



ACTION

DATE

*POSTED*  
*9-29-81*  
*JK*

COMMITTEE \_\_\_\_\_

M.A.P.C.

*Approved subject 10-22-81*  
*Chilidonio*

B.C.C./B. CO. C.

*Approved on 11-17-81*  
*Rebomded*



Map No. 4948C  
 Sec. \_\_\_\_\_  
 Twp. \_\_\_\_\_  
 Range \_\_\_\_\_

DATA SHEET  
 COMMUNITY UNIT PLAN

AMENDED FILE #1  
 DP - 11  
 Filed 8-26-81

Associated  
 Case: 7-2375

APPLICATION REQUEST: Approval of proposed Amendment to  
TYLER ACRES C.U.P.  
 (~~Residential~~) (Commercial) Community Unit Plan.

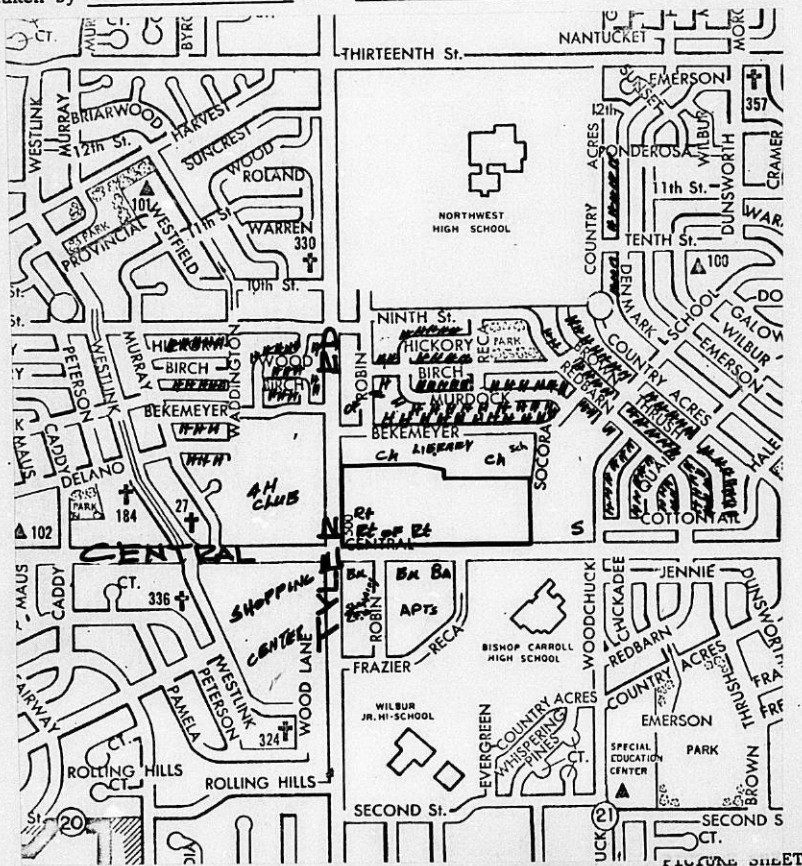
- Applicant Edward T. Neville, et al Phone 722-1730  
 Address 9625 Maple, 67209
- Agent Baughman Company, et al Phone 262-7271  
 Address 330 Laura, 67211
- General Location: On the north side of Central, between Tyler Road and  
Socora. Address \_\_\_\_\_
- Proposed Use: \_\_\_\_\_  
 (IRREGULAR)

AREA DATA:

- Acres: 32 ( 887 ft. by 1888 ft.)
- Existing Zoning: "AA" & "LC"
- Land Use: East UNDEVELOPED South BANKS  
 West 24 CLUB North CHURCHES & LIBRARY
- Sketch Plan Land Use is for: \_\_\_\_\_
- Present Land Use is for: RESTAURANT & OFFICE
- Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 672021688

October 8, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, October 22, 1981, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the TYLER ACRES COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-11

Beginning at the S.W. Corner of the SW 1/4 of Sec. 16, Twp. 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW 1/4, 1888.70 feet; thence northerly, at right angles to said south line, 780.00 feet; thence westerly, parallel with the south line of said SW 1/4, 922.93 feet; thence northerly, with a deflection angle to the right of 90°, 43.48 feet; thence northwesterly, with a deflection angle to the left of 71°00', 185.90 feet; thence westerly, with a deflection angle to the left of 18°46', 766.08 feet to the west line of said SW 1/4; thence southerly, along said west line, 887.54 feet to the point of beginning, including Tyler Acres Second Addition, Wichita, Kansas, and Tyler Acres Fourth Addition, Wichita, Kansas. Generally located on the north side of Central, between Tyler Road and Socora.

The Development Plan of this area, originally approved on May 17, 1966, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. 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 the following:

1. An increase in area from approximately 6.9 acres to approximately 32.0 acres. Associated zone change Z-2375 is requesting a total of 27.3 acres of "LC" light commercial zoning and 4.7 acres of "BB" office zoning. The requested zoning would extend from Tyler Road to a point 130 feet east of Socora and from Central to a point approximately 850 feet north of Central.
2. The proposed Development Plan would permit an increase in floor area from 81,556 square feet to 559,135 square feet. Of the total permitted floor area 82,080 square feet would be restricted to office uses. Permitted uses for the six parcels include apartments, offices, restaurants, retail sales, residential storage warehouses and other light commercial uses.
3. Building coverage, setbacks, access control, number of buildings, building height, parking, screening, and other information relating to future development is shown on the plan.

Page Two  
Case No. DP-11

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. 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 BCC. 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

April 20, 1982

Area north of Central between Woodchuck and Socora

Owner desires "BB" Office for a medical complex. Suggest amending the C.U.P. to the west by incorporating the area east of Socora being requested for "BB".

Property is unplatted and plat should consider no access to either Woodchuck, School, or Bekemeyer Streets; one major entrance to Central; unlimited access points could be provided to Socora; School Street should be vacated next to Socora; School Street on the east should terminate in a cul-de-sac if drainage can be handled.

Medials need to be extended on Central and a left turn bay needs to be constructed in an extended medial for left turn movements to the north into the site, possibly at a major entrance.

Decel lane needs to be provided along the north side of Central to provide right turn movements into the site and at Socora.

McKinley believes that a traffic signal at Socora will probably not be needed. This is dependent upon the amount of development. He requested information on the development expected. He believed that a signal would eventually be needed at Woodchuck.

*Gave a copy to Joe Pollack on 6-21-82  
with a sketch of our ideas. JHS*

# Milo Field May Sprout Shopping Center

By NUNZIO LUPO  
Staff Writer

A Sedgwick County farmer wants to turn a 32-acre field of milo near Central and Tyler into a major neighborhood shopping center with retail, commercial and office space.

Edward Neville, developing his first project, will ask the City Commission Nov. 17 to rezone the land he's owned since 1946. It is currently zoned for one-family homes.

The project has won the approval of the Metropolitan Area Planning Commission and Citizen Participation Organization Council A, which covers Wichita west of the Big Ditch.

The project could be under construction by spring if interest rates drop, according to Joel Pollack, a partner for Jim Smith Realty Inc., the leasing agent. He said Neville will not be able to break ground at prevailing rates.

Tyler Acres, one of the largest proposed shopping centers since Towne West, would be developed over five to 10 years, depending on demand for commercial and office space.

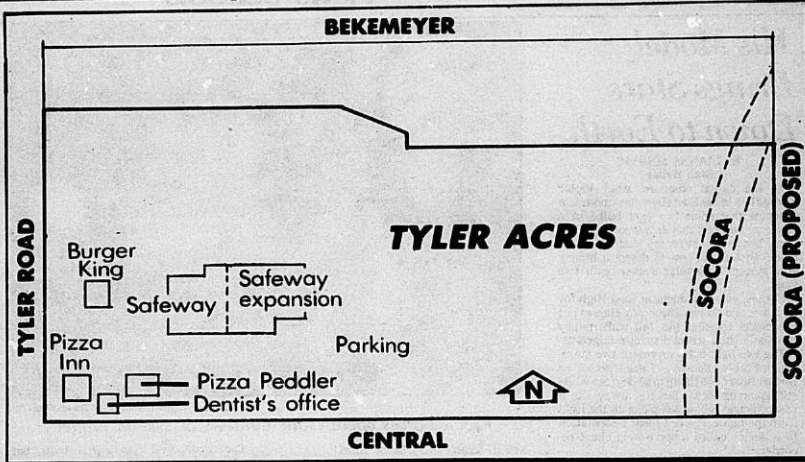
The center would be in one of the city's fastest growing areas. Between 1970 and 1980, the population of west Wichita in several areas jumped more than 100 percent.

"I THINK THE GROWTH of the area has a lot to do with (the shopping center proposal)," said Rita Neville, whose husband could not be reached. "You talk to people out in the area and they say they need this type of thing."

Pollack agreed: "The market is saying, 'We like Central and Tyler.'"

The area already is highly commercial: Westlink Center, a small mall, occupies the southwest corner of Central and Tyler; the 4-H Club sits on the northwest corner; and three financial institutions and a series of small shops occupy the southeast corner.

Neighborhood opposition to Tyler Acres so far has been minimal. One couple, Richard and Barbara Striegel of 8430 Bekemeyer, appeared before CPO-A to voice concerns that the shopping center would increase traffic on their street. But Barbara Striegel said many concerns had been resolved,



Map by Cynthia Greer

## Site of proposed neighborhood shopping center near Central and Tyler

especially because no entrances are planned from Bekemeyer.

Although CPO-A and the planning commission have approved all the developer's proposals, they did so despite advice against it from city planners. City planner Art Chambers said the planning staff recommended denying the office zoning request for the northeast portion and the commercial request for the southeast portion.

**BECAUSE THERE IS ALREADY** nearby undeveloped land zoned light commercial, Chambers said planners believed those portions of land could be better used for single-family housing or duplexes.

If city commissioners agree with the planners, they will refer the request to the MAPC for reconsideration.

Pollack believes there is enough income in west Wichita to support more commercial development.

Besides, Pollack said, Tyler Acres isn't trying to compete with Towne West, a regional mall of 85 acres about 4½ miles away. He said the center would serve customers living nearby, not shoppers from a large area, as a regional mall does.

"For one thing, there's a major difference between a regional mall and a neighborhood center — even a large neighborhood center," he said, pointing out that businesses such as dry cleaners won't locate in regional malls.

**EVEN SO, NEARBY** Westlink Center has three vacant stores and a fourth becomes vacant this month. Property manager Sandy Woods said one large space — about 4,400 square feet — has been vacant for about a year and the other two for six months. She said, however, that the mall only has trouble renting its big spaces.

Neville will retain ownership and lease the space. Although no tenants have signed, Pollack said he is negotiating with many businesses, including several major discount department stores that are interested in occupying the large build-

ing on the east side of the center portion of the development.

He said the building to the north of the discount store might house a restaurant or a movie theater. About 20 specialty shops are planned for two long rectangular buildings facing each other on the north end of the center portion. A Burger King, two pizzerias, a dentist's office and a Safeway store, which plans to expand, already occupy part of Neville's land.

Pollack said the other five parcels might house businesses ranging from franchise restaurants and dry cleaners to a financial institution.

**POLLACK EXPECTS THE PARCEL** proposed for office use to be occupied by insurance agents, Realtors, accounting firms and a number of professionals, especially doctors.

"We have had several tentative talks about offices, and we did a survey out west and found out that there is very little office (space) available out there," Pollack said. Office space is expected to cost \$8 to \$10 a square foot, compared with \$9 to \$14 a foot downtown. Commercial space will rent for \$8 to \$12 a square foot.

On the northeast portion of land, storage warehouses may be built if Neville obtains permission from the Board of Zoning Appeals. According to city ordinance, storage warehouses on land zoned light commercial are permitted only with the approval of the BZA.

Socora, a north-south dirt road east of the property will be realigned, planner Chambers said, adding that adjacent property owners will pay for it by assessment. Neville, who is the major property owner there, also owns the property on the east side of Socora.

Chambers said Neville also would be responsible for building extra lanes on Tyler and Central that would allow traffic to flow smoothly while Tyler Acres shoppers line up to turn right into the parking lot.

City commissioners will consider the proposal at 9 a.m. Nov. 17 on the first floor of City Hall, 455 N. Main.

### About Neighbors:

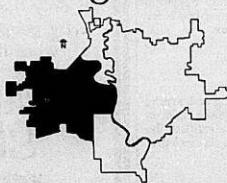
We want to keep you informed about the people and events that affect your life and your neighborhood. My Favorite Neighbor, in the News, Community Contact and Sports Bulletin Board are here for you. Call 268-6444 or write: Neighbors, The Wichita Eagle-Beacon, Box 820, Wichita, Kan. 67201.

### On the Inside:

Community Contact/10-11  
Favorite Neighbor/2  
For Kids/12  
In the News/14-15  
Sports/13

Cover photo by Anthony Reed

## Neighbors



Published Tuesdays and Saturdays

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Neighbors Advertising Manager  
For Advertising, call 268-6478

Penny Muse  
Neighbors Editor

Tony Benjamin  
Neighbors Assistant Editor  
For News, call 268-6444

### Reporters

Jean Hoys	Fred Mann
Dianne Sinovic	Connie Pickart
Tom Webb	Janet Hoffmann
Lisa Austin	Nunzio Lupu

December 15, 1981

Robert B. Feldner, Superintendent of Central Inspection  
Jack H. Galbraith, Chief Planner

DP-11 Tyler Acres Commercial C.U.P. Generally located  
at the northeast corner of Central and Tyler.

The Board of City Commissioners on November 17, 1981, considered  
the above captioned C.U.P. Their action was to approve the  
C.U.P. subject to the following conditions:

- a. The permitted use of financial institutions for Parcels  
2 and 3 shall exclude main banks.
- b. The proposed use list for Parcel 5 shall prohibit resi-  
dential uses.
- c. The existing major entrance to Central shall be shown on  
the plan. General Provision No. 7 shall state that two  
point of access to Central from Parcel 1 shall be con-  
structed to major entrance standards.
- d. Platting of subject property within one year from the  
date of approval by the Board of City Commissioners; or  
the application be considered denied and closed.
- e. 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.
- f. Any major changes in this development plan shall be resub-  
mitted to the Planning Commission and to the City Commission  
for their consideration.
- g. The transfer of title of all or any portion of the land  
included within the Community Unit Plan does not constitute  
a termination of the plan or any portion thereof, but said  
plan shall run with the land for commercial development  
and be binding upon the present owners, their successors  
and assigns, unless amended.

Please note that prior to the issuance of any building permits,  
and in accordance with condition "d" above, the property must  
be platted.

Page Two  
Robert B. Feldner  
December 15, 1981

Attached for your information and files are two approved copies  
of the C.U.P. If you have any questions concerning this matter,  
please contact our office.

Jack H. Galbraith  
Chief Planner

JHG:ADC:el  
Attachments

Z-2875-  
DPJH

10301 Sinter Dr  
Wichita, Ks 67212  
November 6, 1981

Hon. Board of Commissioners  
455 N. Main  
Wichita, Kansas 67202

MAYOR'S OFFICE  
RECEIVED  
NOV 9 1981

My Dear Commissioners:

I am unable to attend the November 7 commissioners meeting. However, there is an issue I wish to address. Mr. Edwin Neville has requested a permit to erect a neighborhood shopping center in the Westlink area. As a resident of that area, I would like you to consider refusing his request. There is a neighborhood shopping center in that immediate area that is not new, and has not been fully occupied for some time. In addition, there are "mini" shopping areas on West Central that are now empty. With Towne West and its resulting cluster of nearby discount stores, it would seem logical that they are adequate. Until the existing facilities are in full use it is irresponsible to consider, let alone approve, of any further building at this time.

Sincerely,  
Charlotte Burandt

RECEIVED

NOV 10 1981  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING  
AND APPROVAL OF AMENDMENT TO COMMUNITY  
UNIT PLAN

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CASE NO. Z-2375 & DP-11

CONSIDERED BY MAPC: 10-22-81

REQUEST FOR: "AA" & "LC" to "BB" & "LC" and approval of amendment  
to Tyler Acres C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: On the north side of Central between Tyler  
and Socora.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of  
October 22, 1981)

APPLICANT: Edward T. Neville, 9625 Maple.

AGENT FOR APPLICANT: Clark Nelson, attorney, 200 West Douglas, and  
Joel Pollack, Jim Smith Realty, Inc., 337 N. Waco.

PROTESTORS ( LIST AGENT ) IF ANY: None

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

LAND USE: Existing, Undeveloped & Shopping Center; North, Churches and  
Library; East, Undeveloped; South, Bank, Apartments & High School; West,  
4-H Club.

CPO RECOMMENDATION: CPO Council Area "A" voted unanimously, 6-0, to  
recommend that the proposed CUP amendment and associated zone change  
be approved subject to staff comments.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to the property being  
platted within one year from date of approval of the zone change by the  
Board of City Commissioners, or the zone case be considered denied and  
closed; and that the ordinance establishing the zone change not be  
published until the plat has been recorded with the Register of Deeds;  
and that the associated C.U.P. be approved subject to the conditions as  
shown in excerpt from Planning Commission minutes of October 22, 1981.  
Bayouth moved, Chisholm seconded and it carried unanimously.

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ACTION: 1. Concur with the findings of fact of the Metropolitan Area Plan-  
ning Commission and approve the zone change and CUP subject to the recommend-  
ed conditions, and instruct the Planning Department to forward the ordinance  
for first reading when the plat is forwarded to the City Commission; or

2. Return the applications to the Metropolitan Area Planning  
Commission for its reconsideration. The City Commission states the follow-  
ing reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 22, 1981

- 6a. Case No. Z-2375 - Edward T. Neville requests zone change from "AA" & "IC" to "BB" & "LC" commencing at the S.W. Corner of the SW 1/4, Sec. 16, Twp. 27, R-1-W; thence N 90°00' E, along the south line of said SW 1/4, 1888.7 feet; thence N 0°14' E, 315 feet for a place of beginning; thence N 90°00' W, 481.04 feet; thence N 0°00' E, 245 feet; thence N 90°00' E, 86 feet; thence N 0°00' E, 220 feet; thence N 90°00' E, 396.93 feet; thence S 0°14' W, 465 feet to the place of beginning. AND beginning at the S.W. Corner of the SW 1/4 of Sec. 16, Twp. 27, R-1-W; thence N 90°00' E, along the south line of said SW 1/4, 1888.7 feet; thence N 0°14' E, 315 feet; thence N 90°00' W, 481.04 feet; thence N 0°00' E, 245 feet; thence N 90°00' E, 86 feet; thence N 0°00' E, 220 feet; thence N 90°00' W, 526 feet; thence N 0°00' E, 43.48 feet; thence N 71°00' W, 148.27 feet; thence N 89°46' W, 766.07 feet; thence S 1°45' W, 887.54 feet to beginning. All generally located on the north side of Central, between Tyler Road and Socora.
- 6b. Case No. DP-11 - Edward T. Neville requests approval of amendment to Tyler Acres Community Unit Plan beginning at the S.W. Corner of the SW 1/4 of Sec. 16, Twp. 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW 1/4, 1888.70 feet; thence northerly, at right angles to said south line, 780.00 feet; thence westerly, parallel with the south line of said SW 1/4, 922.93 feet; thence northerly with a deflection angle to the right of 90°, 43.48 feet; thence northwesterly, with a deflection angle to the left of 71°00', 185.90 feet; thence westerly, with a deflection angle to the left of 18°46', 766.08 feet to the west line of said SW 1/4; thence southerly, along said west line, 887.54 feet to the point of beginning, including Tyler Acres Second Addition, Wichita, Kansas, and Tyler Acres Fourth Addition, Wichita, Kansas. Generally located on the north side of Central, between Tyler Road and Socora.

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

COMMENTS:

1. The Planning Commission should consider the following in making findings of fact:  
  
In compliance with Section 28.08.190 of the Code of the City of Wichita, an amendment to the approved Tyler Acres C.U.P., located on the north side of Central between Tyler and Socora has been filed. The proposed C.U.P., in conjunction with associated zone case Z-2378 would increase the amount of area available for office and commercial development from 6.94 acres to approximately 32 acres. Parcel 5 is proposed for "BB" zoning and contains 4.71 acres. The proposed floor area would increase from 90,750 square feet to approximately 560,000 square feet. Proposed uses include a shopping center, offices, restaurants, financial institution, residential storage warehouses, etc. Building setback lines, floor area, building height, access control and other information relating to future development is shown on the plan.
2. After reviewing the proposed C.U.P. and the zoning and uses of nearby property, staff questions the need and justification for an additional 500,000 square feet of office and commercial development. There are several sites within one and one-half miles of this site that are zoned "IC" (both for shopping centers and for free-standing buildings) that have not yet been developed. If additional Light Commercial is needed for this area, staff feels that it should not extend past the east boundary of Parcel 1.

Extending "LC" zoning to Socora will have adverse impacts on the residential areas to the north and east as well as Bishop Carroll High School to the south. Staff feels that approval of this C.U.P. and zone case will increase the pressure to completely strip-out Central to Woodchuck. A more appropriate design would be to develop the area east of Parcel 1 with single-family and low density residential uses compatible with the existing residential areas to the east and north.

3. Other items that will need to be considered during the platting process include the redesign/reconstruction of the median in Central and drainage improvements. The Department of Engineering has advised that preliminary calculations indicate that there may be a need to retain some storm water runoff on site since the existing pipes under Central were not designed to handle a large paved area.
4. The Commission may also wish to consider the proposed 55 foot height limit on Parcel 5. Staff is concerned that a five-story office building would not be compatible with the low scale residential uses to the east and north.
5. Staff does not support the extension of "LC" zoning past the east boundary of Parcel 1 and feels that the requested "BB" and "LC" zoning (Parcels 4 and 5) east of Parcel 1 is inappropriate. The most appropriate use would be to leave Socora in its existing alignment and back low density residential uses into the proposed C.U.P. Then single-family could be developed between Socora and the existing single-family to the east. One alternative would be to swing Socora along the east boundary of Parcel 1 and then develop single-family and low density residential uses compatible with nearby residential uses in the area encompassed by Parcels 4 and 5.
6. A recommendation of approval for the zone change by the Planning Commission should be subject to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
7. Should the Planning Commission determine that the proposed amendments are appropriate, the following are recommended conditions of approval.
  - a. The permitted use of financial institutions for Parcels 2 and 3 shall exclude main banks.
  - b. The proposed use list for Parcel 5 shall prohibit residential uses.
  - c. The existing major entrance to Central shall be shown on the plan. General Provision No. 7 shall state that two points of access to Central from Parcel 1 shall be constructed to major entrance standards.
  - d. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
  - e. 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.

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

GALBRAITH stated that when the representatives of the developer first contacted staff, they pointed out that the immediate need was to be able to enlarge the Safeway store. GALBRAITH stated that the applicants also expressed a desire to provide a site for a large single user as well as an area for offices. The plan would also allow several free standing buildings along Central. Originally the plan permitted apartments in Parcel 5 but the applicants have now decided to prohibit any residential uses. GALBRAITH pointed out the proposed realignment of Socora.

GALBRAITH stated that staff has not been in disagreement with the justification for additional light commercial zoning for this location. Staff's concern has been the amount and the degree. The present C.U.P. has approximately 90,000 square feet of floor area and this amendment would permit 560,000 square feet, which is a substantial increase. He said that one of staff's major concerns at this location was the protection of existing churches, schools and single family homes in the area to the north, northeast and east.

GALBRAITH stated that in earlier conversations with the applicants, staff had expressed their concerns about the magnitude of the increase. Staff had indicated that the light commercial zoning should probably not extend past the west line of Bishop Carroll High School and that staff could support an application up to that point. GALBRAITH stated that staff feels that this C.U.P. will increase the pressure to strip out Central from Tyler to Woodchuck. Staff has always been concerned about the stripping out of a half mile of a major street. Parcels 4 and 5 should be deleted from the C.U.P. and developed with single family or very low density residential uses. GALBRAITH stated that several years ago the neighborhood had expressed, in response to a proposed zone change, a desire for single family in this area.

GALBRAITH stated that CPO Council Area "A" voted 6-0 that the application be approved. He mentioned that the applicant's attorney had submitted a letter recommending some rewording for the required wall along the north property line. GALBRAITH said that it was not the staff's intent that a wall of that magnitude had to be constructed when the first building permit was issued. He said that staff would agree with the general wording that if development occurs on Parcel 2, that it should only be required to construct a wall adjacent to the north property line of Parcel 2, but if the large single user goes in first, a wall along the entire north property line is needed at that time.

MARTENS asked Galbraith to restate the staff's position regarding the extension of light commercial zoning and the relocation of Socora. He also asked if the undeveloped property to the east was large enough to act as a buffer.

There was no one present in opposition to the applications.

CLARK NELSON, attorney, representing the applicant, said that it was his intent to address some of the issues that Galbraith

had raised as concerns of the staff about these proposals. He stated that the issues are: 1) the adverse impact to the residential neighborhood; 2) the pressure to zone all of the way to Woodchuck; and 3) the comments regarding the need and justification of light commercial. NELSON touched upon what Policy Statement No 10 means in this case. NELSON stated that on the north, the wall, the Church property and the street (Bekemeyer) will provide a sufficient buffer for the houses on the north side of Bekemeyer. These are really the only single family houses that are close to this site. NELSON pointed out that it was approximately 400 feet from the east line of the C.U.P. to any homes to the east. He proposed that there is no way that this application would have any adverse impact on the homes to the north or east. He mention that the Lutheran Church was not opposed to this proposition. The St. Francis Church and School are also not opposed to the proposition. He stated that the churches supported the plan and that he had a letter from the churches stating that. NELSON pointed out that the neighborhood does have one fear, multiple family dwellings. He said that multiple family dwellings had been taken out of the C.U.P. NELSON wondered if staff was really looking out for the interests of the neighborhood by recommending multi-family uses for Parcel 4 and 5. NELSON stated that it was illogical for staff to say that this C.U.P. would have negative impacts on residential uses 200 and 400 feet away while recommending the placement of single family adjacent to this site.

NELSON stated that when he first heard of staff's concern about stripping out Central to Woodchuck he thought Woodchuck was eight miles down the road and that staff feared a large conglomerate was coming in. He felt that it was inappropriate to consider what might happen to property not within this application to determine if this application was appropriate.

MOTION: That Mr. Nelson be allowed three additional minutes to finish his presentation. Bayouth moved, Martens seconded and it carried with a vote of 9 in favor (Bayouth, Martens, Gardner, Cazel, Boebel, Jones, Hansen, Lofton and Wilson) and 1 opposed (Chisholm).

NELSON continued by addressing the amount of increase in floor area. He felt that it was not the function of the Planning Department to determine the supply and demand functions of private enterprise. NELSON felt that if they hired experts that found that there is a need for additional commercial space and that it is economically feasible then the Planning Department should not say that the project is not going to succeed. He said that in Policy Statement No. 10 he saw only one item on the list which does not favor the passage of the entire C.U.P., and that is the comments of staff.

JOEL POLLACK, Jim Smith Realty, agent for the applicant, stated that the staff has worked very effectively and cooperatively with them. However, they disagree on how much quantity was acceptable and appropriate in this given situation. He said that they have tried to design the project in a manner which would be as compatible with the neighborhood as possible. He said that the 1980 census shows that the west Wichita area was the fastest, growing area in the entire City of Wichita. Between 1970 and 1980 the population for this area grew 60 percent. POLLACK stated that they tried to design the site with the most open feeling possible. They voluntarily suggested a 160 setback on Parcel 1 so that there would be full depth on the site so that it would be away from Central.

**MOTION:** That Mr. Pollack be given an additional two minutes to finish his presentation. Martens moved, Lofton seconded and it carried unanimously.

POLLACK continued that the only office space in the entire plan was on Parcel 5, and if that was taken away there would not be any office usage there. He said that they had also worked on the traffic problems with the Traffic Engineer. They have given a deceleration lane of 10 feet from the east edge of Parcel 4 all the way to the main entranceway that is existing now on Tyler Road so that any traffic which would use this area would be off of the existing two lanes on Central Avenue and Tyler Road.

HANSEN asked Pollack to explain why they chose a multiple free-standing building design over a single building design.

POLLACK said they chose it mostly for flexibility over a period of time.

GARDNER stated that Mr. Pollack had raised the question of flexibility, and there seems to be a number of similarities between this site and the old Kapaun site on East Central. He asked if Pollack saw some similarities, in terms of what they plan to do here, with that project.

POLLACK said yes he saw a lot of similarities. They intend to have a uniformity of architectural control and that is probably their primary commitment. They would be willing to put into the text of the C.U.P. that this site will contain full architectural control.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the commercial and institutional character of the general area; the light commercial zoning to the south, west and southwest; the churches to the north; the shopping areas to the south and southwest; the suitability of the subject property for development with light commercial and office uses; the recommendation of approval by CPO Council Area "A", and the lack of opposition by area residents; I move that we recommend to the governing body that the zone change request be approved subject to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deed; and that the associated C.U.P. be approved subject to the following conditions:

- a. The permitted use of financial institutions for Parcels 2 and 3 shall exclude main banks.
- b. The proposed use list for Parcel 5 shall prohibit residential uses.
- c. The existing major entrance to Central shall be shown on the plan. General Provision No. 7 shall state that two points of access to Central from Parcel 1 shall be constructed to major entrance standards.
- d. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.

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

Bayouth moved, Chisholm seconded and  
it carried unanimously.

-----

October 23, 1961

Clark Nelson, Attorney  
200 West Douglas  
Wichita, Kansas 67202

Re: DF-11 - Tyler Acres C.U.P.  
2-2375 - "AA" & "LC" to "BB" & "LC"  
Located on the north side of Central  
between Tyler Road and Socora

Dear Mr. Nelson:

At its regular meeting on October 22, 1961, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend approval of the same change request subject to the property being platted within one year from date of approval of the same change by the Board of City Commissioners, or the same case be considered denied and closed; and that the ordinance establishing the same change not be published until the plat has been recorded with the Register of Deeds. The Planning Commission also recommended the approval of the associated C.U.P. subject to the following conditions:

- a. The permitted use of financial institutions for Parcels 2 and 3 shall exclude main banks.
- b. The proposed use list for Parcel 5 shall prohibit residential uses.
- c. The existing major entrance to Central shall be shown on the plan. General Provision No. 7 shall state that two points of access to Central from Parcel 1 shall be constructed to major entrance standards.
- d. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.

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

In addition, the Planning Commission concurred in your proposed amendments for General Provisions 5 and 6 pertaining to the required wall along the north property line. These corrections should be made to the C.U.P. and 10 copies returned to our office by November 6, 1961 so that subject cases can be scheduled for the City Commission for their regular meeting of November 17, 1961. 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.

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

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sd

cc: Edward T. Neville, 9625 Maple, Wichita 67209  
Joel Follack, Jim Smith Realty, Inc., 337 N. Mass, Wichita 67202  
Baughman Company, P.A., 330 Laura, Wichita 67211

GENERAL PROVISIONS  
AMENDED NO. 5 AND 6

5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcels 1, 2 and 6. Such wall will be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed as follows:
- (a) With respect to Parcel 2, said wall shall be completed along the north line of Parcel 2 only, prior to a final certificate of occupancy for any new building within Parcel 2.
  - (b) With respect to Parcel 1, the construction of said wall shall be completed as follows:
    - (1) Along the north line of Parcels 1, 2 and 6 prior to a final certificate of occupancy for any new building or expansion being placed within the east 500 feet of Parcel 1.
    - (2) Along the north line of Parcels 2 and 1, only, to a point immediately adjacent to the north line of Parcel 6 in either of the following events:
      - (a) Prior to the final certificate of occupancy for any new building along the northern boundary of Parcel 1; or
      - (b) Prior to the final certificate of occupancy for any new building or the expansion of more than 30,000 square feet of existing buildings in any other area of Parcel 1 except the east 500 feet, which event has been provided for above.
  - (c) If Parcel 6 is developed for residential warehouse storage, a 25 foot landscaped yard shall be provided along the north property line with the 8 to 5 foot wall constructed along the south side of said landscaped yard.

**THE CITY OF WICHITA**

**OFFICE OF CITIZEN PARTICIPATION**

**DATE** October 22, 1981

**TO** Jack Galbraith, Chief Planner, Current Plans

**FROM** Dean Kruthof, Administrative Aide III

**SUBJECT** DP-11 and Z-2375, North Side of  
Central, Between Tyler Road and  
Socora

During their October 21st meeting, CPO Neighborhood Council Area "A" considered the captioned amendments to the Tyler Acres Commercial Community Unit Plan. Ed Neville, William Korber, Clark Nelson, and Joel Pollack were present representing the applicant. Two area residents were present in opposition to the proposed amendments.

The Council voted unanimously, 6-0, to recommend that the proposed CUP amendments and associated zone change as presented by the applicant be approved subject to MAPC staff comments.

Please provide copies of this memoranda to members of the Metropolitan Area Planning Commission and City Commission when this case is considered by them. Thank you.

*Dean Kruthof*  
Dean Kruthof  
Administrative Aide III

DK:dm

Noted:

*Sarah Gilbert*  
Sarah Gilbert  
CP Coordinator

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 10-22-81

Case No. DP-11 Request: Approval of Amendment to Tyler  
Z-2375 Acres C.U.P.  
"AA" & "LC" to "BB" & "LC"

Location: On the north side of Central between Tyler & Socora.

Acres: 32.09 Size: 687' x 1888' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped & Shopping Center	"AA"&"LC"
North	Churches and Library	"AA"
East	Undeveloped	"AA"
South	Bank, Apartments & High School	"AA", "BB"& "LC"
West	4 H Club	"AA"&"LC"

Adequate street right-of-way will be obtained at the time of platting.

Platted: A portion is platted.

History:

DP-11	2-17-66	MAFC	Approve
	5-17-66	BCC	Approve

COMMENTS:

1. The Planning Commission should consider the following in making findings of fact:

In compliance with Section 28.08.190 of the Code of the City of Wichita, an amendment to the approved Tyler Acres C.U.P., located on the north side of Central between Tyler and Socora has been filed. The proposed C.U.P., in conjunction with associated zone case Z-2378 would increase the amount of area available for office and commercial development from 6.94 acres to approximately 32 acres. Parcel 5 is proposed for "BB" zoning and contains 4.71 acres. The proposed floor area would increase from 90,750 square feet to approximately 560,000 square feet. Proposed uses include a shopping center, offices, restaurants, financial institution, residential storage warehouses, etc. Building setback lines, floor area, building height, access control and other information relating to future development is shown on the plan.

2. After reviewing the proposed C.U.P. and the zoning and uses of nearby property, staff questions the need and justification for an additional 500,000 square feet of office and commercial development. There are several sites within one and one-half miles of this site that are zoned "LC" (both for shopping centers and for free-standing buildings) that have not yet been developed. If additional Light Commercial is needed for this area, staff feels that it should not extend past the east boundary of Parcel 1.

Extending "LC" zoning to Socora will have adverse impacts on the residential areas to the north and east as well as Bishop Carroll High School to the south. Staff feels that approval of this C.U.P. and zone case will increase the pressure to completely strip-out Central to Woodchuck. A more appropriate design would be to develop the area east of Parcel 1 with single-family and low density residential uses compatible with the existing residential areas to the east and north.

3. Other items that will need to be considered during the platting process include the redesign/reconstruction of the median in Central and drainage improvements. The Department of Engineering has advised that preliminary calculations indicate that there may be a need to regain some storm water runoff on site since the existing pipes under Central were not designed to handle a large paved area.
4. The Commission may also wish to consider the proposed 55 foot height limit on Parcel 5. Staff is concerned that a five-story office building would not be compatible with the low scale residential uses to the east and north.
5. Staff does not support the extension of "LC" zoning past the east boundary of Parcel 1 and feels that the requested "BB" and "IC" zoning (Parcels 4 and 5) east of Parcel 1 is inappropriate. The most appropriate use would be to leave Socora in its existing alignment and back low density residential uses into the proposed C.U.P. Then single-family could be developed between Socora and the existing single-family to the east. One alternative would be to swing Socora along the east boundary of Parcel 1 and then develop single-family and low density residential uses compatible with nearby residential uses in the area encompassed by Parcels 4 and 5.
6. A recommendation of approval for the zone change by the Planning Commission should be subject to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
7. Should the Planning Commission determine that the proposed amendments are appropriate, the following are recommended conditions of approval.
  - a. The permitted use of financial institutions for Parcels 2 and 3 shall exclude main banks.
  - b. The proposed use list for Parcel 5 shall prohibit residential uses.
  - c. The existing major entrance to Central shall be shown on the plan. General Provision No. 7 shall state that two points of access to Central from Parcel 1 shall be constructed to major entrance standards.
  - d. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
  - e. 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.
  - f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
  - g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

**THE CITY OF WICHITA**  
OFFICE OF Traffic Engineer

DATE October 16, 1981

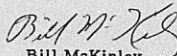
TO Art Chambers, Senior Planner  
FROM Bill McKinley, Traffic Engineer

SUBJECT Tyler Acres Community Unit Plan

The following are comments which we have discussed with Bill Korber, Baughman Company, regarding the above subject:

1. A continuous deceleration - acceleration lane will be provided on the north side of Central, from Socora to Tyler Road. This continuous deceleration - acceleration lane/right turn lane will then be continued north on Tyler Road to the major entrance on Tyler Road. A minimum of 10' of dedication is necessary along the entire frontage indicated above.
2. The existing left turn channelization on Central, east of Robin Road, will be modified to provide left turn storage into the major entrance as proposed on the plan.
3. Just east of the major entrance, left turn storage will be provided for the apartment complex to the south.
4. Across the frontage of Parcel 4, a continuous two-way left turn lane will be provided to serve the proposed four entrances to this parcel.
5. Forty feet (40') of complete access control in both directions from the point where 10' of additional right-of-way is dedicated for Central and Tyler Road shall be provided.
6. Access control to Parcel 3 shall be limited to three entrances across Parcel 3.

I believe all of the above were previously agreed to informally in a discussion held between you, Paul Graves and myself. If you have any questions regarding this matter, please advise.

  
Bill McKinley  
Traffic Engineer

BM:gr

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 768-4561

October 12, 1981

Clark R. Nelson  
Kahrs, Nelson, Fanning  
Hite & Kellogg  
Attorneys At Law  
200 W. Douglas Avenue - Suite 630  
Wichita, KS 67202

RE: DP-11 Tyler Acres Commercial  
CUP, and Z-2375 "AA" to "LC"  
Generally located at the  
northeast corner of Central  
and Tyler

Mr. Nelson:

We have reviewed the proposed amendments to the above captioned CUP and the following are our comments, as well as those from other City departments, regarding the project. Our primary concern is the extension of "LC" zoning and uses to the east. As we have stated in earlier discussions, we feel that extending "LC" zoning to Socora is inappropriate. The extension to Socora, we believe, will have an adverse impact on the residential areas to the north and east as well as Bishop Carroll High School. Approval of this CUP and zone change will increase the pressure to completely strip-out Central from Tyler to Woodchuck. Parcel 4 will significantly add to that pressure since it is designed to accommodate four free-standing buildings.

After reviewing the zoning and uses in the general area, it appears that there are several nearby sites zoned "LC" (both for shopping centers and for free-standing buildings) that have not yet developed. It would seem that there may not be a need or justification for 500,000 square feet of new commercial uses for this general area. If additional "LC" is needed, we feel that it should not extend past the east edge of Parcel 1. The most appropriate design, in our opinion, for the area east of Parcel 1 would be to swing Socora to the west and develop single-family and low density residential uses compatible to the neighborhood on the east side of Socora. Then Socora would act as a buffer in conjunction with the landscaping.

WICHITA - SEDGWICK COUNTY

Page 2

October 12, 1981

Clark R. Nelson

The Traffic Engineer has stated that a traffic study is needed due to the size of the proposed center. The study is needed so that future traffic flows can be projected and utilized in designing and improving the surrounding street system as well as internal circulation and access points. I would suggest that you contact Bill McKinley, Traffic Engineer, if you have any questions regarding the traffic study.

The Traffic Engineer and Bill Korber have discussed the need to reconstruct the median in Central to accommodate left turns into the center and the apartments to the south. Mr. Korber has been given criteria to redesign the median.

The Department of Engineering has advised us that there may be a need to retain some storm water runoff on-site since the existing pipes under Central were not designed to handle a large paved area. New pipes feeding directly into the drainage channel south of Central may also be needed. I would encourage you to contact Chris Breitenstein of the Department of Engineering to discuss drainage problems for this area.

*OK*  
In regard to the planting strip (does not have to be a screen) on the west boundary of Parcel 2, we feel that General Provision No. 4 should be reworded to require that some street trees, approved by the City Forester and the Department of Planning, be planted prior to occupancy of any building in Parcel 2. A landscape plan would be submitted to the Department of Planning for review and approval prior to the issuance of any building permit, but the materials, except for the street trees, would not have to be planted until the area to the west develops residentially.

*OK*  
We feel that the wall along the north boundary of Parcel 1 should be constructed prior to the issuance of any building permits that would increase the square footage of the existing center. Due to the prevailing southerly winds the wall is needed to protect the library, churches and residential uses to the north from the proposed activities.

The following are comments relating to specific changes that need to be made to the plan or text of the CUP.

1. General Provision No. 13 should be General Provision 12c. This will improve the readability of the text.
2. General Provision No. 14 should include a statement describing the third moving lane which is to be guaranteed at the time of platting. The reconstruction of the existing major opening on Tyler to current major entrance standards should also be guaranteed at the time of platting and should be included in the general provision.

*McKinley  
said major  
entrance on  
Tyler is OK*

WICHITA - SEDGWICK COUNTY

Page 3  
October 12, 1981  
Clark R. Nelson

- OK 3. Parcel No. 1. The setback to Tyler should read as follows:  
Tyler Road - 90 feet or as indicated on the plan.
- 3 *the*  
2 *carports* 4. Parcel No. 3. Item G: the number of buildings should be limited to three with provision allowing the carports to remain until the existing lease expires.
- NO Item J: the number of access points to Central should be two (2), with a provision allowing three (3) until the existing lease expires or improvements are made to the intersection.
5. Parcel No. 4. Main banks should be excluded from the proposed use list.
6. Parcel No. 5. (Alternate Use), I would suggest that Items C, D, and F be deleted since they could create unnecessary problems for developing the parcel with residential uses.

These are the comments that we have at this time. We have scheduled these cases for the October 22, 1981, MAPC meeting. Fourteen (14) revised copies of the CUP should be returned to us by Thursday, October 15, 1981. If you have any questions, please call.

Sincerely,

  
Jack H. Galbraith  
Chief Planner  
Current Plans Division

JHG:ADC:vn  
cc: Edward T. Neville, 9625 Maple, Wichita 67209  
Bill Korber, 330 Laura, Wichita 67211

**KAHRS, NELSON, FANNING, HITE & KELLOGG**

ATTORNEYS AT LAW

W. A. KAHRS  
H. W. FANNING  
RICHARD C. HITE  
DARRELL G. KELLOGG  
RICHARD L. HONEYMAN  
LARRY WITHERS  
GARY A. WINFREY  
CLARK R. NELSON  
HARVEY E. RUSSELL  
STEVEN D. GOUGH  
ALAN L. RUPE  
STEVEN R. SMITH

SUITE 630 - 200 WEST DOUGLAS AVENUE  
WICHITA, KANSAS 67202

AUSTIN M. COWAN (1885-1949)  
ROBERT H. NELSON (1904-1977)

OF COUNSEL  
RAYMOND C. TROLL

AREA 316  
285-7761

October 6, 1981

SCOTT J. GUNDERSON  
RICHARD J. McDONALD  
ROBERT D. STEIGER  
RANDY J. TROTT  
ARTHUR S. CHALMERS  
DENNIS L. COBB

Mr. Jack Galbraith  
Chief Planner, Current Plans Division  
City of Wichita, Planning Department  
455 North Main  
Wichita, Kansas 67202

Re: Neville Application for Community Unit Plan and  
Change of Zoning; Generally located on the North  
Side of Central Avenue between Tyler Road and Socora

Dear Jack:

Pursuant to various discussions with clients as well as members of your office, we desire to eliminate from the applications the alternate use listed for Parcel No. 5. Specifically, we desire to delete the proposed uses of residential dwellings and townhouses and proceed only with the primary use as listed. We shall amend our proposed Community Unit Plan and text to so reflect and deliver the appropriate copies to you.

If you have any questions or problems in this regard, please feel free to give me a call.

Yours very truly,

*Clark R. Nelson*  
Clark R. Nelson  
KAHRS, NELSON, FANNING,  
HITE & KELLOGG

CRN:cm

cc: Mr. Joel Pollack  
Mr. William Korber

**RECEIVED**

OCT 8 1981

METROPOLITAN PLANNING  
ROUTE  15

Z-2375 )  
& )  
DP-11 ) 195 "Notices to Adjoining Property Owners" (doublestuffed) mailed  
10-8-81 for the MAPC meeting for 10-22-81

1 Including map to CPO Office  
1 " to "NEIGHBORS"  
1 of zone change to Don Schneider, Sanitary Chief Engineer

---

198 TOTAL

WICHITA-SEDCWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 672021633

October 8, 1961

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, October 22, 1961, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the TYLER ACRES COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-11

Beginning at the S.W. Corner of the SW 1/4 of Sec. 16, Twp. 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW 1/4, 1300.70 feet; thence northerly, at right angles to said south line, 700.00 feet; thence westerly, parallel with the south line of said SW 1/4, 922.93 feet; thence northerly, with a deflection angle to the right of 90°, 43.48 feet; thence northwesterly, with a deflection angle to the left of 71°00', 185.90 feet; thence westerly, with a deflection angle to the left of 13°46', 766.03 feet to the west line of said SW 1/4; thence southerly, along said west line, 807.54 feet to the point of beginning, including Tyler Acres Second Addition, Wichita, Kansas, and Tyler Acres Fourth Addition, Wichita, Kansas. Generally located on the north side of Central, between Tyler Road and Socora.

The Development Plan of this area, originally approved on May 17, 1966, has been resubmitted as required under the Community Unit Plan provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. 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 the following:

1. An increase in area from approximately 6.9 acres to approximately 32.0 acres. Associated zone change 4-2375 is requesting a total of 27.3 acres of "LC" light commercial zoning and 4.7 acres of "DB" office zoning. The requested zoning would extend from Tyler Road to a point 130 feet east of Socora and from Central to a point approximately 650 feet north of Central.
2. The proposed Development Plan would permit an increase in floor area from 61,556 square feet to 559,135 square feet. Of the total permitted floor area 32,080 square feet would be restricted to office uses. Permitted uses for the six parcels include apartments, offices, restaurants, retail sales, residential storage warehouses and other light commercial uses.
3. Building coverage, setbacks, access control, number of buildings, building height, parking, screening, and other information relating to future development is shown on the plan.

Page Two  
Case No. DP-11

The hearing of the proposed amendments to this Development Plan, as provided in Section 20.04.19 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. 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 MCC. 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 260-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 260-4421.

Robert A. Lakin  
Secretary

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

October 8, 1961

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area and on property legally described below. 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. If you have no interest or objection to the requested change, you have no obligation to appear or comment. If you desire to appear at the MAPC meeting, you are invited to do so, either in person or by agent or attorney.

The MAPC will consider the following case at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m., on October 22, 1961.

CASE NO. E-2375

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

AND

Zone Change from the "AA" One Family Dwelling District  
and the "IC" Light Commercial District  
to the "IC" Light Commercial District

SEE LEGAL DESCRIPTION ATTACHED HERETO

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization (CPO) meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On return of the case to the BCC, they may approve or deny or modify the change requested.

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 BCC. 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.

It should be noted that the MAPC meeting constitutes the "Public Hearing" on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

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 CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District  
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District  
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District  
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District  
Permits multiple-family dwellings at a density of 17.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District  
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District  
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District  
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District  
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District  
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District  
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District  
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District  
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District  
Permits mobile home parks and associated uses.
- "U" University District  
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

CASE NO. Z-2375

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

Commencing at the S.W. Corner of the SW 1/4, Sec. 16, Twp. 27, R-1-W; thence N 90°00' E, along the south line of said SW 1/4, 1838.7 feet; thence N 0°14' E, 315 feet for a place of beginning; thence N 90°00' W, 481.04 feet; thence N 0°00' E, 245 feet; thence N 90°00' E, 36 feet; thence N 0°00' E, 220 feet; thence N 90°00' E, 396.93 feet; thence S 0°14' W, 465 feet to the place of beginning. AND

Zone Change from the "AA" One Family Dwelling District  
and the "LC" Light Commercial District  
to the "LC" Light Commercial District

Beginning at the S.W. Corner of the SW 1/4 of Sec. 16, Twp. 27, R-1-W; thence N 90°00' E, along the south line of said SW 1/4, 1838.7 feet; thence N 0°14' E, 315 feet; thence N 90°00' W, 481.04 feet; thence N 0°00' E, 245 feet; thence N 90°00' E, 36 feet; thence N 0°00' E, 220 feet; thence N 90°00' W, 526 feet; thence N 0°00' E, 43.48 feet; thence N 71°00' W, 148.27 feet; thence N 89°46' W, 766.07 feet; thence S 1°45' W, 837.54 feet to beginning. All generally located on the north side of Central, between Tyler Road and Socora.

August 27, 1981

Robert B. Feldner, Superintendent of Central Inspection  
Paul Graves, Chief Engineer  
Mike Lindebak, Program Development Engineer

Arthur D. Chambers, Senior Planner

DF-11 - Tyler Acres Commercial C.U.P. and 2-2375 Generally  
Located at the Northeast Corner of Tyler and Central

We have received a proposed amendment to the above captioned C.U.P. The zone change is requesting "IC" zoning from Tyler to a point east of existing Socora and from Central north to the south side of the churches. The plan would permit approximately 550,000 square feet of commercial space. We would appreciate receiving any comments you might have regarding access, relocation of Socora, drainage, etc., by Monday, September 7, 1981.

If you have any questions, please call.

Arthur D. Chambers  
Senior Planner

ADC:jps

4948C

Amended  
File #1  
Tyler acres  
DP-11  
assoc 2-2375

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

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.

1. Name of applicant or applicants and/or their agent or agents.
  - a. Applicant  Edward T. Neville  
 Address  9625 Maple, Wichita, KS. 67209 Phone 722-1730  
 Agent  Clark Nelson  
 Address  200 W. Douglas, Wichita, KS. 67202 Phone 265-7761
  - b. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent  Jim Smith Realty, Inc.  
 Address  337 N. Waco, Wichita, KS. 67202 Phone 263-7209
  - c. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent  Baughman Company, P.A.  
 Address  330 Laura, Wichita, KS. 67211 Phone 262-7271

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

2. a. The applicant hereby requests Community Unit Plan approval on property zoned AA+LC and legally described as Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_, Addition. \_\_\_\_\_  
 (If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

NAA  
SAA, LC, BB  
EAA  
WAA+LC  
See Attached Sheet

2. b. There are 32 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

a. at the \_\_\_\_\_ corner of \_\_\_\_\_  
and \_\_\_\_\_; or

b. on the north side of Central (Avenue,  
Street) between Tyler Road (Avenue, Street) and  
Socora (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.

Edward J. Deville

By \_\_\_\_\_  
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 3:30  
(~~AM~~, PM) on Aug 26, 1981 (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ 285<sup>00</sup>/<sub>100</sub>.

John H. Johnson Name  
Chief Planner Title

WILLIAM L. KORBER

JOHN E. LUNDBLADE

JAMES E. JORDAN

N. BRENT WOOTEN



**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

LEGAL DESCRIPTION - TYLER ACRES

Beginning at the S.W. Corner of the SW $\frac{1}{4}$  of Sec. 16, Twp. 27-S, R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW $\frac{1}{4}$ , 1888.70 feet; thence northerly, at right angles to said south line, 780.00 feet; thence westerly, parallel with the south line of said SW $\frac{1}{4}$ , 922.93 feet; thence northerly, with a deflection angle to the right of 90 $^{\circ}$ , 43.48 feet; thence northwesterly, with a deflection angle to the left of 71 $^{\circ}$ 00', 185.90 feet; thence westerly, with a deflection angle to the left of 18 $^{\circ}$ 46', 766.08 feet to the west line of said SW $\frac{1}{4}$ ; thence southerly, along said west line, 887.54 feet to the point of beginning, including Tyler Acres Second Addition, Wichita, Kansas and Tyler Acres Fourth Addition, Wichita, Kansas.

OWNERSHIP LIST

*Ob. stuff DP-115  
Z-2375*

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1		Notre Dame now Bishop Carroll High School	✓ Catholic Diocese of Wichita, 424 N. Broadway, 67202
1	A	Ty-Cen	✓ McDonald's Corp., 506 N. Tyler, 67212
2	A	"	✓ B. F. P. Inc., c/o Bill Bachman, 1901 W. 13th, 67203
1	B	"	✓ Wichita Federal Savings & Loan Assoc., 8525 W. Central, 67212
2,3,4 to- gether with vac. Reca Ave. from ex. E ln of Robin Rd to S ln of Central	B	"	✓ Northwest Wichita Associates, Ltd., c/o Craig E. Stough, 4606 S. Garnett Rd., Tulsa, Okla. 74145
4	C	"	Same as above
S 350' of W 255' of Lot 1	A	West Center	✓ Richard J. Hatstrup, 610 N. Tyler, 67212
2	A	" "	✓ Mid Kansas Federal Savings & Loan Assoc., 8725 W. Central, 67212
1		First Place West	✓ First National Bank in Wichita, 8601 W. Central, 67212
W 50' of Lot 1		Higgins - Andeel	✓ Jesus Arnold Cisneros and Norma A. Cisneros, 2263 Manhattan Dr., 67204
1, exc. W 50'		" "	✓ Littell, Inc., 8635 W. Central, 67212
1	A	Meadowview Estates	IMMA Ltd., <del>4414 W. Central,</del> <del>67212</del> <i>Unknown</i>
2	A	" "	✓ Jeffrey A. Marker and Me- linda L. Marker, 701 N. Woodchuck, 67212
3	A	" "	✓ Eugene H. Brent and Margaret I. Brent, 7900 Jennie St., 67212

*X Returned*

*X Rent: 1/4 Richard SCHAUPE  
656 Woodchuck Lane - 67212*

*X 67212*

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
2	D	Meadowview Estates	✓ Lucinda M. Rockwell, 7911 Jennie, 67212 and Douglas M. Kauffman and Evalyn R. Kauffman, 1457 Tapestry, Goddard, 67052
3	D	" "	✓ Thomas Joe Barta and Mary Elizabeth Barta, 7921 Jennie, 67212
4	D	" "	✓ Robert E. Monty, 626 N. Woodchuck, 67212
5	D	" "	✓ Carolyn S. Marley, 620 N. Woodchuck, 67212
6	D	" "	✓ Rocco Loiacono and Anna Loiacono, 610 N. Woodchuck 67212
7	D	" "	✓ Ronny Carl Davenport and Linda Juanice Davenport, 600 N. Woodchuck, 67212
1		Joy	✓ Carrol M. Joy and Marion L. Joy, 549 N. Tyler Rd., 67212
1,2		Westlink Center 2nd	✓ J. Ernest Talley, 535 West-shore Dr., 67209
1		4-H Club	3 Board of County Commissioners of Sedgwick County, Sedgwick County Courthouse, 535 N. Main, 67203
1		4-H Club 2nd	Same as above
1	33	Westlink Village 2nd	✓ Fred K. Masters and Hazel Masters, 9101 Delano, 67212
17	33	" "	✓ William H. Shipley and Marilyn V. Shipley, 9115 Murray Court, 67212
18	33	" "	✓ John R. Youngman and Elouise Youngman, 9117 Murray Ct., 67212
19	33	" "	✓ Pedro A. Chavez and Eleanor L. Chavez, 9123 Murray Ct., 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
23	33	Westlink Village 2nd	✓ Leslie Bruce Dawson and Kelly Anne Dawson, 724 Murray, 67212
24	33	" "	✓ William C. Peltzer and Mary Kathryn Peltzer, 720 Murray, 67212
25,26	33	" "	✓ G. Gordon Dotzour, 110 N. Maize Rd., 67212
15	3	Western Gardens	✓ Jerry Ivan Power and Glenda Jean Power, 8820 Birch Ln., 67212
16	3	" "	✓ James J. Dyck, 8816 Birch Ln. 67212 and N. Ann Shoemaker, Address <u>Unknown</u>
17	3	" "	✓ Danny M. Jones and Linda F. Jones, 8812 Birch Lane, 67212
18	3	" "	✓ Donald Dean Shaw and Judith Gale Shaw, 8808 Birch Ln, 67212
19	3	" "	✓ Carl B. Forshee and Cheryl L. Forshee, 8802 Bekemeyer, 67212
1	4	" "	✓ Jim L. Nungesser and Denece A. Nungesser, 8815 Birch Ln., 67212
2	4	" "	✓ Robert J. Fritz and Emiko S. Fritz, 8901 Birch Lane, 67212
3	4	" "	✓ Obed T. Wells and Evelyn A. Wells, 8907 Birch Lane, 67212
4	4	" "	✓ Donald C. Calhoun and Donna F. Calhoun, 8915 Birch Lane, 67212
5	4	" "	✗ Thelma L. Ray, Address <u>Unknown</u> ✗ Oneida C. Ray, Address <u>Unknown</u>
6	4	" "	✓ Michael S. Faulkner and Mary S. Faulkner, 8918 Bekemeyer, 67212
7	4	" "	✓ Gary D. Schock and Charlene K. Schock, 8910 Bekemeyer, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
8	4	Western Gardens	✓ Robert F. Basilevac and Elaine M. Basilevac, 8902 Bekemeyer, 67212
9	4	" "	✓ Morris G. Desilet a/k/a M.G. Desilet and Carolyn N. Desilet, 8826 Bekemeyer, 67212
10	4	" "	✓ Charles R. Wood and N. Charlene Wood, 8818 Bekemeyer, 67212
1	5	" "	✓ Virgil E. Myers and Harriet A. Myers, 802 Waddington, 67212
2	5	" "	✓ Gary R. Chilton and Sharon A. Chilton, 9009 Bekemeyer, 67212
3	5	" "	✓ Allen H. Hillen and JoAnn Hillen, 9001 Bekemeyer, 67212
4	5	" "	✓ Charles L. Baltzell and Ina F. Baltzell, 8925 Bekemeyer, 67212
5	5	" "	✓ Keith F. Meegan and Mary Ann E. Meegan, 8917 Bekemeyer 67212
6	5	" "	✓ Terry W. Moore and Susan K. Moore, 8909 Bekemeyer, 67212
7	5	" "	✓ Robert A. Younkin and Joyce K. Younkin, 8901 Bekemeyer, 67212
8	5	" "	✓ Billy C. Naylor and Patricia M. Naylor, 8825 Bekemeyer, 67212
9	5	" "	✓ Margery Lynn Hageman, 8817 Bekemeyer, 67212
10	5	" "	✓ David E. Neil and Shirley A. Neil, 8809 Bekemeyer, 67212
11	5	" "	✓ Carl Lee McCoy a/k/a Carl L. McCoy and Twila McCoy a/k/a Twila J. McCoy, 8801 Bekemeyer, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
20	2	Western Gardens	✓ Virgil J. Schawe and Karmen A. Schawe, 803 N. Wood Ave., 67212
E 200' of Lot 1		Ascension Lutheran Church	✓ to 386 City of Wichita, A Municipal Corp, 455 N. Main, 67202
1, except E 200'		" "	✓ The Kansas District of the Lutheran Church - Missouri Synod c/o Ascension Lutheran Church, 842 N. Tyler, 67212
W 135' of Lot 1		Tyler Acres 2nd	Ⓓ Edward T. Neville, 9625 Maple, 67209
1, except W 135'		" " "	✓ Edward T. Neville and Rita A. Neville, 9625 Maple, 67209, Trustees for Gregory Alan Neville and Alvin Leon Neville
2		" " "	Ⓓ Edward T. Neville, 9625 Maple, 67209
1		Tyler Acres 3rd	Same as above
1		St. Francis of Assisi Park	Ⓓ Catholic Diocese of Wichita, 424 N. Broadway, 67202
1 and N 17' 1 of Lt.2		Tyler Acres 1st	✓ Luzeal Frazier and Christie A. Frazier, 866 N. Socora Dr. 67212
2, exc S 17' & all of Lt.3	1	" "	Ⓓ Catholic Diocese of Wichita, 424 N. Broadway, 67202
Block 2 exc. that part platted as St. Francis of Assisi Park		" "	Same as above
	1	Tyler Acres 4th	Ⓓ Edward T. Neville, 9625 Maple, 67209
1		Loesch	✓ Prairie Homes, Inc., 900 N. Tyler, 67212
2		"	✓ Jack U. Russell and Doris N. Russell, 1502 Valley View, 67212
1		Jack Russell	Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
9	1	Country Acres	
			✓ Douglas C. Stewart and Michelle A. Stewart, 7901 Cottentail, 67212
10	1	" "	✓ Ralph E. Covel, 7915 Cottentail, 67212
11	1	" "	✓ Kenneth R. Swenson and Leora P. Swenson, 9054 Harvest Court, 67212
4	7	" "	✓ David W. Wingert and Hazel H. Wingert, 840 N. Woodchuck, 67212
5	7	" "	Ralph E. Covel, 7915 Cottentail, 67212
6	7	" "	✓ James E. Alexander and Evelyn M. Alexander, 826 N. Woodchuck, 67212
7	7	" "	✓ Harvey S. Edwards, Sr. and Loretta J. Edwards, 816 N. Woodchuck, 67212
8	7	" "	✓ Charles F. Galloway and Phoebé J. Galloway, 802 N. Woodchuck, 67212
9	7	" "	Charles F. Galloway and Phoebé Galloway, 802 N. Woodchuck, 67212; Franklyn A. Galloway, <del>Address Unknown</del> 6340 SEATTLEVILLE 67219
10	7	" "	✓ Raymond Willis Wilkerson and Janet S. Wilkerson, 754 N. Woodchuck, 67212
11	7	" "	✓ William J. Schueler and Gloria Schueler, 748 N. Woodchuck, 67212
12	7	" "	✓ Everett J. Cupps and Marilyn J. Cupps, 744 N. Woodchuck, 67212
13	7	" "	✓ David Gamble and Erma A. Gamble, 9901 Binter Lane, 67212
14	7	" "	✓ Donald P. Russell and Faviola Russell, <del>Address</del> <del>Unknown</del> 1216 Murray 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
15	7	Country Acres	
			✓ Grant R. Tuders and Carla D. Tuders, 7918 Cottontail Lane, 67212
16	7	" "	✓ Carl J. Crease, Sr. and Marian A. Crease, 725 Chickadee, 67212
17	7	" "	✓ Kurt M. Kleinsasser and Velma M. Kleinsasser, 735 Chickadee, 67212
18	7	" "	✓ Paul L. Hill (Deceased) and Helen S. Hill, 743 Chickadee, 67212
19	7	" "	✓ Charles L. Burger and Katherine S. Burger, 753 Chickadee, 67212
20	7	" "	✓ Donald E. Lambdin and Frances L. Lambdin, 4037 N. Tyler, 67205; ✓ Sterling S. Lambdin and Tari Lambdin, 1532 S. Pinecrest, 67218 ✓ <i>Revert to 761 Chickadee, 67212</i>
21	7	" "	✓ Roderick W. Wakeland and Virginia Wakeland, 801 Chickadee, 67212
22	7	" "	✓ Marilyn Z. Smith, <sup>S.</sup> Address Unknown <i>761 Country Acres 67212</i>
23	7	" "	✓ Cecil E. Jordan and Mary D. Jordan, 819 Chickadee, 67212
24	7	" "	✓ Loyd D. Armstrong and Dorothy L. Armstrong, 825 Chickadee, 67212
1	8	" "	✓ Margaret M. Lies, 8909 Nantucket, 67212
2	8	" "	✓ Eugene M. Seely and Florine M. Seely, 859 Redbarn Lane, 67212
3	8	" "	✓ George H. Shields, 865 Redbarn Lane, 67212
4	8	" "	✓ Doyle Dwayne Vaughn and Marla Jeanne Vaughn, 869 Redbarn Lane, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Country Acres 2nd</u>	<u>Property Owner</u>
1	35			✓ Robert E. McKee and Naomi McKee, 946 N. Reca, 67212
2	35	"	"	✓ Kenneth E. Rohling and Alvina Rohling, 8301 Birch Lane, 67212
3	35	"	"	✓ Carolyn S. Snyder, 8233 Birch Lane, 67212
4	35	"	"	✓ Glenn R. Wiseman and Mary J. Wiseman, 8225 Birch Lane, 67212
5	35	"	"	✓ Robert L. Grant and Edna Mae Grant, 8217 Birch Lane, 67212
6	35	"	"	✓ Jerry B. Malone, Address Unknown <i>305 W. Central 67202</i>
7	35	"	"	✓ Steven R. Fischer and Jacque A. Fischer, 8131 Birch Lane, 67212
8	35	"	"	✓ Walter P. Martin and Marcella M. Martin, 8125 Birch Lane, 67212
11	35	"	"	✓ Thomas E. Crabtree and Eloise Crabtree, 949 Redbarn Lane, 67212
12	35	"	"	✓ Clyde E. Bevis and Barbara G. Bevis, 941 Redbarn Lane, 67212
13	35	"	"	✓ Robert D. Sabaj and Gail S. Sabaj, 933 Redbarn, 67212
14, & SEly 3' of Lt. 15	35	"	"	✓ Paul V. Iseman and Judith M. Iseman, 8100 W. Murdock, 67212
15, exc. SEly 3'	35	"	"	✓ Elizabeth M. Martin, 8112 W. Murdock, 67212
16	35	"	"	✓ Gary L. White and Marilyn J. White, 8118 W. Murdock, 67212
17	35	"	"	✓ Wesley R. Folck and Frances D. Folck, 8126 W. Murdock, 67212

<u>Lot</u> 18	<u>Block</u> 35	<u>Addition</u> Country Acres 2nd		<u>Property Owner</u>
				✓ Marcel Alfred Steiner and Mary Jane Steiner, 8132 W. Murdock, 67212
19	35	"	"	✓ Martin D. Grimes and Mary B. Grimes, 8202 W. Murdock, 67212
20	35	"	"	✓ George A. Treese and Gloria J. Treese, 8212 W. Murdock, 67212
21	35	"	"	✓ Warren B. Niedens and Della Lynn Niedens, 8222 W. Murdock, 67212
22	35	"	"	✓ Joseph F. Prince and Dorothy L. Prince, 8232 W. Murdock, 67212
23	35	"	"	✓ Luan Tan Doan, 425 S. Erie, 67211
24	35	"	"	✓ David W. Deerfield and Beverly Deerfield (Deceased) 8314 W. Murdock, 67212
1	36	"	"	✓ Roy A. Coombs and Marjorie M. Coombs, 917 Redbarn, 67212
2	36	"	"	✓ Elmer L. Stipp and Rosella P. Stipp, 909 Redbarn, 67212
3	36	"	"	✓ Glenn L. Ritter and Cora E. Ritter, 901 Redbarn, 67212
4	36	"	"	✓ Benjamin S. Barr and Eva E. Barr, 8016 School, 67212
5	36	"	"	✓ Frank B. Murphy and Alice B. Murphy, 8101 Bekemeyer, 67212
6	36	"	"	✓ Leslie J. Vanderfecht and Carol A. Vanderfecht, 8023 Bekemeyer, 67212
7	36	"	"	✓ Victor N. Evans, Jr. and Elaine L. Evans, 8017 Bekemeyer, 67212
1	37	"	"	✓ Clarence Donald Brodhead and Elizabeth J. Brodhead, 8315 W. Murdock, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>		<u>Property Owner</u>
2	37	Country	Acres	2nd
				✓ Darrel E. Fisher and Orlene J. Fisher, 8301 W. Murdock, 67212
3	37	"	"	✓ American Savings Association, 210 N. Main, 67202
4	37	"	"	✓ Darrell E. Zehr, 8223 W. Murdock, 67212
5	37	"	"	✓ Norman C. Warminski and Carol Ann Warminski, 8215 W. Murdock, 67212
6	37	"	"	✓ Paul Kirk, Jr. and Sally E. Kirk, 8201 W. Murdock, 67212
7	37	"	"	✓ Robert L. Barbour and Carolyn J. Barbour, 8127 W. Murdock, 67212
8	37	"	"	D Jerry B. Malone <i>305 W. Central</i> <del>Address Unknown</del> <i>67202</i>
9	37	"	"	✓ Victor H. Evans and Lucile M. Evans, 8101 W. Murdock, 67212
10	37	"	"	✓ John Raymond Shively, Jr. and Ramona Odette Shively, 8110 Bekemeyer, 67212
11	37	"	"	✓ Yvonne N. Callahan, 8116 Bekemeyer, 67212
12	37	"	"	✓ Robert E. Kaiser and Angeline E. Kaiser, 8202 Bekemeyer, 67212
13	37	"	"	✓ Gerald R. Maxwell and Teresa M. Maxwell, 8216 Bekemeyer, 67212
14	37	"	"	✓ David A. Fankhauser and Mary F. Fankhauser, 8224 Bekemeyer, 67212
15	37	"	"	✓ Robert E. Evans and Nancy B. Evans, 8232 Bekemeyer, 67212
16	37	"	"	✓ Dennis M. Schulte and Virginia L. Schulte, 8300 Bekemeyer, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Country</u>	<u>Acres</u>	<u>2nd</u>	<u>Property Owner</u>
17	37					✓ Vernon G. Rogers and Hilda M. Rogers, 8316 Bekemeyer, 67212
1	41	"	"			✓ Robert L. Schenewerk and Delores M. Schenewerk, 8527 Birch Lane, 67212
2	41	"	"			✓ Thomas A. Erwin and Kathleen S. Erwin, 8517 Birch Lane, 67212
3	41	"	"			✓ Harvey R. Kopper and Phoebe L. Kopper, 8501 Birch Lane, 67212
4	41	"	"			✓ Joseph E. Droll and Virginia B. Droll, 8443 Birch Lane, 67212
5	41	"	"			✓ Larry J. Farney and Jacqueline M. Farney, 8435 Birch Lane, 67212
6	41	"	"			✓ Alan L. DeGood and Dianne Y. DeGood, 8429 Birch Lane, 67212
7	41	"	"			✓ Charles Outtin and Linda L. Outtin, 8421 Birch Lane, 67212
8	41	"	"			✓ Amos A. Sanders and Annie M. Sanders, 8413 Birch Lane, 67212
9	41	"	"			✓ Mackie Joe Whillock, 8401 Birch Lane, 67212
10, & E½ Lt. 11	41	"	"			✓ United Methodist Youthville, Inc., 8400 W. Murdock, 67212
W½ Lt. 11 & all Lt. 12	41	"	"			✓ Elizabeth K. Born, 8418 W. Murdock, 67212
13	41	"	"			✓ Garrison R. Murray and Betty L. Murray, 8428 W. Murdock, 67212
14	41	"	"			✓ George S. King and Ruth G. King, 8434 W. Murdock, 67212
15	41	"	"			✗ Edward C. Hutson and Dalene J. Hutson, Address <u>Unknown</u>

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Country</u>	<u>Acres</u>	<u>2nd</u>	<u>Property Owner</u>
16	41					✓ Walter D. Wilson and Madeline I. Wilson, 8500 W. Murdock, 67212
17	41	"	"			✓ Melvin R. Hoskinson and Dee A. Hoskinson, 8518 W. Murdock, 67212
18	41	"	"			✓ James D. Hobson and Doris M. Hobson, 8528 W. Murdock, 67212
1	42	"	"			✓ Jimmy D. Buller and Deborah L. Buller, 940 N. Robin Road, 67212
2	42	"	"			✓ Glenn R. Jackson and Carol J. Jackson, 934 N. Robin Rd., 67212
3	42	"	"			✓ Dale K. Baalman, 928 N. Robin Road, 67212
4	42	"	"			✓ Floyd J. Duncan and Linda M. Duncan, 922 N. Robin Road, 67212
5	42	"	"			✓ Lawrence E. Albert and Winifred M. Albert, 14601 W. Central, 67235
6	42	"	"			✓ Elmer L. Karstensen and Bernice Karstensen, 908 N. Robin Road, 67212
7	42	"	"			✓ James F. McClaren and Betty Lee McClaren, 902 N. Robin Road, 67212
8	42	"	"			D Jerry B. Malone, Address Unknown
9	42	"	"			✓ Kirby W. Commer and Gail P. Commer, 8526 Bekemeyer, 67212
10	42	"	"			✓ Dale Bing and Peggy Bing, 8520 Bekemeyer, 67212
11	42	"	"			D Jerry B. Malone, Address Unknown
12	42	"	"			✓ Gary S. Fults and Sandra Fults, 8508 Bekemeyer, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
13	42	Country Acres 2nd	✓ Billy C. Martin and Norma L. Martin, 8502 Bekemeyer, 67212
14	42	" "	✓ Richard Nicholas Striegel and Barbara Ann Striegel, 8430 Bekemeyer, 67212
15	42	" "	D Jerry B. Malone, Address Unknown
16	42	" "	X Dan S. Bowles, Address <del>Unknown</del> and Kathie Frahm, Address <del>Unknown</del>
17	42	" "	✓ Mary M. Kramer, 8412 Bekemeyer 67212
18	42	" "	✓ O. P. Lamb and Betty L. Lamb, 2533 Litchfield, 67204
19	42	" "	✓ Carole A. Hanson, Address <del>Unknown</del> 901 N. Rea 67212
20	42	" "	✓ Arnold L. Schnieders and May E. Schnieders, 907 N. Rea, 67212
21	42	" "	✓ James S. Buchanan and Elizabeth A. Buchanan, 8413 W. Murdock, 67212
22	42	" "	✓ Jerry L. Isham and Brenda J. Isham, 8421 W. Murdock, 67212
23	42	" "	✓ Gale W. Regier and Sherrill J. Regier, 8427 W. Murdock, 67212
W 3' of Lt. 24, All Lt. 25	42	" "	✓ Donald C. Richardson and Sandra K. Richardson, 8439 W. Murdock, 67212
24, exc W 3'	42	" "	✓ H. Robert White and Wanda S. White, 8433 W. Murdock, 67212
26	42	" "	✓ Michael J. Schlyer and Joyce R. Schlyer, 8501 W. Murdock, 67212
27	42	" "	✓ Donald D. Denning and Dianna Colleen Denning, 8513 W. Murdock, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Part of Lt 28, beg at SW cor; th E 3'; th N parallel with W ln to Murdock; th W along Murdock to NW cor of Lt 28; th S to beg, and all Lt. 29	42	Country Acres 2nd	Bradley W. Bennett and Cynthia Bennett, Address Unknown
28, exc part desc. imm. above	42	" "	D Jerry B. Malone, Address Unknown
30	42	" "	✓ Marvin O. Koelsch and Barbara J. Koelsch, 8539 W. Murdock, 67212
31	42	" "	✓ Thomas Alan Gonia and Suzan A. Gonia, 8545 W. Murdock, 67212
32	42	" "	✓ Ellis Alva Tucker and Trecia Larae Tucker, 8551 W. Murdock, 67212
33	42	" "	✓ Theodore R. Mitchell and Pearlie L. Mitchell, 8601 W. Birch Lane, 67212
8	43	" "	✓ Billy Roger Adair and Mary Alice Adair, 212 S. Coving- ton, 67209
9	43	" "	✓ Dolan H. Welsh and Gladys A. Welsh, 937 N. Robin Rd., 67212
10	43	" "	D Jerry B. Malone, Address Unknown
11	43	" "	✓ Hilmer E. Radtke and Kathryn Joan Radtke, 921 N. Robin Road, 67212
12	43	" "	✓ Michael J. Parks and Renee M. Parks, 915 N. Robin Road, 67212 and Herman R. Parks, 3080 River Park Dr., 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
13	43	Country Acres 2nd	B. Davis Lange and Susan Lange, Address <u>Unknown</u>
14	43	" "	Clarice Dutro, 901 N. Robin Road, 67212

Tracts

North 200' of the East 200' of NE $\frac{1}{4}$  of 20-27-1W

✓ Mobil Oil Corporation, c/o George's Service Center, 7999 E. Central, 67212

Beg 972.45' S of the NE cor of the NE $\frac{1}{4}$  of 20-27-1W; th W 230'; th S 94.7'; th E 230'; th N to p.o.b.

✓ Richard G. Peppard and Patricia L. Peppard, 10801 Hidden Lakes Road, 67209

Beg at a pt in E ln of NE $\frac{1}{4}$  of 20-27-1W and 877.75' S of NE cor of NE $\frac{1}{4}$ ; th W parallel with N ln of NE $\frac{1}{4}$  230'; th S 94.7'; th E 230' to E ln; th N 94.7' to beg., exc E 40' res. for road

✓ Elgin T. Rainer and Alberta Inez Rainer, 541 N. Tyler, 67212

Beg 783.05' S of NE cor of NE $\frac{1}{4}$  of 20-27-1E; th W parallel with N ln of NE $\frac{1}{4}$  230'; th S 94.7'; th E 230' to E ln of NE $\frac{1}{4}$ ; th N 94.7' to beg.

✓ Gilbert F. Fox and Rosann C. Fox, 545 N. Tyler, 67212

The S $\frac{1}{2}$  of SW $\frac{1}{4}$  of 16-27-1W exc. those portions platted as: Tyler Acres 1st, 2nd, 3rd and 4th Additions; Ascension Lutheran Church Addition & St. Francis of Assissi Park

Edward T. Neville and Rita A. Neville, 9625 Maple, 67209, Trustees for Gregory Allen Neville and Alvin Leon Neville

The S 100' of the N 150' of the W 248' of the S $\frac{1}{2}$  of the N $\frac{1}{2}$  of SW $\frac{1}{4}$  of 16-27-1W

✓ Prairie Homes, Inc. 900 N. Tyler, 67212

page 16

We hereby certify the foregoing to be a true and correct list of the property owners within a 1000 foot radius of

Beginning at the Southwest corner of the SW $\frac{1}{4}$  of Section 16, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence easterly along the south line of the SW $\frac{1}{4}$ , 1888.70 feet; thence northerly at right angles to said south line, 780 ft.; thence westerly parallel with the south line of the SW $\frac{1}{4}$ , 922.93 feet; thence northerly with a deflection angle to the right of 90°, 43.48 feet; thence northwesterly with a deflection angle to the left of 71°, 185.90 feet; thence westerly, with a deflection angle to the left of 18°46', 766.08 ft. to the west line of said SW $\frac{1}{4}$ ; thence southerly along said west line, 887.54 feet to the point of beginning, including Tyler Acres Second Addition, Wichita, Kansas, and Tyler Acres 4th Addition, Wichita, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 10th day of August, 1981, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Gable*  
Vice-President

Order No. 300478  
GE

WICHITA-SEDCWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 672021633

October 6, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, October 22, 1981, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the TYLER ACRES COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-11

Beginning at the S.W. Corner of the SW 1/4 of Sec. 16, Twp. 27-S R-1-W, Sedgwick County, Kansas; thence easterly, along the south line of said SW 1/4, 1303.70 feet; thence northerly, at right angles to said south line, 700.00 feet; thence westerly, parallel with the south line of said SW 1/4, 922.93 feet; thence northerly, with a deflection angle to the right of 90°, 43.48 feet; thence northwesterly, with a deflection angle to the left of 71°30', 185.90 feet; thence westerly, with a deflection angle to the left of 13°46', 766.00 feet to the west line of said SW 1/4; thence southerly, along said west line, 807.54 feet to the point of beginning, including Tyler Acres Second Addition, Wichita, Kansas, and Tyler Acres Fourth Addition, Wichita, Kansas. Generally located on the north side of Central, between Tyler Road and Socora.

The Development Plan of this area, originally approved on May 17, 1966, has been resubmitted as required under the Community Unit Plan provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. 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 the following:

1. An increase in area from approximately 6.9 acres to approximately 32.0 acres. Associated zone change 8-2375 is requesting a total of 27.3 acres of "LC" light commercial zoning and 4.7 acres of "DB" office zoning. The requested zoning would extend from Tyler Road to a point 130 feet east of Socora and from Central to a point approximately 350 feet north of Central.
2. The proposed Development Plan would permit an increase in floor area from 31,556 square feet to 559,135 square feet. Of the total permitted floor area 32,080 square feet would be restricted to office uses. Permitted uses for the six parcels include apartments, offices, restaurants, retail sales, residential storage warehouses and other light commercial uses.
3. Building coverage, setbacks, access control, number of buildings, building height, parking, screening, and other information relating to future development is shown on the plan.

ATTENTION:

Although the ownership list (prepared by an Abstract Company and certified to be in accordance with the records in the office of the Register of Deeds) does not indicate your address as mailed, we make every attempt to locate and notify all adjacent property owners. Should our search of available directories include someone not an owner of property near the property described in the accompanying notice to adjacent property owners, please call our office at 268-4421.

Page Two  
Case No. EP-11

The hearing of the proposed amendments to this Development Plan, as provided in Section 20.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. 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 MCC. 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

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

October 9, 1961

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area and on property legally described below. 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. If you have no interest or objection to the requested change, you have no obligation to appear or comment. If you desire to appear at the MAPC meeting, you are invited to do so, either in person or by agent or attorney.

The MAPC will consider the following case at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m., on October 22, 1961.

CASE NO. 2-2375

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

AND

Zone Change from the "AA" One Family Dwelling District  
and the "LC" Light Commercial District  
to the "LC" Light Commercial District

SEE LEGAL DESCRIPTION ATTACHED HERETO

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization (CPO) meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On return of the case to the BCC, they may approve or deny or modify the change requested.

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 BCC. 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.

It should be noted that the MAPC meeting constitutes the "Public Hearing" on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

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 CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District  
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District  
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District  
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District  
Permits multiple-family dwellings at a density of 17.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District  
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District  
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District  
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District  
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District  
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District  
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District  
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District  
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District  
Permits mobile home parks and associated uses.
- "U" University District  
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

CASE NO. Z-2375

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

Commencing at the S.W. Corner of the SW 1/4, Sec. 16, Twp. 27, R-1-W; thence N 90°00' E, along the south line of said SW 1/4, 1888.7 feet; thence N 0°14' E, 315 feet for a place of beginning; thence N 90°00' W, 481.04 feet; thence N 0°00' E, 245 feet; thence N 90°00' E, 36 feet; thence N 0°00' E, 220 feet; thence N 90°00' E, 396.93 feet; thence S 0°14' W, 465 feet to the place of beginning. AND

Zone Change from the "AA" One Family Dwelling District  
and the "LC" Light Commercial District  
to the "LC" Light Commercial District

Beginning at the S.W. Corner of the SW 1/4 of Sec. 16, Twp. 27, R-1-W; thence N 90°00' E, along the south line of said SW 1/4, 1888.7 feet; thence N 0°14' E, 315 feet; thence N 90°00' W, 481.04 feet; thence N 0°00' E, 245 feet; thence N 90°00' E, 36 feet; thence N 0°00' E, 220 feet; thence N 90°00' W, 526 feet; thence N 0°00' E, 43.48 feet; thence N 71°00' W, 148.27 feet; thence N 89°46' W, 766.07 feet; thence S 1°45' W, 837.54 feet to beginning. All generally located on the north side of Central, between Tyler Road and Socora.

DA11-2-2375

WICHITA - SEDGWICK COUNTY



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

ATTEMPTED  
NOT KNOWN  
**Important!**  
Notice of Hearing  
Enclosed

*Ede*

*uk  
1216*



IMMA LTD  
9414 W CENTRAL  
WICHITA KS 67212

*96 Richard Schauf  
656 Woodchuck Ln.  
67212*



IMM 14 161022N1 10/10/81  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

DP-11  
2-2375

WICHITA - SEDGWICK COUNTY



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

ATTEMPTED  
NOT KNOWN  
**Important!**  
Notice of Hearing  
Enclosed



LAM 32 101022N1 10/10/81  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

STERLING S & TARI LAMBDIN  
4532 S. PINECREST  
WICHITA KS 67218

*17/810*

ATTEMPTED  
NOT KNOWN  
RETURN TO SENDER

*761 Chickadee  
67212*

2-2375  
DA-11

WICHITA - SEDGWICK COUNTY



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

**Important! Notice of Meeting Enclosed**

*Ede*



IMM 56 14211591 10/21/81  
RETURN TO SENDER  
MOVED LEFT NO ADDRESS

IMMA LTD.  
% RICHARD SCHAUF  
656 WOODCHUCK LANE  
WICHITA, KS. 67212

*no other add.*

FORM 021

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
	4750

NAME Clark Nelson

ADDRESS 3011 W. Douglas 67212

FUND 45671-003 DUE DATE

COMMENTS

DATE 8-26-67 BY Lakin

\*

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

Roll # 1

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