

Form 1-23-84
KX

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved subject to 2/29/84
condition

B.C.C./B.G.C. Deny the 3-6-84
Application

Closed

Map No. 5850C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

Amended File #5

DP - 8
Filed 1-05-84

Associated
Case: _____

APPLICATION REQUEST: Approval of proposed amendment #5 to
University Gardens C.U.P.
(Residential)(Commercial) Community Unit Plan.

1. Applicant Louis F. Knetsch and Paul P. Parsons
Address 2862 South Broadway Phone 522-2277
2. Agent Grant Tidemann
Address 150 North Market Phone 262-6404
3. General Location: North side of 21st St. North between Oliver and
Pinecrest
4. Proposed Use: _____

AREA DATA:

1. Acres: 0.7 (_____ ft. by _____ ft.)
2. Existing Zoning _____ Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 2-09-83 Action Approved subject to conditions

2. Governing Body

Date 3-6-84 Action Deny the application

NOTES:

CASE FILE

LOUISIANA, MISSISSIPPI,
ALABAMA, ARIZONA, ARKANSAS,
CALIFORNIA, COLORADO, CONNECTICUT,
FLORIDA, GEORGIA, ILLINOIS,
INDIANA, IOWA, KANSAS, KENTUCKY,
LOUISIANA, MAINE, MARYLAND,
MASSACHUSETTS, MICHIGAN,
MINNESOTA, MISSISSIPPI,
MISSOURI, MONTANA, NEBRASKA,
NEVADA, NEW HAMPSHIRE,
NEW JERSEY, NEW YORK,
NORTH CAROLINA, NORTH DAKOTA,
OHIO, OKLAHOMA, OREGON,
PENNSYLVANIA, RHODE ISLAND,
SOUTH CAROLINA, SOUTH DAKOTA,
Tennessee, Texas, Utah, Vermont,
Virginia, Washington, West Virginia,
Wisconsin, Wyoming,
U.S.A.

Signal
No. 2153C



Map No. 5850C
 Sec. _____
 Twp. _____
 Range _____

DATA SHEET
 COMMUNITY UNIT PLAN

DP - 8
 Filed 1-05-84

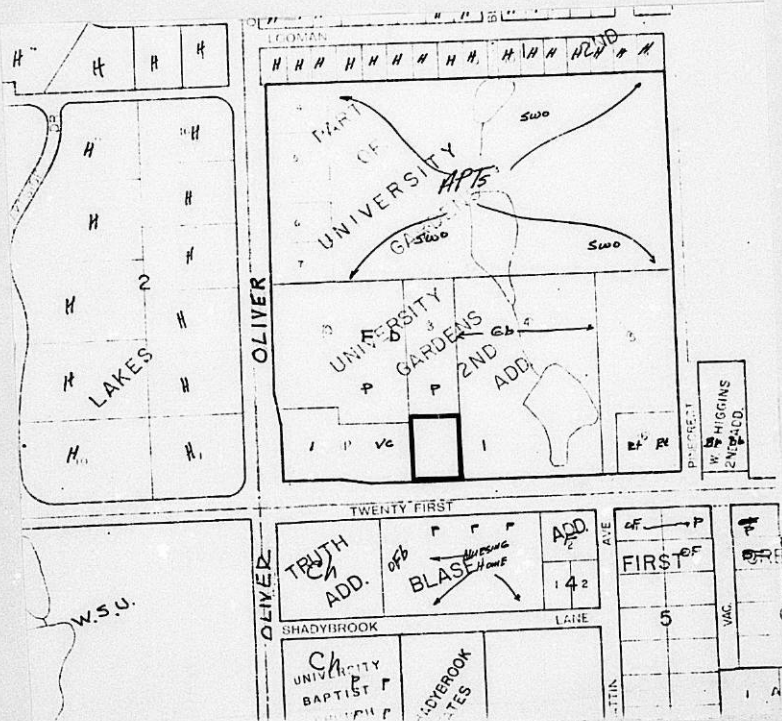
Associated Case: _____

APPLICATION REQUEST: Approval of proposed amendment #5 to University Gardens C.U.P. (Residential)(Commercial) Community Unit Plan.

- Applicant Louis F. Knetsch and Paul P. Parsons Phone 522-2277
 Address 2862 South Broadway
- Agent Grant Tidemann Phone 262-6404
 Address 150 North Market
- General Location: North side of 21st St. North between Oliver and Pinecrest
- Proposed Use: _____

- AREA DATA:
 1. Acres: 0.7 (200' ft. by 150' ft.)
 2. Existing Zoning: _____
 3. Land Use: East RESTAURANT South HOME FOR ELDERLY/Church
 West SINGLE FAMILY North APTS/OFFICE
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted. DP-8

PHOTO DATA:
 Taken by _____ Date _____ Time _____



Jack

DP-8

Wayne Wong called
for information on
procedure for CVP's.

He indicates that he
would speak at the
BCC meeting.

Art

hakin 1-101

Kelly W. Johnston

February 17, 1984



Mayor Margalee Wright
City Hall
455 N. Main
Wichita, KS. 67202

RE: DP-8; University Gardens Residential and Commercial
Community Unit Plan

Dear Mayor Wright:

On 7 February 1984, CPD Council I considered the proposal by the current owners of the involved property to amend the University Gardens Residential and Commercial Community Unit Plan so that a sale of the involved property to Taco Bell could be consummated and another fast-food restaurant erected at that location. The site for this sale is located, generally, northeast of the intersection of East 21 Street and North Oliver and along side East 21st Street and south of the K-Mart Shopping Center-Dillons complex. It is also located just east of the abandoned University State Bank Building.

At our meeting, we were addressed by an owner of business property located east of the site involved in this request upon which set the Sonic Drive-in and the Taco Tico restaurant. Certain members of the CPD Council had also been contacted prior to the meeting by area residents. The area residents and the owner of the property upon which the two restaurants currently do business are unanimously opposed to the amendment.

CPD Council I voted unanimously in opposition to the proposal to amend the existing community unit plan. My vote in opposition was predicated upon the realization that (1) a competing taco-mexican food restaurant located within a couple of hundred yards of an existing business of the same type and character does not constitute responsible land-use planning and will adversely affect the vitality of the existing business; (2) East 21 Street between North Oliver and North Woodlawn already harbors quite a number of fast-food restaurants; and (3) it is my firm impression that area homeowners and residents oppose the construction of new restaurants along this stretch of road. For example, CPD Council I entertained area residents recently in connection with a proposal to build another small shopping center complex just west of the Food 4 Less, generally located on the northwest corner of East 21st Street and North Woodlawn. Area residents were vigorously opposed to this specific proposal and

Mayor Margalee Wright
February 17, 1984
Page Two

also to the idea of constructing additional restaurant facilities in the general vicinity.

I note that the MAPC voted in favor of DP-8 despite our recommendations to the contrary and I respectfully request that the City Commission oppose this proposal as inimical to the interests of present businesses and area residents and homeowners. I also note and would like to emphasize that the staff comments from the Metropolitan Area Planning Department opposed this proposal in its entirety.

Thank you for your consideration of these comments.

Yours very truly
Kelly W. Johnston

Kelly W. Johnston

KWJ/lw

- CC/ Albert Kirk
- Bob Brown
- Bob Knight
- Tony Casado

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF AN AMENDMENT TO COMMERCIAL
AND RESIDENTIAL COMMUNITY UNIT PLAN

DP-8 - APPROVAL OF AN AMENDMENT TO THE UNIVERSITY GARDENS
COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN, GENERALLY
LOCATED ON THE NORTH SIDE OF 21ST STREET NORTH BETWEEN OLIVER
AND PINECREST.

The MAPC recommends approval of the amendment to the C.U.P.
(see minutes for full motion and conditions)

Moore moved, Bayouth seconded and it carried with a vote
of 5 in favor (Moore, Bayouth, Gardner, Goebel and Wilson) and
3 opposed (Chisholm, Hansen and Peters). Crockett was absent.

ACTION:

1. Concur with the findings of fact of the Metro-
politan Area Planning Commission and approve
the Community Unit Plan subject to the recom-
mended conditions; or
2. Return the application to the Metropolitan Area
Planning Commission for its reconsideration.
The City Commission states the following reasons
for its action:

CPO ACTION: CPO Council Area "I" recommended unanimously, 7-0,
that the amendment to the C.U.P. be denied.

DATA AND MINUTES

MAPC Hearing Date: 2-09-84

BCC Hearing Date: 3-06-84

AREA DATA:

Acres: Parcel 10 2.2

Size: 150' x 640'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping area	"LC"
North	Apartments	"B"
East	Undeveloped & Restaurants	"AA" & "LC"
South	Church & Nursing Home	"AA" & "LC"
West	Single-family	"AA"

History: CUP originally approved on July 6, 1965
Last amendment 7-31-80 MAPC Approve
8-26-80 BCC Approve
L/S-0386 (S 200' of Parcel 10) 8-29-78 BCC Approve

Applicant: Louis F. Knetsch & Paul P. Parsons, 2862 S. Broadway, Wichita

Protestors: Wayne Wong, 6636 E. Murdock.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 9, 1984

LEGAL:

5. Case No. DP-8 - Louis F. Knetsch and Paul P. Parsons request approval of proposed amendment #5 to University Gardens Community Unit Plan for Lot 3, except the north 440 feet, University Gardens Second Addition, Wichita, Sedgwick County, Kansas. Generally located on the north side of 21st Street North between Oliver and Pinecrest.

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

COMMENTS:

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

In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the University Gardens Commercial and Residential C.U.P., that is located at the northeast corner of 21st Street and Oliver. The amendment proposes to delete the prohibition of "fast food restaurants" for the south 200' of Parcel 10. Parcel 10 is located just to the east of the vacant bank building. No other changes are proposed to the C.U.P.
2. In August 1976 the C.U.P. was amended after considerable discussion to basically its current form. The only change since 1976 was an amendment to permit the expansion of the Dillons Store. During the discussion in 1976, several objections were made about the stripping out of 21st Street with several free-standing fast food restaurants. The C.U.P. was approved with a limitation on the number of free-standing buildings and the prohibition of fast food restaurants in Parcel 10. Staff feels that the existing C.U.P. with its prohibition of restaurants in Parcel 10 is still appropriate for this area.
3. Should the Planning commission determine that the proposed amendment is appropriate, the following are recommended conditions of approval:
 - a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - c. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

DISCUSSION:

CHAMBERS stated that the only change proposed to the C.U.P. was for the southern portion of Parcel 10. He said that when this C.U.P. was originally approved there was a substantial amount of discussion about what type of use would be permitted and where they would be

located. There was also quite a bit of opposition to the shopping center. He said that one of the compromises that came about was that fast food restaurants would be restricted to the parcel in the southeast corner of the C.U.P. The zoning was left "AA" on the west side to further buffer the area. Staff feels that the existing C.U.P. is still appropriate and the reasons and comments made in 1976 are still valid. CPO Council Area "I" voted unanimously, 7-0, that the amendment be denied.

BAYOUTH asked what the reasons were for not approving the amendment.

CHAMBERS said that staff did not feel that there was any reason to change the original intent of the C.U.P., and that was not to permit a fast food restaurant on this site.

BANZER said that he could not see how the staff could say the area had not changed. Eight years later there is all sorts of commercial up and down 21st Street to the east, and there are apartments built behind the center.

BAYOUTH said that he was familiar with Taco Bell and they run a good clean operation.

BANZER asked if there was a better site in the immediate area for such an establishment, in staff's opinion, that has better access, better traffic flow, etc.

GALBRAITH stated that staff had not really looked at other available sites. He said that he could not recall other sites in the area that he felt were available for a drive-in restaurant. There are a couple of community unit plans one mile to the east that have parcels that are undeveloped that a restaurant could go on. He said that he would share Banzer's comments that he did not feel a restaurant there would necessarily have an impact traffic-wise on the site, but it was just that that type of use begins to hide the shopping center. He said that the C.U.P. did permit a freestanding building to go there.

CHAMBERS pointed out that staff received phone calls from Mr. Wong and a Dr. Tolaty saying that he could not be present but was opposed to the amendment.

GRANT TIDEMANN, J. P. Weigand & Sons, representing the owners and the contract buyers (Juno Corp.), stated that Juno Corp. was a franchise of Taco Bell. He said that Juno Corporation has developed one other store in Wichita within the last six months and this will be their second location. They desire a location close to the University, and one of the things they look for is a good area. They desire to build a freestanding restaurant in which they can use their own type of design which they feel is part of their advertising effect. TIDEMANN said the original developer of the shopping center had to make some compromises in order to build the shopping center. One of the compromises was the fact that they would not use this parcel for a fast food restaurant. He felt that the area has changed. It has become commercial. TIDEMANN felt that fact was shown at the CPO meeting. There were no representatives of the neighborhood present who opposed it. He said there was one gentleman who opposed it, but not because it was infringing upon his dwelling. He said that Taco Bell was a national chain and would employ about 35 to 45 full time and part time employees. They desire this location because they think their restaurant will appeal to college students. TIDEMANN did not feel that Taco Bell and the present owner should be penalized for a controversy which took place a number of years ago.

WAYNE WONG, 6636 East Murdock, owner of the property where Taco Tico and Sonic Drive-in is located, stated that he was also representing Al Caro, the owners of K-Mart, the restaurant and the drug store

who were also opposed to the request. He said that they did not want another fast food restaurant on the site.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the commercial character of the area; the light commercial zoning and uses on adjacent property and the suitability of the subject site for development with a fast food restaurant; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Moore moved, Bayouth seconded and it carried with a vote of 5 in favor (Moore, Bayouth, Banzer, Goebel and Wilson), and 3 opposed (Chisholm, Hansen and Peters). Gardner was not present. Crockett was absent.

February 10, 1984

Mr. Grant Tidemann
150 North Market
Wichita, Kansas 67202

Re: DP-8 - Amendment to University
Gardens Commercial & Residential
C.U.P.

Dear Mr. Tidemann:

At its regular meeting on February 9, 1984, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Please submit 10 copies of the C.U.P. to our office by February 22, 1984 so that subject case can be scheduled for consideration by the Board of City Commissioners at their regular meeting on March 6, 1984, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sd

cc: Louis F. Knetsch & Paul P. Parsons, 2862 S. Broadway, Wichita
William L. Korber, 330 Laura, Wichita
Wayne Wong, 6636 East Murdock, Wichita 67206

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 8, 1984

TO Jack Galbraith, Chief Planner-Current Plans

FROM Dean Kruihof, Administrative Aide III

SUBJECT DP-8, North Side of 21st Street North,
Between Oliver and Pinecrest

At its February 7th meeting, CPO Neighborhood Council Area "I" considered the proposed amendment to the University Gardens Residential and Commercial Community Unit Plan which proposed the deletion of the prohibition of "fast food restaurants" for the south half of Parcel 10.

Grant Tidemann was present representing the applicant. One area property owner was present in opposition to the proposed amendment.

The Council voted unanimously, 7-0, to concur with Planning staff comment #2 and recommend that the amendment be denied.

Please provide the Council's recommendation to the City Commission and Metropolitan Area Planning Commission when this case is considered.


Dean Kruihof
Administrative Aide III

DK:sm

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DP-8 - Approval of an amendment to Parcel 10 in the University Gardens Commercial and Residential C.U.P. Generally located on the northeast corner of 21st Street and Oliver.

MAPC HEARING DATE: 2-09-84

Acres: Parcel 10 2.2

Size: 150' x 640'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping area	"LC"
North	Apartments	"B"
East	Undeveloped & Restaurants	"AA" & "LC"
South	Church & Nursing Home	"AA" & "LC"
West	Single-family	"AA"

History: CUP originally approved on July 6, 1965
Last amendment 7-31-80 MAPC Approve
8-26-80 BCC Approve
L/S-0386 (S 200' of Parcel 10) 8-29-78 BCC Approve

Applicant: Louis F. Knetsch & Paul P. Parsons, 2862 S. Broadway, Wichita

COMMENTS:

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

In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the University Gardens Commercial and Residential C.U.P., that is located at the northeast corner of 21st Street and Oliver. The amendment proposes to delete the prohibition of "fast food restaurants" for the south 200' of Parcel 10. Parcel 10 is located just to the east of the vacant bank building. No other changes are proposed to the C.U.P.
2. In August 1976 the C.U.P. was amended after considerable discussion to basically its current form. The only change since 1976 was an amendment to permit the expansion of the Dillons Store. During the discussion in 1976, several objections were made about the stripping out of 21st Street with several free-standing fast food restaurants. The C.U.P. was approved with a limitation on the number of free-standing buildings and the prohibition of fast food restaurants in Parcel 10. Staff feels that the existing C.U.P. with its prohibition of restaurants in Parcel 10 is still appropriate for this area.
3. Should the Planning commission determine that the proposed amendment is appropriate, the following are recommended conditions of approval:
 - a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - c. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.
-

DP-8 University Gardens Commercial and Residential C.U.P.

101 "Notice to Adjoining Property Owners" mailed 1-26-84
for the MAPC meeting to be held 2-09-84.

1 Agent (Grant Tidemann)

1 Owner (Louis F. Knetsch & Paul P. Parsons)

1 CPO (Clemencia)

1 Engineering (Don Schneider)

105 TOTAL

3. The general location is (use appropriate section)

a. at the _____ corner of _____
and _____; or

OK
b. on the north side of 21st ST. No. (Avenue,
Street) between Oliver (Avenue, Street) and
Pinecrest (Avenue, Street).

4. 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 and accompanied by a current abstractor's certificate as required in the instruction sheet.

By Aunt Tideman _____
Authorized Agent (if any) By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any) By _____
Authorized Agent (if any)

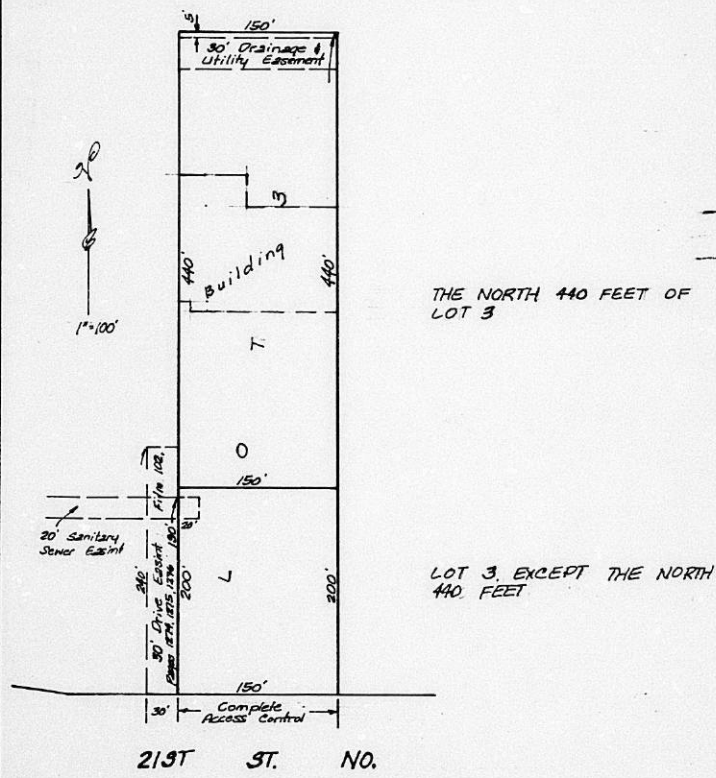
5. OFFICE USE ONLY

This application was received at the Planning Department at 3:00
(AM, PM) on Jan 5, 1953 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200⁰⁰.

Artho D. Chamber Name
Sr. Planner Title

LOT SPLIT

LOT 3, UNIVERSITY GARDENS
2ND ADDITION, WICHITA,
KANSAS



BAUGHMAN COMPANY 8-3-78

X

O W N E R S H I P L I S T

We hereby extend the foregoing ownership list of the property owners within a 1000 foot radius of:

Lot 3, except the North 440 feet, University Gardens 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 18th day of April, 1985, at 7:00 o'clock A.M. without change except:

<u>Property Description</u>	<u>Property Owner</u>
Lot 1, University Gardens 2nd Addition	Dr. Michael N. Williams Tracy M. Williams 4902 E. 21st Wichita, KS 67208
The North 140 feet of Lot 1 & Lot 1, except the North 140 feet, W. P. Higgins 2nd Addition	John J. Jantz Mederise Jantz 2110 Industrial Wichita, KS 67216
Lot 1, Wichita Land Addition, also being described as the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the S $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1-27-1E.	Keith Anderson 6002 Grace Lane Wichita, KS 67208
Lot 2, Wichita Land Addition, also being described as the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, exc. the West 30 feet of the South 56.69' for street Case 80C1563.	Wichita Land Associates Inc. 9323 E. Harry Wichita, KS 67207
Lot 3, Wichita Land Addition, also being described as the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ Sec. 1-27-1E.	Same As Above
Lot 1, Caliendo 9th Addition, also being described as the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the S $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 1-27-1E.	Rodney L. Steven Rebecca J. Steven 2333 McLean Blvd. Wichita, KS 67204
Lot 1, Blk. B, Willow Lakes Estates	Leland E. Brack & 4th Natl'l Bank & Trust Company AND Lucille Brack & 4th Natl'l Bank & Trust Company c/o Trust Division Box 1122 Wichita, KS 67201

<u>Property Description</u>	<u>Property Owner</u>
Lot 4, Blk. C, Willow Lake Estates	Earl R. Coder ✓ Jerry W. Armstrong James F. Rogers William K. Rogers, as Trustee c/o James F. Rogers 358 N. Main, Suite 3A Wichita, KS 67202
Lot 1, Blk. 1, Prairie Hills 2nd Addition	William W. Lee ✓ Judy B. Lee 4801 Looman Wichita, KS 67220
Lot 14, Blk. 1, Prairie Hills 2nd Addition	Epifanio Elizondo Norma Calderon Elizondo 5109 Looman Wichita, KS 67220
Lot 7, exc. the South 2 feet, Blk. 2, Prairie Hills 2nd Addition	Dennis D. Black ✓ Kim Ageel 2425 N. Battin Wichita, KS 67220
Lot 10, Blk. 2, Prairie Hills 2nd Addition	Gene Baker aka ✓ Gene G. Baker 5105 Arlene St. Wichita, KS 67220 AND Perry A. Baker Same As Above
Lot 12, Blk. 3, Prairie Hills 2nd Addition	Tracy A. Cook ✓ Kim L. Cook 2432 N. Battin Wichita, KS 67220
Lot 3, Blk. 4, Prairie Hills Addition	Linda Kaye Smith ✓ 4809 Arlene Wichita, KS 67220
Lot 4, Blk. 4, Prairie Hills Addition	Ora L. King ✓ Reginald E. King 4813 Arlene Wichita, KS 67220
Lot 10, Blk. 4, Prairie Hills Addition	Merle D. Brown James E. DuFour Address Unknown
Lot 12, Blk. 4, Prairie Hills Addition	Jeremy Greer ✓ Barbara J. Greer 4902 Arlene Wichita, KS 67220
Lot 18, Blk. 3, Prairie Hills Addition	Lee L. Bogart ✓ Barbara A. Bogart 4810 Arlene Wichita, KS 67220
Lots 1, 2 & 3, Blk. 7, First Addition to Crestview	Caliendo Investment ✓ Corp. 400 N. Woodlawn Wichita, KS 67208

<u>Property Description</u>	<u>Property Owner</u>
Lot 1, Pinecrest Addition	Keith L. Anderson 6002 Grace Lane Wichita, KS 67208
Lot 2, Pinecrest Addition	Southwestern Bell Telephone Co. 154 N. Broadway Wichita, KS 67202

The foregoing two descriptions also described as: The North 262.91 feet of the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the S $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 1-27-1E.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Gable

By
Sr. Vice-President

This addendum was furnished for Amendment #6. Then Kohler called to say there were many errors in the original and Security would prepare a whole new ownership list for Amendment #6.

Order No: 345584
Update of: 328428
ns

L.O.

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
Lot 3, University Gardens	Shadow Lakes Association L. P. c/o Jacques Miller Assoc. 211 Seventh Ave. N. Nashville, Tenn. 37219
Lots 4, 5, 6 & 7, University Gardens	Monarch Shadow Lake Partners, Ltd. 1000 Quail St. Newport Beach, California
Lot 1, University Gardens 2nd Addition <i>See addendum</i>	The University State Bank of Wichita Box 8192 Wichita, Kansas 67208
Lot 2, University Gardens 2nd Addition	Dillon Real Estate Co. Inc. 2700 E. 4th Hutchinson, Kansas 67501
The north 440 feet of lot 3, University Gardens 2nd Addition	Alfred A. Caro 1559 Gatewood 67206
<i>Application added</i> Lot 3, except the north 440 feet, University Gardens 2nd Addition	P & K Partnership c/o Bill Higgins Sutton Place Penthouse 209 E. Williams 67202
Lot 4, University Gardens 2nd Addition	Wichita Associates c/o Howard D. Brous 4 Kings Terrace Kings Point, New York 11024
Lot 5, University Gardens 2nd Addition	Arthur F. Reeves 901 Hazeldine Albuquerque, New Mexico 87106
Lot 6, University Gardens 2nd Addition	Wayne H. Wong Kim S. Wong 6636 E. Murdock 67206
The West 160 feet of lot 1, Blase Addition	W. A. Michaelis, Jr. 211 N. Broadway 67211 H. R. Michaelis 620 Wetmore Dr. 67209

<u>Property Description</u>	<u>Property Owner</u>
The East 330 feet of lot 1, Blase Addition	National Heritage Inc. Suite 212 320 Whittington Parkway Louisville, Kentucky 40222
Lot 2, except the east 100 feet, Blase Addition	Noble Properties Inc. 700 E. Central 67202
The East 100 feet of lot 2, Blase Addition	Gibraltar Investments Inc. address unknown
Lot 6, Crestview Lakes	Wilfred C. Lauver Patricia A. Lauver 10 Crestview Lakes 67220
Lot 7, Crestview Lakes	Bradford F. Reeves Mary Lee Reeves 8 Crestview Lakes 67220
Lot 8, Crestview Lakes	John W. Stites Janice E. Stites 6 Crestview Lakes 67220
Lot 9, Crestview Lakes	Gordon T. Cowles Jean E. Cowles 4 Crestview Lakes 67220
Lot 10, Crestview Lakes	Ronald Dean Belden 2 Crestview Lakes 67220
Lot 11, Crestview Lakes	Charles C. Browning, Jr. Aileen J. Browning address unknown
Lot 12, Crestview Lakes	Ulysess L. Gooch Dora Augusta Gooch 12 Crestview Lakes 67220
Lot 13, Crestview Lakes	Merle D. Morgan Barbara Jean Morgan 13 Crestview Lakes 67220
Lot 14, Crestview Lakes	Edward S. Lee Jr. Mable A. Lee 2002 E. 17th St. 67214
Lot 15, Crestview Lakes	Jewell F. Motley Grace E. Motley 15 Crestview Lakes 67220

Property Description

Property Owner

Lot 16, Crestview Lakes

Charles F. McAfee
Gloria M. McAfee
16 Crestview Lakes
67220

The Drives and Park Area lying between said drives are dedicated to & reserved for the use of the residents of Crestview Lakes.

The North 140 feet of lot 1, & lot 1,
except the north 140 feet, W. P. Higgins
2nd Addition. *see addendum*

~~V. E. Lygrisse
1945 Porter
A-57-
67203~~

Lot 1, Truth Addition

V. D. Brown, et al
trustees, Wichita
Unity Church
2160 N. Oliver
67208

see addendum
The East Half of the West Half of the
South Half of the West Half of the
Southeast Quarter of the
Southwest Quarter Section 1-27-1E.

~~Keith Anderson
6002 Grace Lane
67208~~

see addendum
The East Half of the East Half of
the South Half of the West Half of the
Southeast Quarter of the Southwest
Quarter Section 1-27-1E.

~~Caliendo Investment
Corp.
400 N. Woodlawn
67208~~

see addendum
The North Half of the Northwest
Quarter of the Southeast Quarter
of the Southwest Quarter Section 1-27-1E &
The South Half of the Northwest Quarter of
the Southeast Quarter of the Southwest
Quarter, except the west 30 feet of the
south 56.69 feet for street Case 80C1563 &
The East Half of the North Half of the
Southwest Quarter Section 1-27-1E.

~~Wichita Land Associates
Inc.
9323 E. Harry
67207~~

The West Half of the East Half of the
South Half of the West Half of the
Southeast Quarter of the Southwest
Quarter Section 1-27-1E.

~~Ralph M. Holmes
Box 66
Offerle, Kansas
67563~~

~~Rev. Paul F. Holmes
address unknown~~

Lot 1, Block 1, Woogate 2nd Addition

~~Windsor at Woodgate
5400 E. 21st
67208~~

<u>Property Description</u>	<u>Property Owner</u>
The East Half of the Southeast Quarter of the Southwest Quarter Section 1-27-1E, except that part platted as Woodgate 2nd Addition & the east 70 feet of the North Half of the East Half of the Southeast Quarter of the Southwest Quarter Section 1-27-1E for drainage of Lot 1, Block 1, Woodgate 2nd Addition.	Gold Crown Inc. address unknown
Lot 1, Block B, Willow Lake Estates <i>see addendum</i>	Ben F. Brack Marie Brack Address unknown
Lot 2, Block B, Willow Lake Estates	Nova L. Morgan 4722 Looman 67220
Lot 4, Block B, Willow Lakes Estates	Phillip A. Bogner Victoria L. Bogner 2400 N. Dellrose 67220
Lot 1, Block C, Willow Lakes Estates	Erach R. Talaty Margaret E. Talaty 2401 N. Oliver 67220
Lot 2, Block C, Willow Lake Estates	Cline D. Hensley, Jr. Elizabeth Cady Hensley 4707 Looman St. 67220
Lot 3, Block C, Willow Lake Estates	Max S. Houston Martha P. Houston 4703 Looman St. 67220
Lot 4, Block C, Willow Lake Estates	Benton S. Brooks, Jr. Elise Wilbor Brooks 2401 N. Dellrose 67220
Lot 1, Block 1, Prairie Hills 2nd Addition	Wally A. Saka Vicki A. Saka 4801 Looman St. 67220
Lot 2, Block 1, Prairie Hills 2nd Addition	Thomas G. Gant Barbara A. Gant 4805 Looman St. 67220
Lot 3, Block 1, Prairie Hills 2nd Addition	Elmer J. Henderson Edna Florence Henderson 4809 Looman St. 67220

<u>Property Description</u>	<u>Property Owner</u>
Lot 4, Block 1, Prairie Hills 2nd Addition	Robert J. Nelson Kathy M. Messer 4813 Looman St. 67220
Lot 5, Block 1, Prairie Hills 2nd Addition	James A. Bullard Paula I. Bullard 4901 Looman St. 67220
Lot 6, Block 1, Prairie Hills 2nd Addition	Hubert E. Fatherree Helen L. Fatherree 4905 Looman St. 67220
Lot 7, Block 1, Prairie Hills 2nd Addition	Carl Ray Grayson Erma Jean Grayson 4909 Looman St. 67220
Lot 8, Block 1, Prairie Hills 2nd Addition	Charles Winston Dahn Deborah L. Dahn 4913 Looman St. 67220
Lot 9, Block 1, Prairie Hills 2nd Addition	Robert A. Bell Twila J. Bell 4917 Looman St. 67220
Lot 10, Block 1, Prairie Hills 2nd Addition	Jerry R. Sultz Tanya L. Sultz 5001 Looman St. 67220
Lot 11, Block 1, Prairie Hills 2nd Addition	Larry El Roy Bell Donna M. Bell 5007 Looman St. 67220
Lot 12, Block 1, Prairie Hills 2nd Addition	John W. MacMurray Charlotte M. MacMurray 5013 Looman St. 67220
Lot 13, Block 1, Prairie Hills 2nd Addition	James A. Johns Barbara A. Johns 5101 Looman St. 67220
Lot 14, Block 1, Prairie Hills 2nd Addition <i>see addendum</i>	Grover George Phillips, Jr. 5109 Looman St. 67220
Lot 15, Block 1, Prairie Hills 2nd Addition	Richard Woods Jr. Doris J. Woods 5115 Looman St. 67220

Property DescriptionProperty Owner

Lot 16, Block 1, Prairie Hills 2nd Addition	Daniel L. Dinwiddle Blanch R. Dinwiddle 5123 Looman St. 67220
Lot 1, Block 2, Prairie Hills 2nd Addition	Thomas W. Carter Carrie M. Carter 5002 Looman St. 67220
Lot 2, Block 2, Prairie Hills 2nd Addition	Jacob Alarik Bakk Betty L. Bakk 5006 Looman St. 67220
Lot 3, Block 2, Prairie Hills 2nd Addition	Jeffrey M. Kuhns Mahvash Kuhns 5012 Looman St. 67220
Lot 4, Block 2, Prairie Hills 2nd Addition	Faith B. Coniglio Gioacchino C. Coniglio 5102 Looman St. 67220
Lot 5, Block 2, Prairie Hills 2nd Addition	Lonnie Rolfe, Jr. Brenda J. Rolfe 5108 Looman 67220
Lot 6, & the south 2 feet of lot 7, Block 2, Prairie Hills 2nd Addition	James R. Estes Becky Ann Estes 2417 N. Battin 67220
Lot 7, except the south 2 feet, Block 2, Prairie Hills 2nd Addition <i>see addendum</i>	Arnold James Reynolds Deloris A. Reynolds 2425 N. Battin 67220
Lot 8, Block 2, Prairie Hills 2nd Addition	Lesinder B. Izzard Lucy T. Izzard 2433 N. Battin 67220
Lot 9, Block 2, Prairie Hills 2nd Addition	James L. Regan 5115 Arlene 67220
Lot 10, Block 2, Prairie Hills 2nd Addition <i>see addendum</i>	Gene Baker aka Gene G. Baker 5105 Arlene St. 67220

<u>Property Description</u>	<u>Property Owner</u>
Lot 11, Block 2, Prairie Hills 2nd Addition	Bill J. Potter Barbara L. Potter 5009 Arlene 67220
Lot 12, Block 2, Prairie Hills 2nd Addiiton	William B. Knight Nellie L. Knight 5001 Arlene 67220
Lot 11, Block 3, Prairie Hills 2nd Addition	Earl Richo Frances M. Richo 2440 N. Battin 67220
Lot 12, Block 3, Prairie Hills 2nd Addition <i>see addendum</i>	Malcolm T. Nichols Michael J. Nichols 2432 N. Battin 67220
Lot 13, except the south 3 feet, 3 inches, Block 3, Prairie Hills 2nd Addition	Dennis Eugene Ealy 2424 N. Battin 67220
The South 3 feet, 3 inches, of lot 13, all of lot 14, Block 3, Prairie Hills 2nd Addition.	Steven L. Ratzlaff 2416 N. Battin 67220 Martin D. Rude 2740 E. 2nd St. 67214 Philip A. Wiebe 2740 E. 2nd St. 67214
Lot 15, Block 3, Prairie Hills 2nd Addition	Larry D. Anderson 2410 N. Battin 67220
Lot 1, Block 4, Prairie Hills Addition	Virlene H. Hicks Millard F. Hicks, Jr. Vicki Lynn Davenport 4801 Arlene St. 67220
Lot 2, Block 4, Prairie Hills Addition	Taze D. Jessee Dorothy E. Jessee 4805 Arlene 67220
Lot 3, Block 4, Prairie Hills Addition <i>see addendum</i>	DeWitt P. Johnston 4809 Arlene 67220

<u>Property Description</u>	<u>Property Owner</u>
Lot 4, Block 4, Prairie Hills Addition <i>see addendum</i>	Ahsanul Huq U. K. Zohra 4813 Arlene 67220
Lot 5, Block 4, Prairie Hills Addition	Daniel I. Anders Louise E. Anders address unknown
Lot 6, Block 4, Prairie Hills Addition	Richard N. Roberts 4907 Arlene 67220
Lot 7, Block 4, Prairie Hills Addition	Dennis Lynn Haugen Lydia A. Haugen 4911 Arlene 67220
Lot 8, Block 4, Prairie Hills Addition	Wayne M. Manske Linda M. Manske 4915 Arlene 67220
Lot 9, Block 4, Prairie Hills Addition	Byron J. Keller Dianne C. Keller 4914 Arlene 67220
Lot 10, Block 4, Prairie Hills Addition <i>see addendum</i>	Willard L. Anderson Rosemary M. Anderson Address unknown
Lot 11, Block 4, Prairie Hills Addition	Jerry L. Long Nita A. Long 4906 Arlene 67220
Lot 12, Block 4, Prairie Hills Addition <i>see addendum</i>	Willis M. Smith Barbara A. Smith 4902 Arlene 67220
Lot 13, Block 4, Prairie Hills Addition	Edward Brown Genevieve Brown 4814 Arlene 67220
Lot 14, Block 4, Prairie Hills Addition	Graze I. Kinard, Jr. Taeko Kinard 4801 Looman 67220
Lot 15, Block 4, Prairie Hills Addition	Walter V. Plath Alma E. Plath 4806 Looman 67220
Lot 16, Block 4, Prairie	

Property Description

Property Owner

Lot 16, Block 4, Prairie Hills Addition	Ghulam H. Mansouri Aghdas Mansouri 4802 Looman 67220
Lot 10, Block 3, Prairie Hills Addition	Delbert O. DeWitty 105 E. 2nd 67202
Lot 11, Block 3, Prairie Hills Addition	Dwayne A. Tieszen Linda R. Tieszen 5002 Arlene 67220
Lot 12, Block 3, Prairie Hills Addition	Richard R. VanDenboss Janice L. Vandenboss 4918 Arlene 67220
Lot 13, Block 3, Prairie Hills Addition	Donna M. Elliott 4914 Arlene 67220
Lot 14, Block 3, Prairie Hills Addition	Mildred L. Williams 4910 Arlene 67220
Lot 15, Block 3, Prairie Hills Addition	Dale J. Kurtenbach Mary B. Kurtenbach 4906 Arlene 67220
Lot 16, Block 3, Prairie Hills Addition	Delbert D. Resser Cathy D. Resser 4902 Arlene 67220
Lot 17, Block 3, Prairie Hills Addition	Robert G. DeBose Jolene F. DeBose 4814 Arlene 67220
Lot 18, Block 3, Prairie Hills Addition <i>see addendum</i>	David L. Kirk Lisa R. Kirk 4810 Arlene 67220
Lot 19, Block 3, Prairie Hills Addition	Robert L. Reif Katherine M. Reif 4806 Arlene 67220
Lot 20, Block 3, Prairie Hills Addition	James R. Bartz Jacquelyn M. Bartz 4802 Arlene 67220

Property DescriptionProperty Owner

Beginning at the northeast corner of the northeast Quarter, Section 11, Township 27 South, Range 1 East; thence south 75 feet; thence west 250 feet; thence northwesterly to a point 50 feet south and 350 feet west of the northeast corner of said northeast Quarter; thence west to a point 900 feet east and 50 feet south of the northwest corner of said Northeast Quarter; thence north 50 feet to the north line of said northeast Quarter; thence east along said north line to the point of beginning; and beginning at the northeast corner of the northeast Quarter, Section 11, Township 27 South, Range 1 East; thence west 75 feet; thence south 250 feet; thence southeasterly to a point 350 feet south and 50 feet west of the northeast corner of said northeast Quarter; thence south to a point 250 feet north of the southeast corner of said Northeast Quarter; thence southwesterly to a point on the south line of said northeast Quarter being 75 feet west of the southeast corner of said northeast Quarter; thence east to the east line of said Northeast Quarter; thence north along said line to the point of beginning, and beginning at the southeast corner of the northeast Quarter Section 11, Township 27 South, Range 1 East; thence north 75 feet; thence west 250 feet; thence southwesterly to a point 350 feet west and 50 feet north of the southeast corner of said northeast Quarter; thence west to a point 990 feet east and 50 feet north of the southwest corner of said northeast Quarter; thence south 50 feet to the south line of said northeast Quarter; thence east along said south line to the point of beginning. (A)

Lot 1, Block 4, First Addition to Crestview	Donald E. Shaw Beulah M. Shaw 16062 Citation Rd. 67230
Lot 2, Block 4, First Addition to Crestview	Same as above
Lots 1, 2 & 3, Block 5, First Addition to Crestview	Center Dev. Co. Inc. c/o Chandler S. Bethel PA 5107 E. 21st 67208
Lots 12, 13 & 14, Block 5, First Addition to Crestview	Same as above



SECURITY IS KNOWING
Title Insurance • Escrow Closings • Abstracts

4-23-85
DP-8
Amend #6

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<u>Property Description</u>	<u>Property Owner</u>
Lots 1, 2 & 3, Block 6, First Addition to Crestview	Center Dev. Co. Inc. c/o Chandler S. Bethel PA 5107 E. 21st 67208
Lots 13 & 14, Block 6, First Addition to Crestview	Same as above
Lots 1, 2 & 3, Block 7, First Addition to Crestview <i>see addendum</i>	Forbes Inc. 250 N. Rock Rd. 67206 (Affadavit of Interest) Independent Investments Corporation 2146 N. Old Manor 67208
The North 262.91 feet of the west half of the west half of the south half of the southeast Quarter of the Southwest Quarter Section 1-27-1E. <i>see addendum</i>	Southwestern Bell Telephone Co. 154 N. Broadway 67202
Beginning at the northeast corner of the Northeast Quarter Section 11-27-1E; thence west 600 feet; thence south 600 feet; thence east 600 feet; thence north 600 feet to the point of beginning, except that part described in (A) above.	Wichita Public Building Commission 455 N. Main 67202

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

Lot 3, except the North 440 feet, University Gardens 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 3rd day of January, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Galle

Sr. Vice-President

Order No: 328428
cf

FORM 29-1

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION AMOUNT

PAID HEREIN \$ 18

NAME

ADDRESS

FUND DUE DATE

COMMENTS

DATE BY

*

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

Roll # 1

*