

*Filed
10-16-82
3-22-82*

ACTION

DATE

COMMITTEE

*Approved by the
M.A.P.C. Committee*

*10-5-82
B.C.C./B.O.O. Approved as
Recommended*

Map No. 4948C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE#1
DP - 11
Filed 7-15-82

Associated
Case: Z-2451

APPLICATION REQUEST: Approval of proposed Amendment to
TYLER ACRES

~~(RESIDENTIAL)~~ (Commercial) Community Unit Plan.

1. Applicant Edward T. Neville
Address 9625 Maple, Wichita 67209 Phone 722-1730
2. Agent Jim Smith Realty, Inc. & Joel Pollack, 337 N. Waco, 67202 Phone 263-7209
~~Address~~ Baughman Co., P.A., 330 Laura, 67211 Phone 262-7271
3. General Location: North side of Central, between Tyler Road & Woodchuck
4. Proposed Use: _____

AREA DATA:

1. Acres: 50.9 50.17 (1320 ^(IRREGULAR) ft. by 2650 ft.)
2. Existing Zoning _____ Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 9-9-82 Action Approved subject to condition

2. Governing Body

Date 10-5-82 Action approved

NOTES:

CASE FILE

LOS ANGELES COUNTY
REGISTERED
MEMBERSON TRILUCUST DRIVE SA
U.S.A.

Standard
No. 2151C

Map No. 4948C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE#1
DP - 11
Filed 7-15-82

Associated
Case: 2-2451

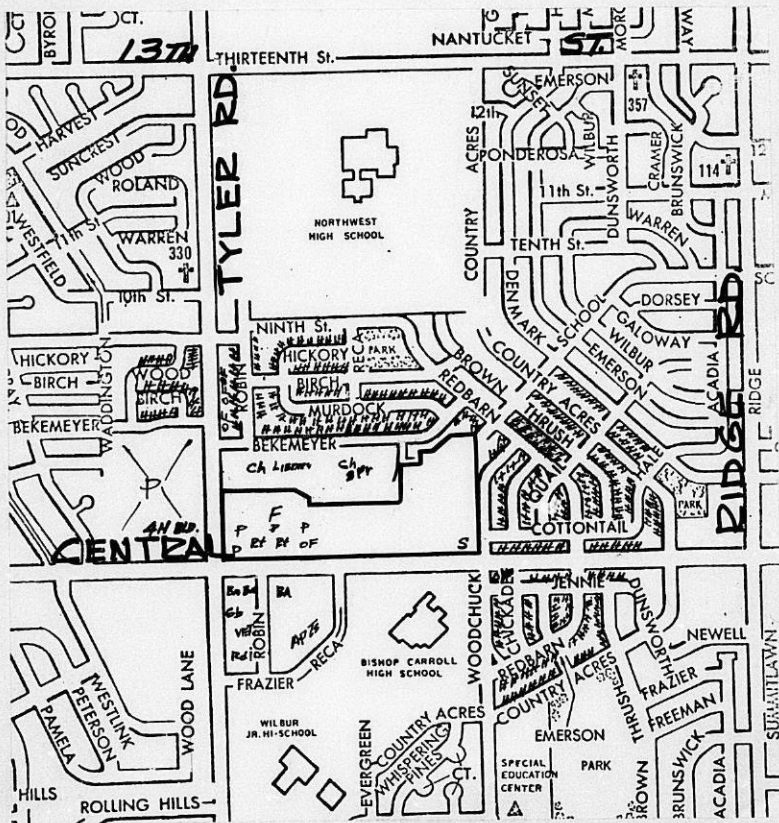
APPLICATION REQUEST: Approval of proposed Amendment to
TYLER ACRES
~~(Residential)~~ (Commercial) Community Unit Plan.

1. Applicant Edward T. Neville
Address 9625 Maple, Wichita 67209 Phone 722-1730
2. Agent Jim Smith Realty, Inc. % Joel Pollack, 337 N.Waco, 67202 Phone 263-7209
3. General Location: North side of Central, between Tyler Road & Woodchuck.

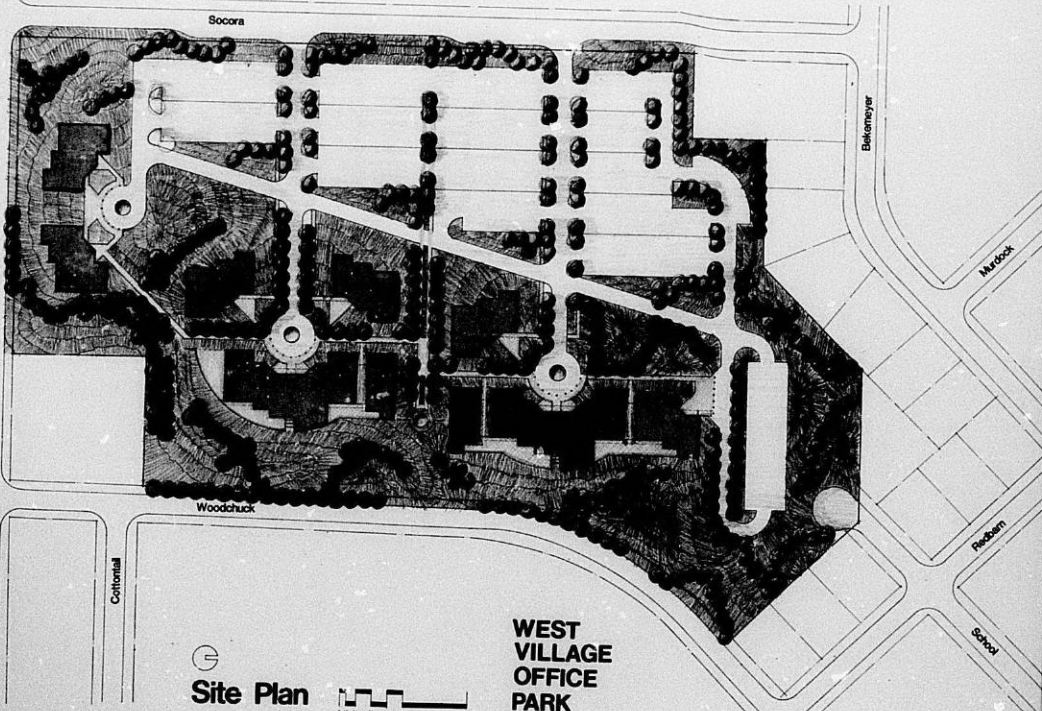
4. Proposed Use: _____
- AREA DATA: _____ (IRREGULAR)
1. Acres: 50.3 (1320 ft. by 2650 ft.)
 2. Existing Zoning: _____
 3. Land Use: East SINGLE FAM South BANK, HI-SCHOOL
West SINGLE FAM North CHURCH, LIBRARY & school
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: FOOD STORE, RESTAURANT, OFFICE & SERVICE STAT.
 6. Area (is) (is not) platted. _____

PHOTO DATA: _____
Taken by _____ Date _____ Time _____

DP-11



PICTURE SHEET



 Site Plan



**WEST
VILLAGE
OFFICE
PARK**

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

May 8, 1984

TO: Robert B. Feldner, Superintendent of Central Inspection
FROM: Arthur D. Chambers, Senior Planner, Current Plans
SUBJECT: DP-11 - TYLER ACRES COMMERCIAL C.U.P.
Landscape Plan for Parcel 7.

Attached for your files are two copies of the approved landscape plan for that portion of Parcel 7 that is adjacent to Central Avenue. If you have any questions, please call.

Arthur D. Chambers
Senior Planner

ADC:blw

Attachments

October 8, 1982

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

DP-11 - Tyler Acres Commercial C.U.P. Generally
located on the north side of Central, between
Woodchuck and Tyler.

The Board of City Commissioners on October 5, 1982, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The plan shall be changed to show screening along School Circle and the east side of Parcel 7 adjacent to Country Acres Addition.
- b. General Provision No. 8 shall be changed to read as follows:

A fence, 6 to 8 feet in height, shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25 foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision No. 3. All loading docks, trash receptacles or similar uses shall be screened with a fence.
- c. General Provision No. 10 shall be changed to read as follows: ". . . accompanying left turn lane on Central. . ."
- 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.

Page Two
Robert B. Feldner
October 8, 1982

- f. Any major changes in this development plan shall be resubmitted 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.

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

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING AND
APPROVAL OF AMENDMENT TO THE COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. Z-2451 & DP-11

CONSIDERED BY MAPC: 9-9-82

REQUEST FOR: "AA" to "BB", and approval of amendment to
the Tyler Acres Commercial CUP.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: On the north side of Central, between Tyler
Road and Woodchuck.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
September 9, 1982)

APPLICANT: Edward T. Neville, 9625 Maple.

AGENT FOR APPLICANT: Joel Pollack, Jim Smith Realty, Inc., 337 N. Waco.

PROTESTORS (LIST AGENT) IF ANY: Max Smith, 725 Redbarn Lane.

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

LAND USE: Existing, Service Station, grocery store, restaurants and
undeveloped; North, Churches, library, single-family; East, Single-family;
South, High school, apartments & financial; West, 4-H Club.

CPO RECOMMENDATION:

CPO Council Area "A" voted unanimously, 5-0, to recommend
that the applications be approved.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to the approval of the
associated C.U.P. and 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 C.U.P. be approved
subject to the conditions as shown in excerpt from Planning Commission
minutes of September 9, 1982. Gardner moved, Cazal seconded and it
carried unanimously. Jones, Lofton and Parsons were absent.

ACTION : 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the zone change and CUP subject to the
recommended 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
following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 9, 1982

- 8a. Case No. Z-2451 - Edward T. Neville requests zone change from "AA" to "BB" for that part of the S 1/2 of the SW 1/4 of Sec. 16, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 50 feet north and 230 feet west of the S.E. Corner of said SW 1/4; thence west, parallel to the 50 feet north of the south line of said SW 1/4, 473.08 feet; thence northerly, with a deflection angle to the right of 90°, 904.26 feet to the P.C. of a curve to the right with a radius of 970 feet and a central angle of 4°27'09"; thence northeasterly, along said curve, 75.38 feet; thence easterly, parallel with the north line of the S 1/2 of said SW 1/4, 130.02 feet; thence northerly, with a deflection angle to the left of 90°, 150 feet; thence easterly, parallel to and 150 feet south of the north line of the S 1/2 of said SW 1/4, 197.54 feet; thence northeasterly, with a deflection angle to the left of 44°29'50", 214.01 feet to a point on the north line of the S 1/2 of said SW 1/4; thence easterly, along said north line, 256.82 feet to the N.E. Corner of the S 1/2 of said SW 1/4; thence southerly, along the east line of the S 1/2 of said SW 1/4, 1077.32 feet to a point 250 feet north of the S.E. Corner of said SW 1/4; thence westerly, parallel with the south line of said SW 1/4, 250 feet; thence south 200 feet to beginning. Generally located at the north-east corner of Central and Socora.
- 8b. Case No. DP-11- Edward T. Neville requests amendment to Tyler Acres Commercial Community Unit Plan for the SW 1/2 of the SW 1/4 of Sec. 16, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except beginning at the N.W. Corner thereof; thence south 450 feet; thence east along the south line of Ascension Lutheran Church Addition to the S.E. Corner thereof; thence southeasterly along said Ascension Lutheran Church Addition extended 37.63 feet; thence south, 44.52 feet; thence east 915 feet; thence north along the west line of Socora to the south line of School Street as platted in Tyler Acres first Addition and extended west; thence east along said School Street to the S.E. Corner of said Tyler Acres First Addition; thence north 150 feet; thence east 197.54; thence northeast 214.01 feet to the north line of said S 1/2 of SW 1/4; thence west to beginning. Generally located on the north side of Central, between Tyler Road and Woodchuck.

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. has been filed. The C.U.P. is located on the north side of Central between Tyler Road and Woodchuck. The amendment proposes to add Parcels 7 (16.24 acres), 8 (1.34 acres) and 9 (0.92 acres) to the existing C.U.P. The additional area is located between Woodchuck and Socora and between Central and Bekemeyer. Associated zone case Z-2451 is requesting "BB" zoning for Parcels 7 and 8. Parcel 9 is zoned "LC".

Permitted uses for Parcels 7 and 8 include general offices, professional offices, medical facilities, etc. Residential uses are prohibited in Parcels 7 and 8. Permitted uses in Parcel 9 include service station, retail sales, liquor store, private club, etc. A maximum floor area of 219,315 square feet would be permitted in the additional area. Building setback lines, height, screening, floor area and other information relating to future development is shown on the plan.

2. When this C.U.P. was amended in 1981, staff questioned the need for an additional 500,000 square feet of office and commercial uses in this area. Staff is still concerned about the amount of office and commercial zoning in this general area, and feels that residential uses would be appropriate. However, with proper screening and landscaping, the adverse impacts on nearby residential areas can be reduced. The continuation of the left turn and decel lanes to near Woodchuck will help reduce traffic congestion in the area. Other restrictions in the C.U.P., such as no access to School Circle and height limitations will also reduce the impacts from the proposed development.
3. The Traffic Engineer and representatives of the applicant have discussed what improvements will be needed along Central. The applicant has agreed to continue the decel lane along Central to approximately the west entrance to Parcel 9. In addition, the applicant will be responsible for a left turn lane from Tyler to a point approximately halfway between Socora and Woodchuck. The signalization of the Central/Socora intersection will be guaranteed at the time of platting but it will not be installed until traffic counts show that it is needed.
4. Currently, School Street is the designated collector in this area and it was anticipated that it would be constructed to intersect with Central. Since School is to be hammerheaded either Bekemeyer or Woodchuck will act as a collector and should be so designated.
5. It is anticipated that some traffic generated by the development will use Socora and Bekemeyer to get to Tyler. The C.U.P. shows Socora, adjacent to the C.U.P., as a 70 foot commercial street. Staff feels that Socora should be paved to commercial street standards from Central to Bekemeyer even if additional right-of-way cannot be obtained south of Bekemeyer.
6. A recommendation of approval for the zone change by the Planning Commission should be subject to the approval of the associated C.U.P. and 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 plan shall be changed to show screening along School Circle and the east side of Parcel 7 adjacent to Country Acres Addition.

- b.- General Provision No. 8 shall be changed to read as follows:

A fence, 6 to 8 feet in height, shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25 foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision No. 3. All loading docks, trash receptacles or similar uses shall be screened with a fence.

- c. General Provision No. 10 shall be changed to read as follows: ". . . accompanying left turn lane on Central. . ."
- 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 pointed out that the staff report indicates that staff originally had concerns in 1981 when 500,000 square feet of floor area was proposed for office and commercial on this site. He said that they still have that concern now with the addition of approximately 200,000 square feet on this site, but the applicant's agent has worked quite closely with Traffic Engineering in trying to remedy the concerns, and the C.U.P. proposes the extension of the left turn lane to the east near the service station to provide left turn movements into the site from Central. He has also extended the length of the deceleration lane which would begin west of the service station.

GALBRAITH stated that the staff debated at length whether this site should have access to Woodchuck. Staff's original intent was that it have access only to Central as well as Socora on the west, but because of the magnitude of potential development on this site, Traffic Engineering felt that eventually one access point to Woodchuck would be needed.

GALBRAITH said that one of the matters discussed with Traffic Engineering was a potential need for signalization at Socora. The applicant has agreed to guarantee that at the time of platting. The installation of the signalization depends on a traffic analysis that would show when the traffic

signal would be needed. GALBRAITH stated that CPO Council Area "A" voted unanimously, 5-0, to recommend that the applications be approved. He added that the staff has encouraged residential development on this site, but that has not been acceptable by the neighborhood. They were more concerned about apartments than they are about offices, and apparently there has been total support in the neighborhood for a general professional office type classification in this area.

GALBRAITH said that appropriate screening has been provided along the north and along Woodchuck.

JOEL POLLACK, representing the applicant, stated that this was a case where they worked very hard before they filed the applications with staff and the Traffic Engineer to go over as many facets of this as possible. He said that their primary objective was to make the development compatible with the neighborhood. They did a number of unique things such as making sure that they did guarantee a stop light. He said that they did not really want access to Woodchuck because there were neighbors right there, and they did not want any additional traffic coming through there. He said that except for what Traffic Engineering felt would be needed for the future, they are satisfied with full access control. POLLACK said that they try to look for minimum objectives instead of always looking for maximum. He pointed out on the site plan the area along Woodchuck where they tried to leave as much green space as possible. He said that area represents approximately 150 to 200 feet of green space that would allow them to develop the rest of it in a logical fashion. He said that they voluntarily went to the neighborhood and spoke to the neighbors who were directly involved on the perimeter of the site and asked them if there were any objections. They had one question about whether there would be sidewalks on Woodchuck. POLLACK said that they would have a sidewalk on the office portion of the site. He said that they were pleased to have people come up and speak in favor of the project at the CPO meeting.

BENJAMIN S. BARR, 8016 School Street, stated that since they moved there in 1960 they have always been concerned as to what would happen to this area. He said that this seems to be the most advantageous plan since the west side of Wichita has always been referred to as the fastest growing part of the City. He felt it was time they got some benefits in the area instead of having to travel clear across to the east side. He said that he hoped the quality of people who inhabited these offices would be the same quality that they have on the east side. BARR said that one of their concerns was that School Street be dead-ended, and this plat shows that it would be. His other concern was that when the street was dead-ended that a light would be put there to maybe discourage late night parkers a little. He said that other than that he was totally in favor of the applications.

MAX SMITH, 725 Redbarn Lane, speaking in opposition, stated that he had lived in his home since 1957. He said that when they bought the house they were told that the application site was zoned for single family. They feel that each time there is an attempted change in zoning that they have been cheated out of a lifestyle and a place to live in a quiet residential area. He mentioned that Pollack said that there was no one present to question the change in zoning. He said that it was not because the neighbors don't oppose. The reason they were not present was because they feel that they have already been defeated.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the office, commercial and institutional character of the area; the high school to the south; the light commercial zoning and uses to the west; the churches to the north; the suitability of the subject site for development with office uses; the recommendation of approval by CPO Council Area "A"; the support of area residents and the recommendations of staff; I move that we recommend to the governing body that the zone change request be approved subject to the approval of the associated C.U.P., and 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 C.U.P. be approved subject to the following conditions:

- a. The plan shall be changed to show screening along School Circle and the east side of Parcel 7 adjacent to Country Acres Addition.
- b. General Provision No. 8 shall be changed to read as follows:

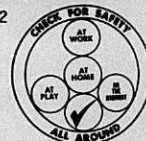
A fence, 6 to 8 feet in height, shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25 foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision No. 3. All loading docks, trash receptacles or similar uses shall be screened with a fence.
- c. General Provision No. 10 shall be changed to read as follows: "... accompanying left turn lane on Central..."
- 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.

Gardner moved, Cazel seconded and it
carried unanimously. Jones, Lofton and
Parsons were absent.

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE September 2, 1982



TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-11 And Z-2451: North
Side of Central, Between
Tyler Road and Woodchuck

At its September 1st meeting, Citizen Participation Organization Neighborhood Council Area "A" considered the captioned amendment to the Tyler Acres Commercial Community Unit Plan and the associated zone change requesting "BB" Office District for Parcels 7 and 8.

Joel Pollack was present representing the applicant and four area residents attended the meeting concerning the case. The Council voted unanimously, 5-0, to recommend that the amendment to the C.U.P. and the associated zone case be approved.

Please provide copies of this memorandum to members of the MAPC and City Commission when they consider the cases. Thank you.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert

Sarah Gilbert
CP Coordinator

RECEIVED

SEP 2 1982

METROPOLITAN PLANNING
ROUTE 30

September 9, 1982

Joel Pollack
c/o Jim Smith Realty, Inc.
337 North Waco
Wichita, Kansas 67202

Re: DP-11 - Approval of an Amendment
to the Tyler Acres Commercial CUP;
Z-2451 - Zone change "AA" to "BB"
Generally located on the north
side of Central, between Tyler
Road and Woodchuck.

Dear Mr. Pollack:

The above captioned cases were considered by the Metropolitan Area Planning Commission at the regular meeting of September 9, 1982. The action of the Planning Commission was to recommend that the zone change request be approved subject to the approval of the associated C.U.P. and 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.

In addition, the Planning Commission recommended the approval of the C.U.P. subject to the following conditions:

- a. The plan shall be changed to show screening along School Circle and the east side of Parcel 7 adjacent to Country Acres Addition.
- b. General Provision No. 8 shall be changed to read as follows:

A fence, 6 to 8 feet in height, shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25 foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision No. 3. All loading docks, trash receptacles or similar uses shall be screened with a fence.

Page Two
Joel Pollack
September 9, 1982

- c. General Provision No. 10 shall be changed to read as follows: ". . . accompanying left turn lane on Central. . ."
- 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.

It is necessary that we receive 10 corrected copies of the C.U.P. by 5:00 p.m. on September 24, 1982 so that subject cases can be scheduled for consideration by the Board of City Commissioners at their regular meeting of October 5, 1982. This meeting is 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, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
cc: Edward T. Neville, 9625 Maple, Wichita 67209
Baughman Company, P.A., 330 Laura, Wichita 67211
Benjamin S. Barr, 8016 School St., Wichita 67212
Max Smith, 725 Redbarn Lane, Wichita 67212

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 9-9-82

Case No. DP-11 Request: Approval of an amendment to the
Tyler Acres Commercial C.U.P.
Z-2451 "AA" to "BB"

Location: On the north side of Central, between Tyler Road &
Woodchuck.

Acres: DP-11 50.17 Size: 1320' x 2650' (irregular)
Z-2451 18.6 710' x 1280' (irregular)
Maximum floor area office 285,405 square feet
commercial 488,180 square feet

	<u>Land Use</u>	<u>Zoning</u>
Existing	Service Station, grocery store, restaurants & undeveloped	"AA" & "LC"
North	Churches, library, single-family	"AA"
East	Single-family	"AA"
South	High school, apartments & financial	"AA", "BB" & "LC" (CUP)
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 MAPC Approve
5-17-66 BCC Approve
DP-11 10-22-81 MAPC Approve
11-17-81 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. has been filed. The C.U.P. is located on the north side of Central between Tyler Road and Woodchuck. The amendment proposes to add Parcels 7 (16.24 acres), 8 (1.34 acres) and 9 (0.92 acres) to the existing C.U.P. The additional area is located between Woodchuck and Socora and between Central and Bekemeyer. Associated zone case Z-2451 is requesting "BB" zoning for Parcels 7 and 8. Parcel 9 is zoned "LC".

Permitted uses for Parcels 7 and 8 include general offices, professional offices, medical facilities, etc. Residential uses are prohibited in Parcels 7 and 8. Permitted uses in Parcel 9 include service station, retail sales, liquor store, private club, etc. A maximum floor area of 219,315 square feet would be permitted in the additional area. Building setback lines, height, screening, floor area and other information relating to future development is shown on the plan.

2. When this C.U.P. was amended in 1981, staff questioned the need for an additional 500,000 square feet of office and commercial uses in this area. Staff is still concerned about the amount of office and commercial zoning in this general area, and feels that residential uses would be appropriate. However, with proper screening and landscaping, the adverse impacts on nearby

residential areas can be reduced. The continuation of the left turn and decel lanes to near Woodchuck will help reduce traffic congestion in the area. Other restrictions in the C.U.P., such as no access to School Circle and height limitations will also reduce the impacts from the proposed development.

3. The Traffic Engineer and representatives of the applicant have discussed what improvements will be needed along Central. The applicant has agreed to continue the decel lane along Central to approximately the west entrance to Parcel 9. In addition, the applicant will be responsible for a left turn lane from Tyler to a point approximately halfway between Socora and Woodchuck. The signalization of the Central/Socora intersection will be guaranteed at the time of platting but it will not be installed until traffic counts show that it is needed.
4. Currently, School Street is the designated collector in this area and it was anticipated that it would be constructed to intersect with Central. Since School is to be hammeredhead either Bekemeyer or Woodchuck will act as a collector and should be so designated.
5. It is anticipated that some traffic generated by the development will use Socora and Bekemeyer to get to Tyler. The C.U.P. shows Socora, adjacent to the C.U.P., as a 70 foot commercial street. Staff feels that Socora should be paved to commercial street standards from Central to Bekemeyer even if additional right-of-way cannot be obtained south of Bekemeyer.
6. A recommendation of approval for the zone change by the Planning Commission should be subject to the approval of the associated C.U.P. and 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 plan shall be changed to show screening along School Circle and the east side of Parcel 7 adjacent to Country Acres Addition.
 - b. General Provision No. 8 shall be changed to read as follows:

A fence, 6 to 8 feet in height, shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25 foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision No. 3. All loading docks, trash receptacles or similar uses shall be screened with a fence.
 - c. General Provision No. 10 shall be changed to read as follows: "... accompanying left turn lane on Central. . ."
 - 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.

Z-2451)
&)
✓ DP-11)

315 "Notice to Adjoining Property Owners" mailed 8-26-82
(doublestuffed) for the MAPC meeting for 9-9-82.

1 of each, including maps, to CPO Office
1 " " " " "NEIGHBORS"
1 " zone change to Don Schneider, Sanitary Chief Engineer

318 TOTAL

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

August 26, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, September 9, 1982, 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

The SW 1/2 of the SW 1/4 of Sec. 16, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except beginning at the N.W. Corner thereof; thence south 450 feet; thence east along the south line of Ascension Lutheran Church Addition to the S.E. Corner thereof; thence south-easterly along said Ascension Lutheran Church Addition extended 37.63 feet; thence south, 44.52 feet; thence east 915 feet; thence north along the west line of Socora to the south line of School Street as platted in Tyler Acres first Addition and extended west; thence east along said School Street to the S.E. Corner of said Tyler Acres First Addition; thence north 150 feet; thence east 197.54; thence northeast 214.01 feet to the north line of said S 1/2 of SW 1/4; thence west to beginning. Generally located on the north side of Central, between Tyler Road and Woodchuck.

The Development Plan of this area, originally approved on May 6, 1966 and amended on November 17, 1981, 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 to add Parcels 7 (16.24 acres), 8 (1.34 acres) and 9 (0.92 acres) to the existing C.U.P. The new parcels are located on the east side of Socora between Central and Bekemeyer. Permitted uses for Parcels 7 and 8 include general office, professional offices, medical facilities, laboratories, etc. A maximum of 219,315 square feet is permitted in the additional parcels. Associated zone change Z-2451 is requesting "BB" zoning for Parcels 7 and 8. Residential uses are prohibited in Parcels 7 and 8. Permitted uses in Parcel 9 include light commercial uses. Building setback lines, height, floor area, and other information relating to future development is shown on the plan.

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

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

August 26, 1962

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 September 9, 1962.

CASE NO. Z-2451

Zone Change from the "AA" One-Family Dwelling District
to the "BB" Office 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, cemetaries, 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-2451

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

That part of the S 1/2 of the SW 1/4 of Sec. 16, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 50 feet north and 230 feet west of the S.E. Corner of said SW 1/4; thence west, parallel to the 50 feet north of the south line of said SW 1/4, 473.08 feet; thence northerly, with a deflection angle to the right of 90°, 904.26 feet to the P.C. of a curve to the right with a radius of 970 feet and a central angle of 4°27'09", thence northeasterly, along said curve, 75.38 feet; thence easterly, parallel with the north line of the S 1/2 of said SW 1/4, 130.02 feet; thence northerly, with a deflection angle to the left of 90°, 150 feet; thence easterly, parallel to and 150 feet south of the north line of the S 1/2 of said SW 1/4, 197.54 feet; thence northeasterly, with a deflection angle to the left of 44°29'50", 214.01 feet to a point on the north line of the S 1/2 of said SW 1/4; thence easterly, along said north line, 256.82 feet to the N.E. Corner of the S 1/2 of said SW 1/4; thence southerly, along the east line of the S 1/2 of said SW 1/4; 1077.32 feet to a point 250 feet north of the S.E. Corner of said SW 1/4; thence westerly, parallel with the south line of said SW 1/4, 250 feet; thence south 200 feet to beginning. Generally located at the northeast corner of Central and Socora.

August 5, 1982

Joel M. Pollack
Jim Smith Realty
337 North Waco
Wichita, Kansas 67202

Re: DF-11 - Tyler Acres Commercial C.U.P.
Generally located on the north side
of Central, between Tyler and
Woodchuck.

Dear Joel:

We have reviewed the proposed amendments to the above captioned C.U.P. and the following are our comments, as well as those from other City Departments, regarding the proposed changes. Although, we would have preferred to have more single family lots in the northeast portion of the C.U.P. around the hammerhead for School Street, we feel that the proposed uses can be compatible with the nearby uses if the development is properly designed.

*Help with
as line on
re landscaping*

In addition to the design criteria listed in the C.U.P. we feel that there are other items that should be included that would further reduce the impact of future development on surrounding properties. One of the items is screening and landscaping. The zoning ordinance requires that office uses be screened when adjacent to property zoned for residential uses. Therefore, the plan should be changed, and a general provision added, to reflect a requirement for a six to eight-foot fence along the north boundary of Parcel 5² and the north and east boundary of Parcel 7 where adjacent to residentially zoned property. Since School Street will end in a "hammerhead" and there will be no access, we feel that a fence would be appropriate along the School Circle right-of-way.

OK

For that area along Woodchuck, we feel that there should be a ten-foot planting strip shown on the plan. We do not feel that parking out to the property line along Woodchuck would be appropriate. The planting strip would provide a buffer for those single family homes on the east side of Woodchuck by breaking up the view of the parking lots, as well as mitigating the impact of buildings along Woodchuck. General Provision No. 3 on the

Page Two
Joel M. Pollack
August 5, 1982

plan should be changed to reflect a ten-foot landscaping area on the west boundary of Parcel 7 along Woodchuck.

OK
In reviewing the C.U.P. we noted that building height would be the same as allowed in the "BB" office district. While fifty-five feet would not be undesirable for most of the site, we question the appropriateness of buildings over two stories being located in the northern portion of Parcel 7 in close proximity to existing and future single family homes. You may wish to consider adding a statement that prohibits buildings over thirty-five feet in the north portion of Parcel 7. In discussing this item, we have talked about restricting the height of buildings north of a line that extends from the intersection of the east boundary of Parcel 7 and Woodchuck, west to Socora.

OK
The Traffic Engineer has reviewed the proposed C.U.P. and a copy of his memorandum on this matter is attached for your information. We would concur in his recommendations and we understand that you and your client have agreed to guarantee the continuous left turn lane and the continuous accel/decel lane along Central. General Provision No. 12 should be changed to reflect that the left turn lane and accel/decel lane will be guaranteed at the time of platting. A statement should be added to General Provision No. 12 indicating that the signalization of the intersection of Socora and Central shall be guaranteed at the time of platting. The installation of the signalization will be determined by the Traffic Engineer based upon a Traffic Engineering study.

OK
When this area is platted some right-of-way for Socora, adjacent to the St. Francis of Assisi Park Addition, will need to be vacated and additional right-of-way dedicated to reflect the new alignment. Since Socora will be a commercial street, 70 feet of right-of-way will be needed. While we realize that additional right-of-way north of School Street may not be obtainable at this time, we would encourage you to work with adjacent property owners to assure that there is adequate street right-of-way. In order to provide an adequate street system we will be recommending, at the time of platting, that the paving of Socora, to commercial street standards, be guaranteed. The plan should be changed to reflect 70 feet of right-of-way for Socora.

That portion of School Street on the east side of Socora will need to be vacated by separate instrument.

One of the concerns that we have with C.U.P.s is the open ended statements for permitted uses that would allow anything in the

Page Three
Joel M. Pollack
August 5, 1982

OK "BB" district. We do not feel that residential storage warehouses, motels, etc., are appropriate uses in many areas. Generally we have favored wording that lists the uses that would be permitted. You may wish to consider changing the proposed use lists for Parcels 5, 7 and 8 to read, general offices, professional offices, medical facilities, laboratories, optician, and other similar uses.

The following are specific changes that need to be made to the plan:

- OK 1. General Provision No. 7 and Parcel Description No. 9 should be changed to reflect two points of access to Woodchuck from Parcel 9.
- OK 2. The maximum floor areas, floor area ratio and building coverage for Parcel 7 need to be changed to reflect the reduced floor area of 180,000 square feet per your instructions of August 2, 1982.
- OK 3. The setback from School Circle in Parcel 7 should be changed to 30 feet.
- OK 4. The Plan should show complete access control to School Circle.
- OK 5. General Provision No. 12 should be made General Provision No. 8 and the following General Provisions renumbered.
- OK 6. The following should be added to General Provision No. 7:
One point of access to Woodchuck from Parcel 7 upon determination by the Traffic Engineer that an additional access point is needed to reduce congestion in the area.

A note should be added to Item I of Parcel Description No. 7 referencing the above statement.

These are the comments we have at this time. It is necessary that we receive fourteen revised copies of the C.U.P. by Friday, August 13, 1982, so the case can be scheduled for the September 9, 1982 MAPC meeting.

If you have any questions please call.

Sincerely,

Arthur D. Chambers, AICP
Senior Planner

ADC:el'
Attachment

Page Four
Joel M. Pollack
August 5, 1982

cc: Edward T. Neville, 9625 Maple, Wichita 67209
Baughman Company, P.A., 330 Laura, Wichita 67211

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE

RECEIVED

AUG 4 1982

METROPOLITAN PLANNING

ROUTE



TO Jack Galbraith, Chief Planner
FROM Bill McKinley, Traffic Engineer

SUBJECT Revised Community Unit Plan
for Tyler Acres.

The Traffic Engineering Section of the Department of Engineering has been reviewing proposed revisions to the Tyler Acres Community Unit Plan. We would like to make the following comments with regard to this C.U.P.

We now understand that the developer desires to reduce the maximum gross floor area for Parcel 7 from 282,990 square feet to 180,000 square feet. We calculated some traffic generation rates based upon various uses for this parcel as follows:

	<u>OFFICE PARK</u>	<u>GENERAL OFFICES</u>	<u>MEDICAL OFFICES</u>
HIGH	5,454	7,830	17,820
AVERAGE	3,717	2,214	13,500
LOW	1,692	648	6,840

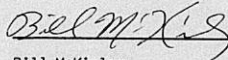
It is extremely hard for us to accurately forecast traffic to be generated to this site based upon this wide variation of possible uses. If you assume that this site would produce the average of averaging the office park, general offices and medical offices, one could anticipate an average of 6,477 trips to be generated to this site. This generation rate, plus additional traffic which could be generated in the area from the original Tyler Acres Community Unit Plan, would indicate that the following should be guaranteed by the developer.

1. Central Avenue should provide for a continuous two-way left turn lane from just west of Woodchuck to the major entrances to proposed Parcel 1.
2. A continuous deceleration/acceleration lane along the entire frontage of Parcel 7 and through the majority of the frontage of Parcel 8 should be constructed. This is a continuation of a deceleration/acceleration lane proposed across Parcels 1, 3, and 4 and the original Community Unit Plan.
3. The developer should be required to pay for signalization of the intersection of Socora and Central when warranted by a Traffic Engineering study.

Revised Community Plan for Tyler Acres
Page 2
August 3, 1982

4. If this parcel was to develop to the maximum generation rate which could be envisioned on this site, an additional access point may be necessary to Woodchuck in order to distribute the traffic load out of this site.
5. Today Bekemeyer serves as a collector in this area although it is not built to collector standards. We would assume that this development would have secondary access by way of Bekemeyer.

If you desire any further clarification of this matter, please advise.



Bill McKinley
Traffic Engineer

BM:ck

July 16, 1982

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

Arthur D. Chambers, Senior Planner

DP-11 - Tyler Acres Commercial C.U.P. Generally located on the north side of Central, between Tyler and Woodchuck.

Attached is a revised copy of the above referenced C.U.P. The proposed amendment will add approximately 18.6 acres of land zoned "BB". The existing service station at the northwest corner of Central and Woodchuck is also included in the revised C.U.P. This amendment would add 306,315 square feet of office floor area to the currently approved 472,190 square feet for commercial uses and 82,000 square feet for office uses. If the revised C.U.P. is approved as submitted, there would be a total of 876,575 square feet of floor area for office and commercial uses.

We would appreciate receiving any comments you might have regarding drainage, access, street system, street improvements, signalization, etc., by July 23, 1982. If you have any questions about this matter, please call.

Arthur D. Chambers
Senior Planner

ADC:el

Attachment

3. The general location is (use appropriate section)

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

OK b. on the North side of Central (Avenue,
Street) between Tyler Road (Avenue, Street) and
Woodchuck (Avenue, Street).

4. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By Joel M Pollack
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 10:40
(AM, PM) on July 15, 1982 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200⁰⁰.

Arthur D. Hoffman Name
Surveyor Title

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

DP-11

TYLER ACRES C.U.P.

reference
The S $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 16, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except beginning at the N.W. Corner thereof; thence south, 450 feet; thence east along the south line of Ascension Lutheran Church Addition to the S.E. Corner thereof; thence southeasterly along said Ascension Lutheran Church Addition extended 37.63 feet; thence south, 44.52 feet; thence east 915 feet ~~to the west line of Socora~~; thence north along the west line of Socora to the south line of School Street as platted in Tyler Acres First Addition and extended west; thence east along said School Street to the S.E. Corner of said Tyler Acres First Addition; thence north 150 feet; thence east 197.54; thence northeast 214.01 feet to the north line of said S $\frac{1}{4}$ of SW $\frac{1}{4}$; thence west to beginning.

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1		Notre Dame now Bishop Carroll High School Addition	✓ Catholic Diocese of Wichita, 424 N. Broadway, 67202
1		St. Francis of Assisi Park	Same as above
1 & th N 17' of Lot 2	1	Tyler Acres 1st	✓ Luzeal Frazier and Christie A. Frazier, 866 N. Socora, 67212
2, exc. the N 17' & all of Lot 3	1	" "	D Catholic Diocese of Wichita, 424 N. Broadway, 67202
	2, exc that part re-platted as St. Francis of Assisi Park Addition	" "	✓ Same as above and Edward T. Neville and Rita A. Neville, Trustees for Gregory Allan Neville and Alvin Leon Neville, 9625 Maple, 67209
1		Tyler Acres 3rd	D Edward T. Neville, 9625 Maple, 67209
E 200' of Lot 1		Ascension Lutheran Church Addition	✓ <i>Rita Frazier</i> City of Wichita, 455 N. Main 67202
1	B	Ty-Cen	✓ Wichita Federal Savings & Loan Association, 8525 W. Central, 67212
2,3 & 4 together with vacated Recca Ave. from the extended E ln of Robin Rd. to the S ln of Central	B	"	✓ Northwest Wichita Associates Ltd., 4606 S. Garnett Rd., Tulsa, Okla., 74145
4	C	"	Same as above
1	1	Country Acres	✓ Robert C. Kyle and Francis N. Kyle, 701 Redbarn, 67212
2	1	" "	✓ Marion L. Etter and Mary D. Etter, 7711 Cottontail, 67212
3	1	" "	✓ Dale Leroy Butler and Mary S. Butler, 7719 Cottontail, 67212

Lot	Block	Addition Country Acres	Property Owner
4	1		✓ Susan K. Newcomb, 7725 Cottontail, 67212
5	1	" "	✓ William C. Cantrell and Meredith Lee Cantrell, 7801 Cottontail, 67212
6	1	" "	✓ Daniel R. Hernandez and Deborah A. Hernandez, 7811 Cottontail, 67212
7	1	" "	✓ Ray J. Von Feldt and Char- lotte A. Von Feldt, 7819 Cottontail, 67212
8	1	" "	✓ Gerald Joseph Sutch and Gaynetta M. Sutch, 7827 Cottontail, 67212
9	1	" "	✓ Douglas C. Stewart and Michelle A. Stewart, 7901 Cottontail, 67212
10	1	" "	✓ Ralph E. Covell, 7915 Cotton- tail, 67212
11	1	" "	✓ Kenneth R. Swenson and Leora P. Swenson, 9054 Harvest Ct. 67212
19	2	" " <i>Resent.</i>	✓ William A. Reagan and Lois E. Reagan (Deceased), 700- Redbarn, 67212 1818 W. 18 67203
7	3	" "	✓ R. Scott Farley and Jennifer Ann Farley, 832 Brown Thrush 67212
5	4	" "	✓ Gary N. Merseal and Roberta L. Merseal, 801 Brown Thrush 67212
6 & S 5' of Lot 7	4	" "	✓ Frank S. Bretches and Mari- lyn Bretches, 821 Brown Thrush, 67212
7 exc S 5'	4	" "	✓ Ira C. Kissling and Mary E. Kissling, 7701 Quail, 67212
8	4	" "	✓ Donald Edwin Jordan and Dorothy Jane Jordan, 768 Redbarn, 67212

Lot	Block	Addition	Country Acres	Property Owner
9	4			✓ Walter L. Kerschen and Jill A. Kerschen, 762 Redbarn, 67212
10	4	"	"	✓ A. Fred Fisher and Dolores E. Fisher, 758 Redbarn, 67212
11	4	"	"	✓ Trustees of St. Luke's Methodist Church, 250 N. Meridian, 67203
12	4	"	"	✓ Frank P. Rennolet, Jr. and Faye M. Rennolet, 742 Redbarn, 67212
13	4	"	"	✓ Ray C. Wasser and Effie May Wasser, 736 Redbarn, 67212
14	4	"	"	✓ Frances Faith Powell and Marlene M. Brown, both at 7620 Cottontail, 67212
15	4	"	"	✓ Fred W. Carroll, Jr. and A. Marie Carroll, 7612 Cottontail, 67212
1	5	"	"	✓ Administration of Veteran's Affairs, 5500 E. Kellogg, 67218
2	5	"	"	✓ Albert B. Scholl and Juanita C. Scholl, 743 Redbarn, 67212
3	5	"	"	✓ Duane L. Moody and Judy L. Moody, 751 Redbarn, 67212
4	5	"	"	✓ Larry B. Warren and Alcidene Warren, 759 Redbarn, 67212
5	5	"	"	✓ Elizabeth J. Rogers and Winston V. Rogers, 7801 Quail, 67212
6	5	"	"	✓ Walter A. Cunningham, Jr. and Pauline L. Cunningham, 4 Douglas, 67206

Lot	Block	Addition Country Acres	Property Owner
7	5		✓ Bruce C. Quantrell and Ruth K. Quantrell, 7821 Quail, 67212
8	5	" "	✓ Charles A. Thompson and Linda J. Thompson, Address Unknown 7825 Quail, 67212
9	5	" "	✗ Mary M. Adams, Address Unknown
10	5	" "	✓ George A. Smith and Irene E. Smith, 7712 Cottontail, 67212
11	5	" "	✓ Max L. Smith and Norma J. Smith, 725 Redbarn, 67212
1	6	" "	✓ Rex E. Eyman and Pamela S. Eyman, 801 Redbarn, 67212
2	6	" "	✗ Administration of Veteran's Affairs, 5500 E. Kellogg, 67218
3	6	" "	✓ Robert Joseph Till, Jr. and Bonnie Till, 819 Redbarn, 67212
4	6	" "	✓ Earl A. Holmes and Martha G. Holmes, 820 Chickadee, 67212
5	6	" "	✓ Shirley A. Logan, 810 Chickadee, 67212
6	6	" "	✓ Ernest N. Blick and Berna M. Blick, 800 Chickadee, 67121-67212
7	6	" "	✓ Joe E. Townsend and Ruby M. Townsend, 754 Chickadee, 67212
8	6	" "	✓ Kenneth A. Heithaus and Ruth H. Heithaus, 744 Chickadee, 67212
9	6	" "	✗ Glenn N. Wallace and Stacy L. Wallace, Address Unknown 736 Chickadee, 67212
10	6	" "	✓ Russell H. Krueger and Ruth P. Krueger, 7820 Cottontail, 67212

Lot	Block	Addition Country Acres	Property Owner
11	6		✓ Wayne D. McBride and Carolyn S. McBride, 7812 Cotton-tail, 67212
12	6	" "	✓ Waco United Methodist Church 1200 N. Waco, 67203
13	6	" "	✓ James Melton Gardner and Zelma M. Gardner, 7826 Quail, 67212
14	6	" "	✓ Eldon D. Vaughn and Ima Jean Vaughn, 7822 Quail, 67212
15	6	" "	✓ Earle W. Chew and Nancy A. Chew, 7818 Quail, 67212
16	6	" "	✓ Alfred R. Vonfeldt and Patricia A. Vonfeldt, 7814 Quail, 67212
17	6	" "	✓ Ronald Eugene Fuller and Sandra Sue Fuller, 7810 Quail, 67212
1 & SEly 3' of Lot 2	7	" "	✓ Harvey F. Unruh and Carolyn Mae Unruh, 833 Redbarn, 67212
NWly 38.5' of th SEly 41.5' of Lot 2	7	" "	Same as above
2, exc th SEly 41.5' & all Lot 3	7	" "	✓ Donald Weber, Address Un- known 8403 Nantucket 67212
4	7	" "	✓ David W. Wingert and Hazel H. Wingert, 840 N. Wood- chuck, 67212
5	7	" "	✓ Ralph E. Covel, 7915 Cotton- tail, 67212
6	7	" "	✓ J & O Construction, Co., 602 W. 25th St. S., 67217
7	7	" "	✓ Harvey S. Edwards, Sr. and Loretta J. Edwards, 816 N. Woodchuck, 67212

Lot	Block	Addition	Country Acres	Property Owner
8	7			✓ Charles F. Galloway and Phoebe J. Galloway, 802 N. Woodchuck, 67212
9	7	"	"	Charles F. Galloway and Phoebe J. Galloway, 802 N. Woodchuck, 67212 AND D Franklyn A. Galloway, ✓ Address Unknown 6340 SCOTTSVILLE, 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 Mari- lyn J. Cupps. 744 N. Wood- chuck, 67212
13	7	"	"	✓ David Gamble and Erma A. Gamble, 9901 Binter, 67212
14	7	"	"	✓ Donald P. Russell and Faviola Russell, 1216 Murray, 67212
15	7	"	"	✓ Grant R. Tuders and Carla D. Tuders, 7918 Cottontail, 67212
16	7	"	"	✓ Carl J. Crease, Sr. and Marian A. Crease, 725 Chick- adee, 67212
17	7	"	"	✓ Kurt M. Kleinsasser and Velma M. Kleinsasser, 735 Chickadee, 67212
18	7	"	"	✓ Paul L. Hill (Deceased) and Helen S. Hill, 743 Chick- adee, 67212
19	7	"	"	✓ Charles L. Burger and Kath- erine S. Burger, 753 Chick- adee, 67212
20	7	"	"	✓ Donald E. Lambdin and Francis L. Lambdin, 4037 N. Tyler, 67205 AND Sterling S. Lambdin and Tari Lambdin, 761 Chickadee, 67212

Page 7.

Lot	Block	Addition		Property Owner
		Country	Acres	
21	7			✓ Roderick W. Wakeland and Virginia Wakeland, 801 Chickadee, 67212
22	7	"	"	✓ Marilyn Z. Smith, 811 Chickadee, 67212
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	"	"	✓ Comfort Homes, Inc., 839 N. Mt. Carmel, 67203
2	8	"	"	✓ Eugene M. Seely and Florine M. Seely, 859 Redbarn, 67212
3	8	"	"	✓ George H. Shields, 865 Redbarn, 67212
4	8	"	"	✓ Doyle Dwayne Vaughn and Marla Jeanne Vaughn, 869 Redbarn, 67212
1	9	"	"	✓ Allen Lee Roy Poland and Joyce A. Poland, 837 Brown Thrush, 67212
2	9	"	"	✓ Floreine L. Stangle, 843 Brown Thrush, 67212
3	9	"	"	✓ Gipson Construction Co., Inc 303 Wheatland Place, 67235
4	9	"	"	✓ Donald R. Nash and Shirley A. Nash, 849 Brown Thrush, 67212
5	9	"	"	✓ Marcia D. Funk, 855 Brown Thrush, 67212 and Nancy D. Wise, Address Unknown
6	9	"	"	✓ Norman W. Hobson and Mary K. Hobson, 863 Brown Thrush, 67212
7	9	"	"	✓ Russell LaCledde Stephens and Evelyn C. Stephens, 905 Brown Thrush, 67212

Page 8.

Lot	Block	Addition	Country Acres	Property Owner
8	9			✓ Ferris W. Sumner, 10101 W. 11th St., 67212
9	9	"	"	✓ Greg Paul Dalke and Patricia Ann Dalke, 919 Brown Thrush, 67212
10	9	"	"	✓ Ivan Robert Schild and Carolyn Kay Schild, 925 Brown Thrush, 67212
11	9	"	"	✗ Harvey F. Freeman and Betty L. Freeman, Address <u>Unknown</u>
12	9	"	"	✓ Jack V. Gibbs and Margery E. Gibbs, 856 Redbarn, 67212
13	9	"	"	✓ William A. Roller and Gladys L. Roller, 850 Redbarn, 67212
14	9	"	"	✓ Lloyd W. Jones and Thelma L. Jones, 842 Redbarn, 67212
15	9	"	"	✓ J. Omer Dressen and Lona Dressen, 836 Redbarn, 67212
16	9	"	"	✓ Donald L. Buchanan and Lydia Marie Buchanan, 830 Redbarn, 67212
17	9	"	"	✗ Timothy M. Meeks and Donna K. Meeks, Address <u>Unknown</u> <i>824 Redbarn 67212</i>
18	9	"	"	✓ George P. Tice and Billie Tice, 818 Redbarn, 67212
19	9	"	"	✓ Leo John Krimm and Mary Evelyn Krimm, 810 Redbarn, 67212/and Petrina Krimm Morley, Address <u>Unknown</u>
20	9	"	"	✓ Lon G. Trulove and Cathy Ann Trulove, 800 Redbarn, 67212
1	10	"	"	✓ George R. Campbell and M. Catherine Campbell, 859 Country Acres, 67212
2	10	"	"	✓ Robert W. Morgan and Sally A. Morgan, 861 Country Acres 67212

Lot	Block	Addition	Property Owner
3	10	Country Acres	Walter A. Wisley and Ruby M. Wisley, 865 Country Acres, 67212
4	10	" "	Melvin Atherton and Wilma I. Atherton, 901 Country Acres, 67212
5	10	" "	James C. Wheeler, 907 Country Acres, 67212
6	10	" "	James E. Honeyman and Chrysa J. Honeyman, 911 Country Acres, 67212
7	10	" "	Carl W. Underwood and Ellin J. Underwood, 915 Country Acres, 67212
8	10	" "	Dalton E. Alspaw and Sara E. Alspaw, 921 Country Acres, 67212
9	10	" "	Gary W. West and Sherri K. West, 925 Country Acres, 67212
10	10	" "	Dallas A. Day and Ruth E. Day, 931 Country Acres, 67212
11	10	" "	Stephen N. Mainz and Margaret M. Mainz, 937 Country Acres, 67212
12	10	" "	Ruby W. Harrison, Address Unknown 926 Brown Thrush 67212
13	10	" "	Edna Mae Sites, 920 Brown Thrush, 67212
14	10	" "	Ronald K. Trowbridge and Norma Sharon Trowbridge, 914 Brown Thrush, 67212
15	10	" "	Billy R. King and Renee K. King, 906 Brown Thrush, 67212
16	10	" "	Administrator of Veteran's Affairs, 5500 E. Kellogg, 67218

Lot	Block	Addition Country Acres	Property Owner
17	10		T. Michael Lanning and ✓ Karen L. Lanning, 864 Brown Thrush, 67212
18	10	" "	✓ Leo Riniker and Donna M. Riniker, 860 Brown Thrush, 67212
19	10	" "	✓ Frederic Marvin Broadfoot and Elma J. Broadfoot, 854 Brown Thrush, 67212
20	10	" "	✓ Darell I. Bird and Reva J. Bird, 848 Brown Thrush, 67212
21	10	" "	✓ Marvin E. Kraft and Patricia K. Kraft, 367 Fairway, 67212
1	A	Meadowview Estates	✓ Imma, Ltd., -656 N. Wood- chuck, 67212 <i>unknown</i>
2	A	" "	✓ Jeffrey A. Marker and Melinda L. Marker, 7912 Jennie, 67212
3	A	" "	✓ Eugene H. Brent and Margaret I. Brent, 7900 Jennie, 67212
4	A	<i>Resent: 3151 Rishwood, 67226</i>	✓ Nila June Wyss, 7826 Jennie, 67212
5	A	" "	✓ Billy W. Stevenson and Dorothy W. Stevenson, 7820 Jennie, 67212
6	A	" "	✓ Donald Lain O'Krakel and Wilma J. O'Krakel, 7810 Jennie, 67212
7	A	" "	✓ Robert E. Dalton and Wanda J. Dalton, 7800 Jennie, 67212
8	A	" "	✓ John D. Bybee and Sarah A. Bybee, 7807 W. 45th St. N., 67205
9	A	" "	✓ Wesley Hardin Pue and Pat E. Pue, 7720 Jennie, 67212
10	A	" "	✓ Charles L. Barker and Corinna M. Barker, 7712 Jennie, 67212

Lot	Block	Addition	Property Owner
11	A	Meadowview Estates	Kenneth D. Thornburg and Ann M. Thornburg, 655 Red- Barn, 67212
1	B	" "	Randy Ellwood Slaughter and Pamela S. Slaughter, 654 Redbarn, 67212
1	C	" "	City of Wichita, 455 N. Main, 67202
1	D	" "	Rema A. Fagan, 7901 Jennie, 67212
2	D	" "	Lucinda M. Rockwell, 7911 Jennie, 67212 AND Douglas M. Kauffman and Evalyn R. Kauffman, 1457 Tapestry, 67235
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	" "	Manuel J. Amaro and ^{Joan} Juanita M. Amaro, Address Unknown <i>1616 W 22nd, Apt 303</i>
8	D	" "	E. C. Cribbs and Hazel I. Cribbs, 560 N. Woodchuck, 67212
9	D	" "	Catholic Diocese of Wichita, 424 N. Broadway, 67202
10	D	" "	Samuel L. Goode and Char- lotte C. Goode, 542 N. Woodchuck, 67212
11	D	" "	Dwight S. Kelley and Bonnie J. Kelley, 521 Redbarn, 67212

Lot	Block	Addition	Property Owner
12	D	Meadowview Estates	David Alan Watson and Patricia K. Watson, 525 Redbarn, 67212
13	D	" "	Roger W. Cook and Rita Mae Cook, 531 Redbarn, 67212
14	D	" "	Morris C. Regis and Ida M. Regis, 555 Chickadee, 67212
15	D	" "	David Wayne Crockett and Carolyn J. Crockett, 561 Chickadee, 67212
16	D	" "	Herbert C. Deichen and April Ann Deichen, 601 Chickadee, 67212
17	D	<i>Returned: Unknown</i>	Barbara Ann Morgan, Address Unknown
18	D	" "	510 Riverside St, Independence, Mo Perry M. Shuart and Connie A. Shuart, 619 Chickadee, 67212
19	D	" "	Timothy E. Purcell and Janice L. Purcell, 625 Chickadee, 67212
1	E	" "	Daniel B. Cribbs and Janice D. Cribbs, 7801 Jennie, 67212
2	E	" "	Deverne R. Davis and Mary L. Davis, 7815 Jennie, 67212
3	E	" "	Wallace B. Pedigo and Irene B. Pedigo, 7823 Jennie, 67212
4	E	" "	Daniel R. Winter and Kath- leen K. Winter, 626 Chick- adee, 67212
5	E	" "	Bonnie L. Green, 610 Chick- adee, 67212
6	E	" "	Same as above
7	E	" "	Frank W. Chambers and Alice A. Chambers, 606 Chickadee, 67212

Lot	Block	Addition	Property Owner
8	E	Meadowview Estates	Gary L. Wiechman and Jana L. Wiechman, 602 Chickadee, 67212
9	E	" "	Robert E. Voran and Lois D. Voran, 539 Redbarn, 67212
10	E	" "	Ronald Lee (Deceased) and Patricia L. Lee, Address Unknown <i>not in S.B.E. not in S.P. not in S.P.</i>
11	E	" "	Donald A. Guthrie and Karen S. Guthrie, 555 Emerson, 67212
12	E	" "	Helen L. Fugate, 601 Emer- son, 67212
13	E	" "	Wendell G. Allen and Edna Mae Allen, Address Unknown <i>not in S.B.E. not in S.P.</i>
14	E	" "	Billy Joe Conner and Mary D. Conner, 619 Emerson, 67212
15	E	" "	Lavern J. Beilman and Teresa M. Beilman, 625 Emerson, 67212
1	F	" "	Kathryn Ann Frazier, Trust- ee of the Betty L. Lilli- bridge Living Trust, 1711 N. Charles, 67203
2	F	" "	Ronn L. Sorensen and Darlene E. Sorensen, 7715 Jennie, 67212
3	F	" "	David R. Jones and Emma J. Jones, 630 Emerson, 67212
4	F	" "	Gregory L. Ternes, 626 Emerson, 67212
5	F	" "	Evelyn N. Abel, 618 Emerson, 67212
6	F	" "	W. Howard Cessnun and Lucille M. Cessnun, 600 Emerson, 67212
7	F	" "	Larry R. Nichols and Donna S. Nichols, 570 Emerson, 67212

Lot	Block	Addition	Property Owner
8	F	Meadowview Estates	Edward L. Weaver, 557 Redbarn, 67212
10	F	" "	Harold E. Shigley, Jr. and Marcia G. Shigley, 607 Redbarn, 67212
11	F	" "	Alvy R. Robins, Jr. Address Unknown <i>not in CD home found</i>
12	F	" "	Francis P. Werth and Marilyn A. Werth, 626 Redbarn, 67212
3	H	" "	James Kerschen and Joyce A. Kerschen, 7623 Jennie, 67212
1	25	Country Acres 2nd	Herman J. Keiter, Jr. and Virginia M. Keiter, 953 Denmark, 67212
2	25	" "	M. A. Sunderland and Mayrie Sunderland, 949 Denmark, 67212
3	25	" " <i>Returned: unknown</i>	Martin J. McClure and Dorothy F. McClure, 943 Denmark, 67212
4	25	" "	Rubene L. Newby and Harold H. Newby, Co-trustees, 939 Denmark, 67212
5	25	" "	Rick G. Williams and Allison L. Williams, 933 Denmark, 67212
6	25	" "	Bob J. Nelson and Judith C. Nelson, 1426 Murray Court, 67212
14	25	" "	Lyle D. Rutter and Helen L. Rutter, 910 Country Acres, 67212
15	25	" "	Don F. Love and Barbara J. Love, 1302 Lark Lane, 67212
16	25	" "	Suzanne G. Earnest, 918 Country Acres, 67212

Lot	Block	Addition	Property Owner
17	25	Country Acres 2nd	Ralph E. McGuire and Sally ✓ J. McGuire, 922 Country Acres, 67212
18	25	" "	Jesse A. Cotrell and Gladys ✓ T. Cotrell, 926 Country Acres, 67212
19	25	" "	✓ William R. Bollhorst, Address (Unknown) AND ✓ Amelia Bean, 930 Country Acres, 67212
20	25	" "	✓ Paul A. Bihlmaier and Catherine R. Bihlmaier, 934 Country Acres, 67212
21	25	" "	✓ Ronald E. Wescott and Sara J. Wescott, 938 Country Acres, 67212
22	25	" "	✓ Michael O. Schechter and Cheryl A. Schechter, Suite 610, 120 Building, 120 S. Market, 67202
5	27	" "	✓ Nancy M. Russell, Address Unknown 5640 E 21 St. 67208
6	27	" "	✓ Michael D. Keeler and Elizabeth A. Keeler, 974 Brown Thrush, 67212
7	27	" "	✓ Donald Wilfred Brown and Donna J. Brown, 964 Brown Thrush, 67212
8	27	" "	Sharon L. Bullard and Julie ✓ A. Lake, both at 958 Brown Thrush, 67212
9	27	" "	David Alan McRoberts and ✓ Jeanette S. McRoberts, 954 Brown Thrush, 67212
10	27	" "	✓ Raymond D. Zimmerman and Virginia Zimmerman, 950 Brown Thrush, 67212
11	27	" "	✓ Laverne M. Lervold and Carla D. Lervold, 946 Brown Thrush, 67212

Lot	Block	Addition	Country Acres	2nd	Property Owner
12	27				Wayne E. Thompson and Rosemary L. Thompson, 942 ✓ Brown Thrush, 67212
13	27	"	"		Jerry G. Pollman and Theresa L. Pollman, 938 Brown Thrush ✓ 67212
14	27	"	"		✓ John D. McFadden, Jr. and Cecilia G. McFadden, 7828 School, 67212
15	27	"	"		Walter M. Hughes and Linda ✓ K. Hughes, 7820 School, 67212
16	27	"	"		✓ Everett J. Garner and Anna L. Garner, 949 Country Acres, 67212
17	27	"	"		✓ Administrator of Veteran's Affairs, 5500 E. Kellogg, 67218
18	27	"	"		✓ Freddy L. Spaulding and Sherry R. Spaulding, 957 Country Acres, 67212
19	27	"	"		✓ Steven G. Patterson, 961 Country Acres, 67212
20	27	"	"		✓ Gene L. Saffell and Mary C. Saffell, 7619 W. 11th , 67212
21	27	"	"		✓ Mary Louise Nicholson, 971 Country Acres, 67212
22	27	"	"		✓ James A. Fields and Renee C. Fields, 977 Country Acres, 67212
23	27	"	"		Robert T. Brannies and ✓ Marsha J. Brannies, 983 Country Acres, 67212
11	28	"	"		✓ Charles E. Pinard and Myra D. Pinard, 982 Country Acres, 67212
12	28	"	"		✓ Richard D. McKenzie and Muriel E. McKenzie, 9412 W. Douglas, 67212

Lot	Block	Addition	Country Acres	2nd	Property Owner
13	28				Ricky Leon Kirkland and Rosemary Jean Kirkland, ✓ 966 Country Acres, 67212
14	28	"	"	"	Gerald R. Vanskike and ✓ Losi L. Vanskike, 962 Country Acres, 67212
15	28	"	"	"	Louis C. Saville and Stella ✓ M. Saville, 958 Country Acres, 67212
16	28	"	"	"	Ralph V. Baldassarre and ✓ Jan L. Baldassarre, 954 Country Acres, 67212
17	28	"	"	"	William Robert Baker and ✓ Barbara J. Baker, 950 Country Acres, 67212
18	28	"	"	"	Cecil L. Spurgeon and W. ✓ Marie Spurgeon, 946 Country Acres, 67212
19	28	"	"	"	Richard Lorne Zacharias and Beverly J. Zacharias, ✓ 959 Denmark, 67212
20	28	"	"	"	James C. Hayden and Clarice ✓ Hayden, 965 Denmark, 67212
21	28	"	"	"	Daniel F. Musil and Linda ✓ Diane Musil, 969 Denmark, 67212
22	28	"	"	"	John C. Harrison and Janice ✓ G. Harrison, 975 Denmark, 67212
23	28	"	"	"	Donald G. Killian and ✓ Marilyn R. Killian, 979 Denmark, 67212
11, exc the NWly 16'	32	"	"	"	Bill P. Kramer and Cheryl ✓ C. Kramer, 976 Redbarn, 67212
12	32	"	"	"	Thomas Harvey, Jr. and ✓ Bernice Harvey, 970 Red- Barn, 67212

Lot	Block	Addition		Property Owner
		Country	Acres	
13, exc the S 38'	32			Roger Frank and Lorraine ✓ Frank, 2556 S. Spruce, 67216
S 38' of Lot 13 & all of Lot 14	32	"	"	Paul R. Ferguson and Carrie ✓ B. Ferguson, 962 Redbarn, 67212
15	32	"	"	Donald M. Fairbanks and ✓ Diana M. Fairbanks, 973 Brown Thrush, 67212
16	32	"	"	Paul R. Clayton and Cath- ✓ erine L. Clayton, 977 Brown Thrush, 67212
17	32	"	"	Howard H. Harris and Marga- ✓ ret M. Harris, 981 Brown Thrush, 67212
1	33	"	"	Jerry M. Bowlin and Garnet ✓ R. Bowlin, 956 Redbarn, 67212
2	33	"	"	Arnold L. Hudson and Kris- ✓ tine A. Hudson, 948 Red- barn, 67212
3	33	"	"	Terry L. Boyer and Teresa S. ✓ Boyer, 940 Redbarn, 67212
4	33	"	"	Edwin F. Wenzel and Mayme ✓ E. Wenzel, 932 Redbarn, 67212
5	33	"	"	✓ Dwight Chaska, 924 Redbarn, 67212
6	33	"	"	Gregory G. Meitner, 916 ✓ Redbarn, 67212
7	33	"	"	F. H. Wright, 908 Redbarn, ✓ 67212
8	33	"	"	Hercel L. Bradley and Iva ✓ Jo Bradley, 900 Redbarn 67212
9	33	"	"	David L. Thomsen and Nancy ✓ E. Thomsen, 933 Brown Thrush 67212

Lot	Block	Addition	Country Acres	2nd	Property Owner
10	33				Donald Francis Leahy and Lorretta Renea Leahy, 937 Brown Thrush, 67212
11	33				Raymond W. Jelinek, 941 Brown Thrush, 67212
12	33				Armond L. Blossom and Gertrude A. Blossom, 945 Brown Thrush, 67212
13	33				Richard D. McKenzie and Muriel E. McKenzie, 9412 W. Douglas, 67212
14	33				H. Prince Beall and Cleone Beall, 953 Brown Thrush, 67212
15	33				Joy R. Ruddle, 2520 Bennett, 67217
16	33				Ray D. Elwick and Jodine A. Elwick, 963 Brown Thrush, 67212
-	34				<i>Tom Recca</i> Board of Park Commissioners, 455 N. Main, 67202
1	35				Robert E. McKee and Naomi L. McKee, 946 Recca, 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 305 W. Central, 67202
7	35				Steven R. Fischer and Jacque A. Fischer, 8131 Birch Lane, 67212

Lot	Block	Addition	Country	Acres	2nd	Property Owner
8	35					Walter P. Martin and Marcella M. Martin, 8125 Birch Lane, 67212
9	35	"	"	"	"	Keith A. Wilkinson and Margaret L. Wilkinson, 8101 Birch Lane, 67212
10	35	"	"	"	"	Frank J. Andra (Deceased) and Rosemary Andra, 957 Redbarn, 67212
11	35	"	"	"	"	Thomas E. Crabtree and Elosie Crabtree, 949 Redbarn, 67212
12	35	"	"	"	"	Clyde E. Bevis and Barbara G. Bevis, 941 Redbarn, 67212
13	35	"	"	"	"	Robert D. Sabaj and Gail S. Sabaj, 933 Redbarn, 67212
14 & Sely 3' of Lot 15	35	"	"	"	"	Paul V. Iseman and Judith M. Iseman, 8100 W. Murdock, 67212
15 exc th 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
18	35	"	"	"	"	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

Lot	Block	Addition	Country	Acres	2nd	Property Owner
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	"			"	Ray 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, Jr. and Alice B. Murphy, 8101 Beke- meyer Lane, 67212
6	36	"			"	Leslie J. Vanderfecht and Carol A. Vanderfecht, 8023 Bekemeyer Lane, 67212
7	36	"			"	Victor N. Evans, Jr. and Elaine L. Evans, 8017 Bekemeyer Lane, 67212
1	37	"			"	Clarence Donald Broadhead and Elizabeth J. Broadhead, 8315 W. Murdock, 67212
2	37	"			"	Darrel E. Fisher and Orlene J. Fisher, 8301 W. Murdock, 67212
3	37	"			"	American Savings Association 201 N. Main, 67202
4	37	"			"	Darrell E. Zehr, 8223 W. Murdock, 67212

page 22

Lot	Block	Addition	Property Owner
5	37	Country Acres 2nd Addition	Norman C. Warminski & Carol ✓ Ann Warminski, 8215 W. Mur- dock, 67212
6	37	"	✓ Paul Kirk Jr. & Sally E. Kirk, 8201 W. Murdock, 67212
7	37	"	✓ Robert L. Barbour & Carolyn J. Barbour, 8127 W. Murdock, 67212
8	37	"	✓ Jerry B. Malone, Address Un- known
9	37	"	✓ Victor H. Evans & Lucile M. Evans, 8101 W. Murdock, 67212
10	37	"	✓ John Raymond Shively Jr. & Ramona Odette Shively, 8110 Bekemeyer, 67212
11	37	"	✓ Yvonne N. Callahan, 8116 Bekemeyer, 67212
12	37	"	✓ Robert E. Kaiser & Angeline E. Kaiser, 8202 Bekemeyer, 67212
13	37	"	✓ Gerald R. Maxwell & Teresa M. Maxwell, 8216 Bekemeyer, 67212
14	37	"	✓ David H. Frankhauser & Mary F. Frankhauser, 8224 Bekemeyer, 67212
15	37	"	✓ Robert E. Evans & Nancy B. Evans, 8232 Bekemeyer, 67212
16	37	"	✓ Dennis M. Schulte & Virginia L. Schulte, 8300 Bekemeyer, 67212
17	37	"	✓ Vernon G. Rogers & Hilda M. Rogers, 8316 Bekemeyer, 67212
10	40	"	✓ George L. Herrington & Audrie N. Herrington, 8400 Birch Lane, 67212
7	41	"	✓ Charles Oultin & Linda L. Oultin, 8421 Birch Lane, 67212

Lot	Block	Addition	Property Owner
8	41	Country Acres 2nd Addition	Amos A. Sanders & Annie M. ✓ Sanders, 8413 Birch Lane, 67212
9	41	"	✓ Mackie Joe Whillock, 8401 Birch Lane, 67212
10 & the east ½ of 11	41	"	✓ United Methodist Youthville Inc., 8400 W. Murdock, 67212
West ½ of 11 & all of 12	41	"	✓ Catholic Diocese of Wichita, 424 N. Broadway, 67202
13	41	"	✓ Garrison R. Murray & Betty L. Murray, 8428 W. Murdock, 67212
14	41	"	✓ George S. King & Ruth G. King, 8434 W. Murdock, 67212
13	42	"	✓ Billy C. Martin & Norma L. Martin, 8502 Bekemeyer, 67212
14	42	"	✓ Richard Nicholas Striegel & Barbara Ann Striegel, 8430 Bekemeyer, 67212
15	42	"	✓ Jerry B. Malone, Address Un- known
16	42	"	✓ Dan S. Bowles & Kathie Frahm, Address Unknown <i>not in 58 near one of lanes</i>
17	42	"	✓ Mary M. Kramer, 8412 Bekemeyer, 67212
18	42	"	✓ O.P. Lamb & Betty L. Lamb, 8406 Bekemeyer, 67212
19	42	"	✓ Carole A. Hanson, 901 N. Rea, 67212
20	42	"	✓ Leonard J. Weilert & Eleanor P. Weilert, 208 N. St. Clair, 67203
21	42	"	✓ Michael D. Roberts & Zoila E. Roberts, 8413 W. Murdock, 67212
22	42	"	✓ Jerry L. Isham & Brenda J. Isham, 8421 W. Murdock, 67212

page 24

Lot	Block	Addition	Property Owner
23	42	Country Acres 2nd Addition	Gale W. Regier & Sherrill J. ✓ Regier, 8427 W. Murdock, 67212
24 exc. the west 3 ft.	42	"	✓ H. Robert White & Wanda S. White, 8433 W. Murdock, 67212
West 3 ft. of 24 & all of 25	42	"	Donald C. Richardson & Sandra ✓ K. Richardson, 8439 W. Murdock, 67212

Tract

Property Owner

All that part of the SW $\frac{1}{4}$ of 16-27-1W and part of Block 2, Tyler Acres 1st Addition, described as follows: beginning at the SW corner of St. Francis of Assisi Park; then easterly along the south line and the south line extended of said St. Francis of Assisi Park, 931.18 ft.; then southerly, with a deflection angle to the right of 89°46'50", 99.80 ft.; then westerly parallel with the south line of the SW $\frac{1}{4}$, 915 ft.; then northerly with a deflection angle to the right of 90°, 44.52 ft.; then northwesterly, with a deflection angle to the left of 71°00'50", 34.44 ft. to the SE corner of Ascension Lutheran Church Addition; then northeasterly with a deflection angle to the right of 90°, along the easterly line of said Ascension Lutheran Church Addition, 50.38 ft. to the place of beginning

The Catholic Diocese of Wichita
424 N. Broadway, 67202

The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of 16-27-1W except the tract described immediately above, and except those portions platted as Tyler Acres 1st, 2nd, 3rd and 4th Additions, and except St. Francis of Assisi Park Addition and except Ascension Lutheran Church Addition

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

We hereby certify the foregoing to be a true and correct list of the property owners within a 1,000 foot radius of

All that part of the SW $\frac{1}{4}$ of Section 16, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, including all of Tyler Acres Third Addition, Wichita, Kansas, described as follows: Beginning at the SE corner of Lot 1 of said Tyler Acres Third Addition; thence westerly, along the south line of said Lot 1 and the south line extended, being parallel to and 50 feet north of the south line of said SW $\frac{1}{4}$, 673.08 ft.; thence northerly, with a deflection angle to the right of 90°, 904.26 feet to the P.C. of a curve to the right with a radius of 970 feet and a central angle of 4°27'09"; thence northeasterly along said curve, 75.38 feet; thence easterly, parallel with the north line of the South $\frac{1}{2}$ of said SW $\frac{1}{4}$, 130.02 feet; thence northerly, with a deflection angle to the left of 90°, 150 feet; thence easterly, parallel to and 150 feet south of the north line of the South $\frac{1}{2}$ of said SW $\frac{1}{4}$, 197.51 feet; thence northeasterly, with a deflection angle to the left of 44°29'50", 214.04 feet to a point on the north line of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$; thence easterly, along said north line, 256.82 feet to the NE corner of the South $\frac{1}{2}$ of said SW $\frac{1}{4}$; thence southerly, along the east line of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$, 1077.32 feet to the intersection with the north line extended of said Tyler Acres Third Addition; thence westerly, along said north line extended 30 feet to the NE corner of Lot 1 of said Tyler Acres Third Addition; thence southerly, along the east line of said Lot 1 to the point of beginning

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 12th day of July, 1982 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice-President

Order No. 310740
GE

FORM 221

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION AMOUNT

NAME Boughman Co. Inc

ADDRESS 330 Laura

FUND 911 DUE DATE

COMMENTS

DATE 1/11/68 BY L. H. Schuler