

POSTED 5-10-85 KR
OK

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved and to 5-30-85
conclude

R.C.C./B.D.C. Demol 5-26-85

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- _____
 DP- 8

Case Filed: Amend #6
 4-17-85
 Associated Case: _____

APPLICATION DATA: Map No. 5850 C

- General Location: On the north side of 21st Street North in an area east of Oliver
- From _____ to _____
- Proposed Use: _____
- DP Name: UNIVERSITY GARDENS C.U.P.

- Applicant: P. & K. Partnership c/o Louis F. Kmetzsch and Paul P. Parsons
William P. Higginstowner, et al.
 Address 2862 S. Broadway 67216 Phone _____
Sutton Place, 209 East William, Wichita, KS. 67202
 Agent: Grant Tidemann c/o J.P. Weigand & Sons and William L. Korber c/o Baughman Co.
 Address 150 North Market, Wichita, 67202 and 330 Laura, 67211 Phone 262-6404

120 S. Market Suite 804
 University City

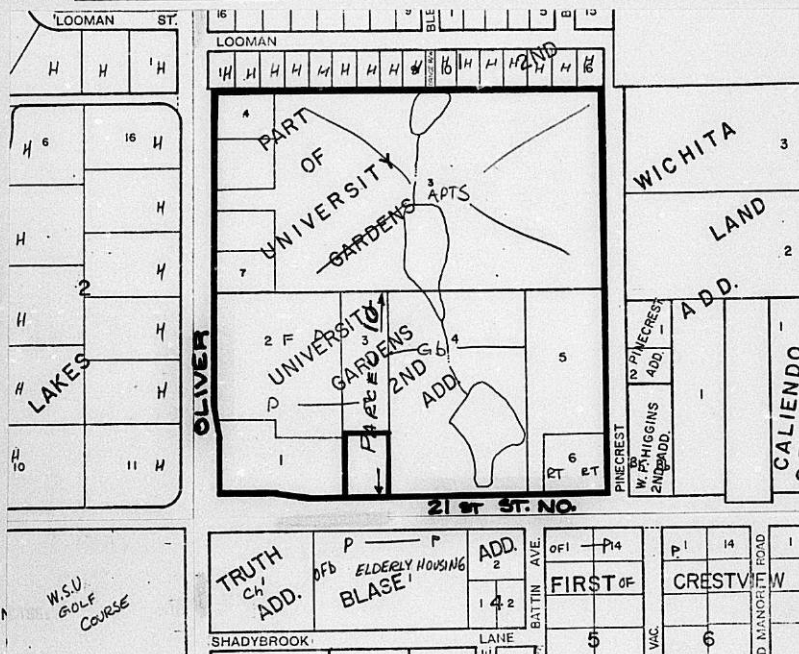
AREA DATA:

- Acres: 0.7 (200' ft. by 150' ft.)
- Adjoining Zoning: N "LC" S "LC" E "LC" W "LC"
- Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



No. 2133C
 Surveyed and
 Certified in
 1984 and 1985
 LUIS ANTONIO RODRIGUEZ-LOPEZ, CM
 REGISTERED PROFESSIONAL SURVEYOR
 11000 N. UNIVERSITY BLVD., SUITE 100
 WICHITA, KS 67226

FORM 100

SEARCHED _____
SERIALIZED _____
INDEXED _____
FILED _____
APR 1955

LOS ANGELES OFFICE
FEDERAL BUREAU OF INVESTIGATION
MCCREYSON, TEXAS - LOCUST GROVE, GA.
U.S.A.

Smith
No. 2153C

Copy of DP-8 proposed amendment to
Monty Robison, Capt. C.I.D. 430-85. No
comments received.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

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

DP-8 - APPROVAL OF AMENDMENT TO PARCEL 10 (SOUTH 200 FEET) OF
THE UNIVERSITY GARDENS COMMERCIAL AND RESIDENTIAL COMMUNITY
UNIT PLAN. GENERALLY LOCATED ON THE NORTH SIDE OF 21ST
STREET NORTH IN AN AREA EAST OF OLIVER.

The MAPC recommends that the application be approved.
(see minutes for full motion)

Bayouth moved, Moore seconded and it carried with a vote of 7 in favor
(Bayouth, Moore, Banzer, Gardner, Goebel, Hansen and Peters) and 1
opposed (Chisholm). Crockett and Wilson were absent.

- ACTION:
1. Approve the application as recommended by the Metropolitan Area Planning Commission subject to the recommended conditions of approval; or
 2. Take such action as the City Commission desires.

CPO ACTION: CPO Council Area "I" voted 4-1 to not oppose the request.

DATA AND MINUTES

MAPC Hearing Date: 5-30-85

BCC Hearing Date: 6-25-85

AREA DATA:

Acres:	Parcel 10: 2.2	Size:	150' x 640'
S. 200'	Parcel 10: 0.69		150' x 200'

Reason: To allow construction of a "fast food carry-out restaurant".

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"LC"
North	Shopping center	"LC"
South	Nursing home	"LC"
East	Parking lot	"LC"
West	Dentist's office	"LC"

History: DP-8 originally approved in 1965; amended in 1969, 1976 and 1980. Last request for amendment (Parcel 10) was approved by MAPC 2-09-84; denied by BCC 3-06-84.

Applicant: P & K Partnership, c/o Bill Higgins, 209 E. William, Wichita

Protestors: Jean Cowles, 4 Crestview Lakes.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 30, 1985

LEGAL:

10. Case No. DP-8 - P. & K. Partnership requests approval of amendment to University Gardens Commercial and Residential Community Unit Plan for Lot 3, University Gardens 2nd Addition, Wichita, Kansas. Generally located on the North side of 21st Street North in an area east of Oliver.

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

COMMENTS:

1. 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 C.U.P. (specifically the south 200 feet of Parcel 10). The proposed amendment would delete the prohibition of "fast-food carry-out restaurants" on Parcel 10. Parcel 10 is located east of the dentist's office (former bank). No other changes in the C.U.P. are proposed at this time.
2. An identical amendment request was made 15 months ago and was recommended for approval by MAPC but denied by the City Commission. The CPO Council and MAPD staff had recommended denial.
3. During the 1976 amendment discussions, several objections were made about the stripping out of 21st Street with free-standing fast-food restaurants. The amendments were approved with a limitation on the number of free-standing buildings and the prohibition of fast-food carry-out restaurants in Parcels 9 and 10. Staff feels that the existing C.U.P. with this prohibition of fast-food carry-out restaurants in Parcels 9 and 10 is still appropriate.
4. 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 submitted to the Planning Commission and to the City Commission for their consideration.
 - c. The transfer of title of all or any portion of the land included within the Community Unit Plan (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:

OLIVAREZ pointed out that the only part of the C.U.P. that was being amended was the south 200 feet of Parcel 10 which is already zoned for light commercial. She said that it has a number of light commercial uses that could be put on the site. However, one exception now on the approved C.U.P., is that they cannot have fast food carry-out type restaurants, and that is what they want to put on the property. Therefore they are asking for an amendment which would delete that prohibition against the fast food carryout restaurants. She also

pointed out that this same property was submitted for this same amendment about 15 months ago. The Planning Commission recommended approval, but the City Commission denied the request. Staff felt, at that time, that there really was no reason to change the C.U.P. conditions because they were put on mainly at the request of the property owners on the west side of Oliver who were very much in opposition to this commercial C.U.P. from the beginning. CPO Council Area "1" recommended by a vote of 4-1 not to oppose the request.

EVERETT FETTIS, Attorney representing the applicant, stated that they met with the CPO Council and discussed the matter, and they were aware of the fact that this had become rather unattractive as a weed patch. The proposed use will be for a barbecue restaurant, a 70-seat restaurant. The last time the application was submitted, it was for a Taco Bell restaurant, and that was opposed. He said that he had not heard any real opposition to this use as it is now being proposed.

BAYOUTH stated that he still felt the same as he did the last time. He could not pick a better location.

JEAN COWLES, 4 Crestview Lakes, stated that she opposed the request for three reasons. One is the trash from the fast food restaurants that are already there to the east. Two, that intersection, according to the newspaper, is one of the ten intersections in town that has the most accidents. The traffic in the intersection gets worse everyday. Three, she did not feel that fast food restaurants are an attractive addition to any neighborhood.

LAKIN stated for the record that staff opposed this quite strongly the last time, and generally their view about freestanding buildings in front of shopping centers was that it was tantamount to strip zoning.

He felt that since the previous amendment request on this property, staff has seen a number of additional cases that the Commission has approved over to the east that really continues to strip out this street and provide the freestanding front uses, and with that change in the character, he felt it really does look different to them this time.

LAKIN commented that as to the traffic issue, this is an intersection at Oliver and 21st that is very congested and has high accident rates. The City has just selected the engineering firm to begin to do the engineering work which would lead to a full channelization in all four directions. He was sure this will be corrected in the next two to three years in terms of construction.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the fact that this property is located within a parcel of a commercial community unit plan which allows numerous commercial uses, including restaurants, but excluding "fast-food" type restaurants; that properties to the north, east, south and west are all zoned light commercial; that other commercial zone changes and "fast-food" restaurants have been approved on 21st Street between Oliver and Woodlawn in the past several years; and that CPO and Planning staff have not opposed the amendment; I move that we recommend to the governing body that this application be approved subject to:

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

- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan (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.

Bayouth moved, Moore seconded and it carried it carried with a vote of 7 in favor (Bayouth, Moore, Banzer, Gardner, Goebel, Hansen and Peters) and 1 opposed (Chisholm). Crockett and Wilson were absent.

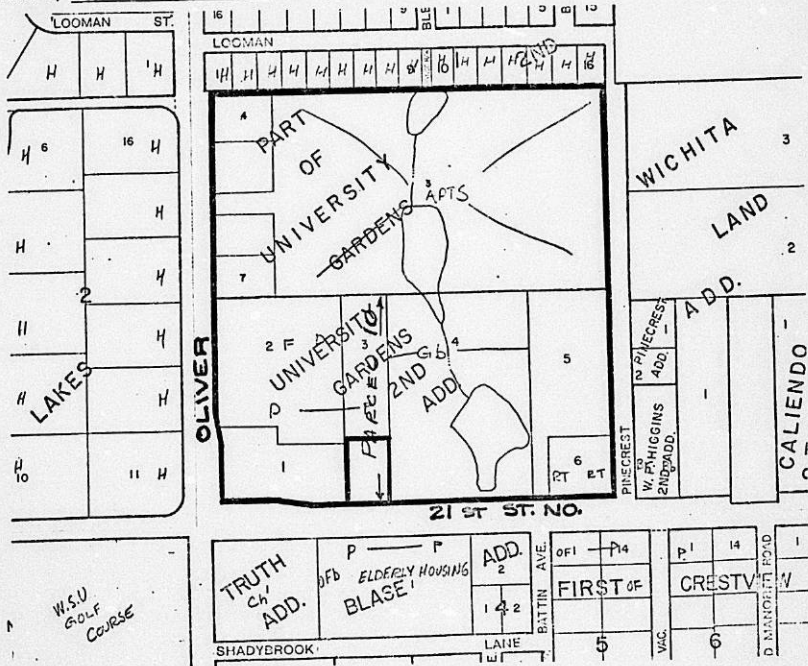
4. DP Name: UNIVERSITY GARDENS C.U.P.

5. Applicant: P. & K. Partnership c/o Louis F. Kneisel and Paul P. Parsons
286 1/2 Broadway 67202 Phone
 Address Sutton Place, 209 East William, Wichita, KS, 67202
 6. Agent: Grant Tidemann c/o J.P. Weigand & Sons and William L. Korber c/o Baughman Co.
 Address 150 North Market, Wichita, 67202 and 330 Laura, 67211 Phone 262-6404

AREA DATA:
 1. Acres: 0.7 (200' ft. by 150' ft.)
 2. Adjoining Zoning: N "LC" S "LC" E "LC" W "LC"
 3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:
 Taken by _____ Date _____ Time _____



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 31, 1985

Everett Fettis
120 South Market, Suite 504
Wichita, Ks. 67202

Re: DP-8 - Amendment to Parcel 10

Dear Mr. Fettis:

At its regular meeting on May 30, 1985, the Metropolitan Area Planning Commission considered the above-captioned CUP amendment. The action of the Planning Commission was to recommend that this application be approved subject to:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
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This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on June 25, 1985, 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.

WICHITA—SEDGWICK COUNTY

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

Sincerely yours,



Louise Olivarez
Senior Planner

LO:sd

cc: Grant Tidemann, & J. P. Weigand & Sons, 150 N. Market, Wichita 67202
Robert Potter, P. O. Box 312, Dodge City, Ks. 67801
P. & K. Partnership, & Louis F. Knetsch & Paul P. Parsons, 2862
South Broadway, Wichita 67216
William L. Korber, Baughman Company, P.A., 330 Laura, Wichita 67211
Jean Cowles, #4 Crestview Lakes, Wichita 67220

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE May 24, 1985

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-8: University Gardens C.U.P.
Generally located on the north side
of 21st Street north in an area
east of Oliver

On Thursday, May 23, CPO Council "I" considered the above captioned case, a request to delete the prohibition of "fast food carry-out restaurants" on Parcel 10 which is located east of the dentist's office (the former bank building) Council members were provided the notice to adjoining property owners, and a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 4-1 not to oppose the request.

The agent, Evert Fettis, John Zimmerly, representative of applicant and Grant Tidemann, real estate agent were present to describe the request and respond to questions from the Council members. There were no area residents in attendance.

Council members approved this request with reservation. The applicant presently lives in Nebraska and does not have a proven "track record" in the City of Wichita. A representative of the applicant, John Zimmerly, made several "verbal assurances" that the proposed eating establishment would be responsible to the community but that, of course, is not binding. Council members vowed to monitor the development and operation of the restaurant very closely.

Please provide the Council's recommendation to the MAPC and City Commission when case DP-8 is considered.

Barry L. Carroll

Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
CRS Director

RECEIVED

MAY 24 1985

METROPOLITAN PLANNING

ROUTE _____

RE: AGENDA ITEM NO. 10

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DP-8 - Amendment to Parcel 10 (south 200 feet) of the University Gardens Commercial and Residential C.U.P. Generally located on the north side of 21st Street North in an area east of Oliver.

MAPC HEARING DATE: 5-30-85

Acres: Parcel 10: 2.2 Size: 150' x 640'
S. 200' Parcel 10: 0.69 150' x 200'

Reason: To allow construction of a "fast food carry-out restaurant".

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"LC"
North	Shopping center	"LC"
South	Nursing home	"LC"
East	Parking lot	"LC"
West	Dentist's office	"LC"

History: DP-8 originally approved in 1965; amended in 1969, 1976 and 1980. Last request for amendment (Parcel 10) was approved by MAPC 2-09-84; denied by BCC 3-06-84.

Applicant: P & K Partnership, c/o Bill Higgins, 209 E. William, Wichita
96 Louis F. Kmetzsch & Paul P. Parsons
2842 S. Broadway 67216

COMMENTS:

1. 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 C.U.P. (specifically the south 200 feet of Parcel 10). The proposed amendment would delete the prohibition of "fast-food carry-out restaurants" on Parcel 10. Parcel 10 is located east of the dentist's office (former bank). No other changes in the C.U.P. are proposed at this time.
2. An identical amendment request was made 15 months ago and was recommended for approval by MAPC but denied by the City Commission. The CPO Council and MAPD staff had recommended denial.
3. During the 1976 amendment discussions, several objections were made about the stripping out of 21st Street with free-standing fast-food restaurants. The amendments were approved with a limitation on the number of free-standing buildings and the prohibition of fast-food carry-out restaurants in Parcels 9 and 10. Staff feels that the existing C.U.P. with this prohibition of fast-food carry-out restaurants in Parcels 9 and 10 is still appropriate.
4. 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.

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-

CASE NO. DP-8 (AMEND #6)

32	"Notices to Adjoining Property Owners" mailed on 5-16-85 for MAPC meeting on 5-30-85.
4	One each to Applicants (2) and Agents (2).
3	One each to CPO, Karen Crook and Don Schneider.
<hr/>	
39	TOTAL

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

May 16, 1985

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, May 30, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to Parcel 10 of the UNIVERSITY GARDENS COMMUNITY UNIT PLAN for property legally described as follows:

DP-8, Parcel 10: Lot 3, University Gardens 2nd Addition, Wichita, Kansas. Generally located on the north side of 21st Street North in an area east of Oliver.

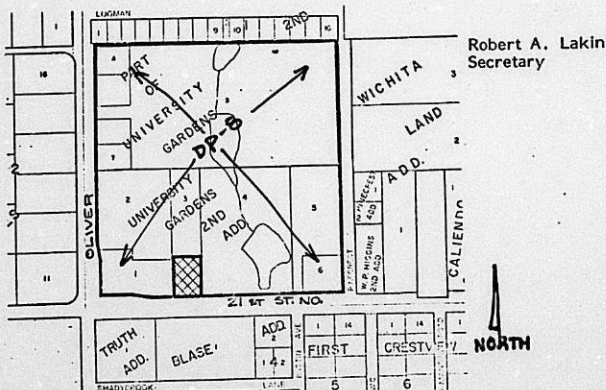
The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available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

The revised Development Plan now on file proposes to delete the prohibition of "fast food carry-out restaurants" on Parcel 10 which is located east of the dentist's office (the former bank building). No other changes in the C.U.P. are proposed at this time.

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

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

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



(_____) Published in the Daily Record on May 7, 1985 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

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

WITNESS MY HAND AND SEAL this 6th day of May, 1985.

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

AMENDMENT OF
 APPLICATION FOR COMMUNITY UNIT PLAN
 (PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
 FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
 CITY OF WICHITA, KANSAS

DP-8
 AMENDMENT # 6

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

4/5-0386
 5/10/85 add'l agent for contract purchaser:
 Everett Jettis
 120 S. Market Suite 504

1. Name of applicant or applicants and/or their agent or agents.
- a. Applicant P. & K. Partnership ^{40 Louis F. Knytech and} Wm. P. Higgins (Owner)
 Address Paul P. Parsons 2862 S. Broadway apt 67-716
Sutton Place 209 E. William Phone _____
 Agent Grant Tidemann
 Address _____ Phone _____
- b. Applicant Robert Potter (Contract Purchaser)
 Address P. O. Box 312, Dodge City, Ks 67801 Phone _____
 Agent Grant Tidemann & J. P. Weigand & Sons
 Address 150 N. Market 67202 Phone 262-6404
- c. Applicant _____
 Address _____ Phone _____
 Agent William L. Korber
 Address 330 Laura Phone 262-7271

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

2. a. The applicant hereby requests Community Unit Plan ^{amendment} approval on property zoned LC and legally described as Lot(s) 3, except the north 440 feet, Block(s) _____, University Gardens Second Addition.
 (If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

2. b. There are 0.7 acres (round to nearest tenth) in the above described property.

T9-330-3

Revised 8/80

MAP # 5850C (N) LC (S) LC (E) LC (W) LC MAPC 5/30/85

3. The general location is (use appropriate section)

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

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 *James Videma*
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 _____
(AM, PM) on 4-17-85 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200⁰⁰.

Louise Olving Name
Senior Planner Title

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668

Important! Notice of Meeting Enclosed

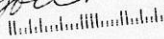
REE 01 06200961 05/20/85
NOTIFY SENDER OF NEW ADDRESS
REEVES DRILLERS
2919 2ND ST NW
ALBUQUERQUE NM 87107

new address

Arthur F. Reeves
901 Hazeldine
Albuquerque, New Mexico 87106



*Please change address
Thank you.*



DP-8 Env.

OWNERSHIP LIST

36+

Property Description	Addition	Property Owner
Lot 1	University Gardens 2nd Addition	Dr. Michael N. Williams ✓ Tracy M. Williams 4092 E. 21st Wichita, KS 67208
Lot 2	"	Dillon Real Estate Co. Inc. ✓ 2700 E. 4th Hutchinson, Kansas 67501
The North 440 feet of Lot 3	"	✓ Alfred A. Caro 1559 Gatewood Wichita, KS 67206
* Lot 3, except the North 440 feet	"	P & K Partnership c/o Bill Higgins Sutton Place Penthouse 209 E. Williams Wichita, KS 67202
Lot 4	"	Wichita Associates c/o Howard D. Broug ✓ 4 Kings Terrace Kings Point, New York 11024
Lot 5	" 2919 2nd St. NW 87107	Arthur F. Reeves 301 Hazeldine Albuquerque, New Mexico 87106
Lot 6	"	Wayne H. Wong ✓ Kim S. Wong 6636 E. Murdock Wichita, KS 67206
Lot 3	University Gardens Addition	Shadow Lakes Association L.P. ✓ c/o Jacques Miller Assoc. 211 Seventh Ave. N. Nashville, Tenn. 37219
Lots 4, 5, 6 & 7	"	Monarch Shadow Lake Partners, Ltd. ✓ 1000 Quail St. Newport Beach, CA 92660
Lot 7, Blk. 2	Crestview Lakes Addition	Bradford F. Reeves ✓ Mary Lee Reeves 8 Crestview Lakes Wichita, KS 67220
Lot 8, Block 2	"	John W. Stites ✓ Janice E. Stites 6 Crestview Lakes Wichita, KS 67220
Lot 9, Block 2	"	Gordon T. Cowles ✓ Jean E. Cowles ✓ 4 Crestview Lakes Wichita, KS 67220

WICHITA - SEDGWICK COUNTY

W S C

DP-8

cu
720

METROPOLITAN AREA PLANNING DEPARTMENT

ATTEMPTED CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

RETURN TO SENDER



Important! Notice of Meeting Enclosed

WIC 23 202215M1 05/22/85

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

Wichita Land Associates Inc.
9323 East Main Street
Wichita, Kansas 67207

RECEIVED

MAY 27 1985

METROPOLITAN PLANNING
ROUTE 120

Not At this Address



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

May 16, 1985

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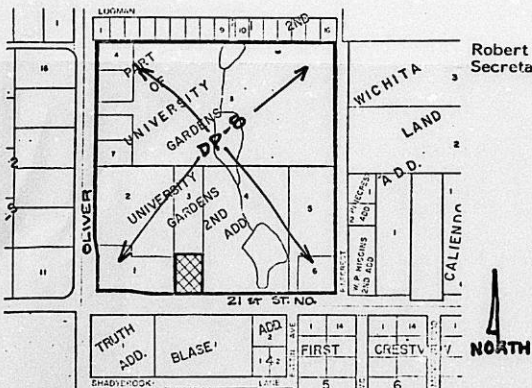
The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available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

The revised Development Plan now on file proposes to delete the prohibition of "fast food carry-out restaurants" on Parcel 10 which is located east of the dentist's office (the former bank building). No other changes in the C.U.P. are proposed at this time.

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

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

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



Robert A. Lakin
 Secretary

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 10, Block 2	Crestview Lakes Addition	✓ Ronald Dean Belden 2 Crestview Lakes Wichita, KS 67220
Lot 11, Block 2	"	? Charles C. Browning Aileen J. Browning Address Unknown
Lot 13, Block 2	"	✓ Merle D. Morgan Barbara Jean Morgan 13 Crestview Lakes Wichita, KS 67220
Lot 14, Block 2	"	✓ Edward S. Lee Jr. Mable A. Lee 2002 E. 17th St. Wichita, KS 67214
Lot 15, Block 2	"	✓ Jewell F. Motley Grace E. Motley 15 Crestview Lakes Wichita, KS 67220
Lot 16, Block 2	"	✓ Charles F. McAfee Gloria M. McAfee 16 Crestview Lakes Wichita, KS 67220
The Drives and Park Area lying between said drives are dedicated to and reserved for the use of the residents of Crestview Lakes.		
Lot 2	Wichita Land Addition	✓ Wichita Land Associates Inc. 9323 E. Harry Wichita, KS 67207
Lot 1	"	✓ Keith Anderson 6002 Grace Lane Wichita, KS 67208
Lot 1	W. P. Higgins 2nd Addition	✓ John J. Jantz Mederise Jantz 2110 Industrial Wichita, KS 67216
Lot 1	Pinecrest Addition	ok Keith Anderson 6002 Grace Lane Wichita, KS 67208
Lot 1	Truth Addition	✓ V. D. Brown, et al trustees, Wichita Unity Church 2160 N. Oliver Wichita, KS 67208
The West 160 feet of Lot 1	Blase Addition	✓ W. A. Michaelis, Jr. 211 N. Broadway Wichita, KS 67211 AND ✓ H. R. Michaelis 620 Wetmore Dr. Wichita, KS 67209

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
The East 330 feet of Lot 1	Blase Addition	National Heritage, Inc. Suite 212 ✓ 320 Whittington Parkway Louiseville, Kentucky 40222
Lot 2, except the East 100 feet	"	✓ Noble Properties Inc. 700 E. Central Wichita, KS 67202
The East 100 feet of Lot 2	"	? Gibraltar Investment Inc. Address Unknown
Lot 1, Block 4	First Addition to Crestview	Donald E. Shaw Beulah M. Shaw ✓ 16062 Citation Rd. Wichita, KS 67230
Lot 2, Block 4	"	Same As Above
Lots 1, 2, 3, 4, 5, 10, 11, 12, 13 & 14, Block 5	"	Center Dev. Co. Inc. ✓ c/o Chandler S. Bethel PA 5107 E. 21st Wichita, KS 67208
Lots 1, 2, 3 & 4, Block 6	"	Same As Above
Beginning at the NE/c of the NE¼, Section 11, Township 27 South, Range 1 East; th. South 75'; th. West 250'; th. NW'ly to a point 50' South and 350' West of the NE/c of said NE¼; th. West to a point 900' East and 50' South of the NW/c of said NE¼; th. North 50' to the North line of said NE¼; th. East along said North line to the p.o.b.; and beg. at the NE/c of the NE¼, Section 11, Township 27 South, Range 1 East; th. West 75'; th. South 250'; th. SE'ly to a point 350' South and 50' West of the NE/c of said NE¼; th. South to a point 250' North of the SE'c of said NE¼; th. SW'ly to a point on the South line of said NE¼ being 75' West of the SE/c of said NE¼; th. East to the East line of said NE¼; th. North along said line to the p.o.b., and beginning at the SE/c of the NE¼ Section 11, Township 27 South, Range 1 East; th. North 75'; th. West 250'; th. SW'ly to a point 350' West and 50' North of the SE/c of said NE¼; th. West to a point 990' East and 50' North of the SW/c of said NE¼; th. South 50' to the South line of said NE¼; th. East along said South line to the p.o.b.	✓ Board of Trustees of Wichita State University 1845 N. Fairmount Wichita, KS 67208	
The NE¼ of the NE¼ of Section 11, Township 27 South, Range 1 East except above described tracts therein.		Wichita Public Building Commission 455 N. Main Wichita, KS 67202

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	University Baptist Church Addition	University Baptist Church ✓ 2130 N. Oliver Wichita, KS 67208
Lot 1, Blk. A	Shadybrook Estates Addition	Federal Housing Partners II, L.P. ✓ 1518 N. 120th, Suite #8 Omaha, NE 68154
Lot 1 together with perpetual ease., across N. 20' of W. 305' of Lot 2	Kimbell Addition	Andeel & Andeel Properties ✓ 5900 E. Central Wichita, KS 67208
Lot 2	"	Kenneth R. Kimbell ✓ Vicky J. Kimbell 2046 N. Oliver Wichita, KS 67208
Lots 1, 2, 3, 4, 5 & 6, Block 1	Timbrook 2nd Addition	The Cerebral Palsy Research Foundation of Kansas, Inc. ✓ 2021 N. Old Manor Wichita, KS 67208
Lots 1, 2, 3, 4 & Reserve A, Block 2	"	Same As Above
Lot 2	Pinecrest Addition	✓ Southwestern Bell Telephone Co. 154 N. Broadway Wichita, KS 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 6th day of May, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Gable

By

Sr. Vice-President

FORM 29-0

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT

NAME _____
ADDRESS _____
FUND _____ DUE DATE _____
COMMENTS _____
DATE 4-17-85 BY _____

*

This DP File
Has a Large Drawing
On 35mm Microfilm.
Roll # 1

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