Permit to establish duplexes
in proposed "AA" zoning - on the
east side of East Parkview, in an
area between Kechi Road & Broadbeck

Dear Mr. Simon:

The Planning Commission at its regular meeting of August 14, 1980, considered the above-captioned cases, and their action was as indicated on the attached letter.

This is to advise you that if you and others owning property within 1,000 feet of these application areas 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, August 25, 1980. A protest petition must be filed for each of the cases. It is my understanding that you have already obtained protest petitions from our office. If you have need for additional copies, they may be obtained at this office.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad
Encl.

August 15, 1980

Kenneth L. Garrett, President
3020 Benjamin
Wichita, Kansas 67204

Re: SCZ-0456 - "BB" to "AA"
CU-23U - Permit to establish
duplexes in proposed "AA"
zoning - on the east side of
East Parkview, in an area
between Kechi Road & Broadbeck

Dear Mr. Garrett:

At its regular meeting of August 14, 1980, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Commission was to recommend approval of the zone change request. They also recommended approval of the C.U.P. request subject to the following conditions:

- a. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.
- b. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.
- c. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

This is to remind you that to construct a duplex in the county, requires 10,000 square feet and each of the lots has substantially less area. As stated in our staff report, only two duplexes can be constructed on these four lots unless you apply for and receive a variance of the lot area requirements through the County Board of Zoning Appeals. If you desire to make such an application, please contact Glen Lytle in our office.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, September 10, 1980 in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: David J. Simon, 6232 East Parkview, Wichita, Ks. 67219
Patken, Inc., 1800 S. Seneca, Wichita, Ks. 67213
Syd Werbin, County Zoning Officer

WICHITA-SEDMICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-14-80

Case No. CU-238 Request: Conditional Use Permit to
establish two-family dwellings

Location: East side of East Parkview in an area between Kechi
Road and Broadbeck.

Acres: 0.6 Size: 128' x 210'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"BB"
North	Single-family	"AA"
East	Drive-in restaurant & undeveloped	"LC"
South	Single-family	"BB"
West	Single-family	"AA"

Street right-of-way is adequate. Platted: Yes History: None

COMMENTS:

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

The applicant is requesting a Conditional Use Permit to construct two-family dwellings on 4 lots proposed for "AA" zoning.

Each of the 4 lots in this request contains approximately 7,040 square feet or a total of approximately 26,800 square feet. Due to the zoning district limitation of not less than 10,000 square feet of lot area per two-family dwelling unit, the number of duplexes constructed on subject property would be limited to two.

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

A. Approval of the associated zone case, SCZ-0456, by the Board of County Commissioners.

Page 2
CU-233
MPC AGENDA
8-14-80

- B. The number of duplex units shall not exceed two on the total site unless a variance of the lot area requirement is filed and approved by the County Board of Zoning Appeals.
- C. Not less than two off-street parking spaces for each dwelling unit shall be provided for each two-family dwelling unit of which one space for each dwelling unit may be located in the front yard setback.

WICHITA-SEDGWICK COUNTY

DATE
July 31, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO "THE FILES"
FROM Edie Lakin, Secretary II
SUBJECT Case No. SCZ-0456 - "BB" to "AA"; and
CU-238 Conditional Use to permit establishment of Duplex
Family Dwellings

At 4:00 p.m. today, David J. Simon, 6232 E. Parkview, 67219 called to inquire if he would receive a notice on the zone change. He was not listed on the abstract list, even though he claims that he is the next lot from the application area. He also gave me the name of Larry W. Crouse, 6300 E. Parkview, 67219, who also lives in the area, and asked that I mail out a notice to each of them.

There were several names on the abstract list for which no address was found, and Mr. Simon gave me some of them. Therefore, I am sending out the additional notices today.

Mr. Simon said that he strongly objects to apartment houses being built in this area.

Edie
Edie Lakin
Secretary II

SCZ-0456
&
CU-238

52 "Notice to Adjoining Property Owners" mailed 7-31-80 for
the MAPC meeting for 8-14-80

1 (including map) to Karen Crook
1 to Lawrence E. Mullins, County Director, Department of
Public Works

—
54 TOTAL

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

NOTICE TO ADJOINING PROPERTY OWNERS:

July 31, 1980

This is a notice of a request for a zoning change 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 this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on August 14, 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-0456

Zone Change from the "BB" Office District
to the "AA" One Family Dwelling District

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

Lots 4, 5, 6 and 7 in Block 15, Park City Addition,
Sedgwick County, Kansas. Generally located on the
east side of Parkview, in an area between Kechi Road
and Broadbeck.

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

Robert A. Lakin
Secretary

Summary Description of County Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres.
- "R-1" - Suburban Residential District
Permits one single-family dwelling for each lot of 20,000 square feet of land area if served by a public water supply, or 40,000 square feet if served by a private domestic water supply source.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 6,500 square feet.
- "BB" - Office District
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District
Permits one-family dwellings and any retail commercial uses conducted within an enclosed building.
- "C" - General Commercial District
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District
Permits most manufacturing uses and uses permitted in "C". Mobile home parks and trailer camps are not permitted.
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits. Mobile home parks and trailer camps are not permitted.
- "CU" - Conditional Use in any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.
- NOTE: - The above list is not intended to be all inclusive. For complete regulations see the Sedgwick County Zoning Resolution.

5555B
9-26-1E

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

CU-238

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.

Assoc Sec-0456

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.

A. APPLICANT PATKEN, INC. 67213

ADDRESS 1800 S SENECA WICHITA KS PHONE 262-7264

AGENT KENNETH L. GARRETT PRES.

ADDRESS 3020 BENJAMIN 67204 PHONE 832-9378

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 DEVELOPMENT

_____ (use)

on property legally described as Lot(s) 4-5-6-7 ~~Bldg~~

_____, Block(s) 15 of the _____

PARK CITY Addition.

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

see legal from ownership list

Form PR-3

N-"AA"
S-"BB"
E-"LC"
W-"AA"

I. THIS PROPERTY IS LOCATED AT (ADDRESS) 6200-6216-6222-6226.
E. PARKVIEW.
THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR

B. ON THE EAST SIDE OF E. PARKVIEW (AVENUE) ^{in an area} STREET BETWEEN KECHI ROAD (AVENUE) STREET AND BROADBELL (AVENUE) STREET.

IV. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED BB (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:
WE FEEL THERE IS NO DEMAND FOR OFFICE STRUCTURES IN THIS AREA BUT FEEL THERE IS A DEMAND FOR DUPLEX RENTALS.

VI. 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.

BY _____ BY DATKIN INC.
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)
BY Kenneth J. Hunt Inc.
AUTHORIZED AGENT (IF ANY)

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

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

VII. OFFICE USE ONLY
This application was received at the Planning Department at 11:15 (AM) (PM) on July 16, 1980 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 200⁰⁰.

G. Lynn Shirley Name
Jr. Planner Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

*Identical list
 for SC2-0456
 and CU-238*

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

All the owners within 440 feet of [Lots 4, 5, 6 and 7 in Block 15, Park City Addition, Sedgwick County, Kansas]

use for legal



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

LOT	BLOCK	ADDITION	OWNER
15	15	Park City	Stephen R. Nelson Rosemary Nelson 6244 E. Parkview 67219
2 & 3	"	" "	Administrator of Veterans Affs. 901 Geo. Washington Blvd 67211
4,5,6 & 7	"	" "	Patken Inc. 1800 S. Seneca 67213
8	"	" "	North Broadway Homes Inc.
1	14	" "	John E. Womack Betty R. Womack 1325 Arlington 67219
2 Exc W 2'	"	" "	Charles N. Dougherty Martha A. Dougherty 1326 E. 61st No. 67219



LOT	BLK	ADDITION	OWNER
W 2' of 2 & All Lot 3	14	Park City	William H. Harris Altha Mae Harris 6445 E. Parkview 67219
4	"	" "	Charles Dee Jones Wilma J. Jones 1310 E. 61st St. No. 67219
5	"	" "	Ronald E. Wanek Susan L. Janek 1300 E. 61st St. No. 67219
6 & W 2' Lot 7	"	" "	Violet M. Swartz 4558 Woodlow Dr. 67220
7 Exc W 2'	"	" "	Jerome J. Schaplowsky 1218 E. 61st St. No. 67219
8	"	" "	Dick D. Hiebert Evelyn J. Hiebert 1212 E. 61st No. 67219
13	"	" "	O. & F Constr. Co. Inc.
14	"	" "	Albert E. Miller Evelyn A. Miller 1231 Arlington 67219
15	"	" "	Clarence J. Cox Florence M. Cox 1235 Arlington 67219
16	"	" "	Nelson I. Smith Clarence M. Smith 1301 Arlington 67219
17	"	" "	Blanche G. McDaniel Bonnie L. Jarvis 1311 Arlington 67219
18	"	" "	Bernard r. Moore Betty Moore 4244 S. Hydraulic 67216
1	13	" "	Kenneth E. Sargent Darlene E. Sargent 6245 E. Parkview 67219
2	"	" "	Jim W. Halter Mable Halter 6239 E. Parkview 67219
3	"	" "	Thomas H. Laughary Sandra S. Laughary 6225 E. Parkview 67219
4	"	" "	Ora M. Sayre Juanita M. Sayre 1310 Arlington 67219
5	"	" "	William M. Warner Lucy E. Warner 1300 Arlington 67219



Fidelity  **Title**
 COMPANY, INC.

LOT	BLOCK	ADDITION	OWNER
6 Exc E 4'	13	Park City	- Donald D. Hartke
E 4' 6 All 7	"	" "	Danny R. Potter Linda J. Potter 1230 Arlington 67219
8 Exc E 4'	"	" "	✓ Milton J. McPhail Norma S. McPhail 1226 Arlington
19	"	" "	✓ Richard L. Agnew Barbara Agnew 1225 Broadbeck 67219
20	"	" "	Dennis F. Shryock Bonnie J. Shryock 1213 Broadbeck 67219
21	"	" "	✓ Paul K. Jones Barbara M. Jones 1235 Broadbeck 67219
22	"	" "	Ronald E. Hudlin 1301 Broadbeck 67219
23	"	" "	- L.E. Forsse Inc.
10	12	" "	D Administrator of Vet. Affrs. 901 Geo. Washington Blvd 67211
11	"	" "	✓ Edward R. Pecha Colene R. Pecha 6330 E. Parkview 67219
12	"	" "	David E. Schuster Pamela Schuster 6324 E. Parkview 67219
13	"	" "	Vincent E. Van Hover Barbara J. Van Hover 6318 E. Parkview 67219
14	"	" " m	✓ Otis W. Mason III Diana L. Mason 6312 E. Parkview
15	"	" "	107 Administrator of Vet. Affrs. 901 Geo. Washington Blvd 67211
1	11	" "	✓ Alfred N. Grey Billie J. Grey 6325 E. Parkview 67219
2	"	" "	John R. Johnson Diana K. Johnson 6313 E. Parkview
3	"	" "	✓ Opal Barton 6301 E. Parkview 67219



LOT	BLOCK	ADDITION	OWNER
4	11	Park City	George S. Antrim Ruth H. Antrim 1310 Broadbeck 67219
5	"	" "	Joseph A. Rasmussen Gayle L. Rasmussen 1300 Broadbeck 6719
6	"	" "	Sarah C. Cox Jimmy M. Cox 1236 Broadbeck 67219
7	"	" "	Joseph P. Wiewel Bernice E. Wiewel 1230 Broadbeck 67219
25	"	" "	Russell V. Dickinson Winona Dickinson 1321 Charlston 67219
26	"	" "	William N. Brewster Dianna Brewster 1327 Charlston 67219
27	"	" "	Charles E. Roush Mary S. Roush 1335 Charlston 67219
1-2-3	1	Replat of Pt Lot 2 & Res A Park City	Samuel T. Luinstra Helen L. Luinstra 1102 n. Gow 67203
4	1	" " "	Bill J. Morris Arlene G. Morris
2 & 3	1	" " "	Lester B. Kappleman 144 N. Oliver 67208
1.	2	" " "	Patken Inc. 1800 S. Seneca 67213
		Beg NE Cor Lot 1 Blk 15 Park City, S 75', E 125" NESlty 54.9' ft W 127.43 to Beg Res A Park City	Park City Improvement District 6125 N. Hydraulic 67219
		S 125' of E 100' of Replat of Pt Lot 2 & Res A Park City	D.A. Snow Leona Snow
		N 55' of W 85' of Lot A Replat of Pt Lot 2 & Res A Park City	Dwaine McKinney Mary A. McKinney 6238 E. Parkview 67219
		Lot A Replat of Pt Lot 2 & Res A Park City Exc S 125' of E 100' & Exc N 55' of W 85"	Thomas G. Williamson Ronell J. Williamson
		Reserve B Forss's 1st Add	Park City Baptist Church



LOT	BLOCK	ADDITION	OWNER
1	4	Forsse's 1st Add	Haden G. Reed Betty L. Reed 6141 Judson 67219
2	"	"	Doyle H. Schaeffer Dorothy L. Schaeffer 6129 Judson 67219
3ExcSW 2'	"	"	Louis R. Kirchner Lovenia R. Kirchner 6121 Judson
SW 2' 3 All 4	"	"	Administrator of Vets. Affrs. 901 Geo. Washington Blvd 67211
5	"	"	Frederick L. Grant Marcia G. Grant 6111 Judson 67219
7 & 10	"	"	Administratro of Vets. Affrs. 901 Geo. Washington Blvd 67211
8	"	"	James R. Maloney Lelia M. Maloney
9	"	"	William Kucharek. Gloria L. Kucharek 6118 E. Parkview 67219
11	"	"	Eugene Francis Vera M. Francis
121	"	"	Verl R. Howell Nila D. Howell 1415 E. 61st St. No.
13Exc E 2"	"	"	Billy E. Brown Naomi M. Brown
E 2'13 All" 14 & 15	"	"	Administrator of Vets Affrs. 901 Geo. Washinton Blvd 67211
15	"	"	Thomas E. Luna Roseanne Luna 1509 E. 61st St. No 67219



Dated this 14th day of July 1980 at 7:00 A.M.

FIDELITY TITLE COMPANY INC

By C. E. Reed Riddle
VP

No. 51551



FORM 29

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	