

POSTED 12-17-85 KX

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved as recommended 1-9-86

B.C.C./B.C.C. Approved as recommended 2-4-86

DP-17, Model of As - Clipped
COMMERCIAL C.B.P. - Generally located
at the southeast corner of Central and
105e

DATA SHEET

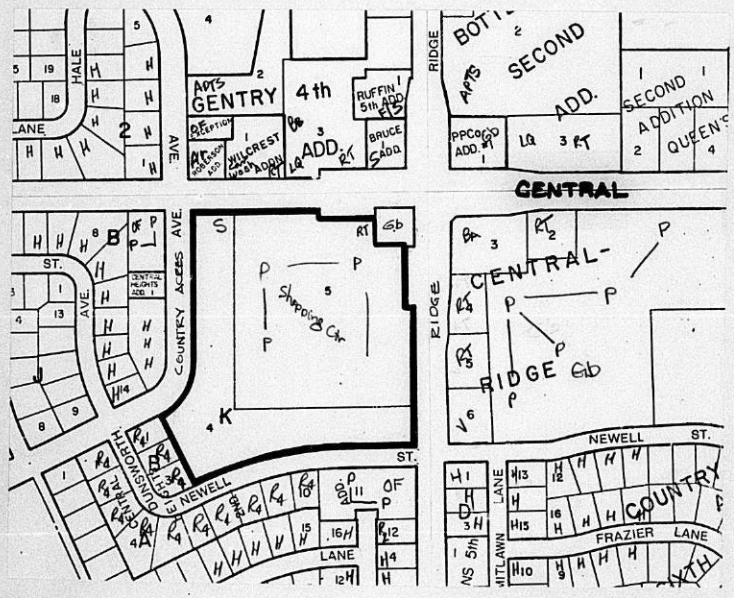
Z- _____
 SCZ- _____
 CJ- _____
 DR- _____
 DP- 17
 Amend #3
 Case Filed: 11-26-85
 Associated Case: _____

- APPLICATION DATA: Map No. 4947 A
- General Location: At the southwest corner of Central and Ridge
 - From _____ to _____
 - Proposed Use: _____
 - DP Name: CENTRAL HEIGHTS COMMERCIAL COMMUNITY UNIT PLAN
 - Applicant: Central Heights, Limited c/o Robert E. Branson
 Address 435 N. Broadway, Wichita, KS. 67202 Phone 267-4357
 - Agent: Dean W. Felt
 Address 940 N. Tyler Road #211, Wichita, KS. 67212 Phone 721-2900

- AREA DATA:
- Acres: 12.9 (_____ ft. by _____ ft.)
 - Adjoining Zoning: N "LC" S "BB" E "LC" W "BB, RB, & A"
 - Land Use: North MISC. BUSINESS East RESTAURANTS / BANK / Shopping Center
 South OFFICE / APTS West SINGLE FAMILY / APTS / OFFICE

PICTURE SHEET

PHOTO DATA:
 Taken by _____ Date _____ Time _____



NOTES:

LOG ANGLETON-CHICAGO-LOGAN, OH
 HOBBS, 1700 EAST BROADWAY, OK
 U.S.A.
Shulz
 No. 2-153C
 HASTINGS, MN

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: February 12, 1986

TO: Monty Robson, Superintendent of Central Inspection
FROM: Louise Olivarez, Senior Planner
SUBJECT: DP-17, Amendment #3. Central Heights Shopping Center C.U.P.

The Board of City Commissioners on February 4, 1986, considered the above-captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

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

Please note General Provisions 3 and 9 which require the screening on Parcel 1 and both major entrances to be complied with by June 1, 1986 or prior to issuance of any additional occupancy permits on certain parcels, whichever comes first.

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.

Louise Olivarez
Senior Planner

LO:blw
Attachments

cc's w/o attachments: Robert E. Branson, c/o Central Heights Limited,
435 North Broadway, Wichita, Kansas 67202
Dean W. Felt, 940 North Tyler Road, #211,
Wichita, Kansas 67212

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
February 4, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-17 - REQUEST FOR AMENDMENT TO THE CENTRAL HEIGHTS
SHOPPING CENTER C.U.P., GENERALLY LOCATED AT THE
SOUTHWEST CORNER OF CENTRAL AND RIDGE ROAD.
(Central Heights, Limited)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0, 1 abstention)

Staff Recommendation: Approve

Background: On January 9, 1986, the MAPC held a public hearing to consider an amendment to the Central Heights Shopping Center C.U.P. located at the southwest corner of Central and Ridge. The amendment provides for two additional structures in front of the main shopping center in what is now the restricted building setback area; one additional curb cut to Country Acres on the west; and advertising signs along Country Acres and Newell except where across from residential districts. There was no one present to speak either for or against the request. The MAPC recommended unanimously that the C.U.P. amendment be approved subject to several conditions (see minutes).

CPO Council "A", on January 8, 1986, recommended 7-0 to approve the amendment.

Analysis: Zoning to the north and east is mostly "LC" with some "C". Uses are restaurants, liquor store, service station, auto services, bank, etc. South and west are offices and four-plexes. Although free-standing buildings in front of shopping centers are usually discouraged because of their strip commercial effect, similar uses to the north and east make it inappropriate to deny such uses on this site. General provisions have been included in this amended C.U.P. to require proper construction of major entrance approaches on both Central and Ridge by June 1, 1986. Areas of required landscaping are also to be brought into compliance by June 1, 1986. The Planning Commission found that the character of the neighborhood; the zoning and uses of properties nearby; and the suitability of subject property for the development proposed justified approval of the requested C.U.P. amendment.

- Actions:
1. Concur with the findings of the MAPC and approve the C.U.P. amendment subject to the recommended conditions; or
 2. Take action deemed appropriate, stating reasons.

Attachments: C.U.P. & Area map
1-09-86 MAPC Minutes
CPO Memorandum

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 9, 1986

LEGAL:

6. Case No. DP-17 - Central Heights, Limited requests amendment to the Central Heights Shopping Center Community Unit Plan for Lot 4 and Lot 5, EXCEPT the North 125 feet of the East 125 feet, Block K, MEADOWVIEW ESTATES, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Central and Ridge.

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

COMMENTS:

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

1. The applicant is requesting an amendment to the Central Heights Shopping Center C.U.P. for the purpose of creating two more individual pad sites, one on Central east of the service station and one on Ridge north of Newell. One building would be permitted on each parcel and the use could be retail sales, liquor store, restaurant, offices, private club or financial institution. One additional access point to Country Acres from Parcel 1 is also being requested as well as permission for signs on Newell and Country Acres except where across from residentially zoned properties. The currently approved C.U.P. prohibits any signs on Newell or Country Acres.
2. Although it has been a requirement for many years, the major entrance on Central has never been constructed. General Provision #9 has been added which states that this major entrance shall be constructed by June 1, 1986, or prior to issuance of any additional permits within Parcels 1, 2, 3 or 6, whichever occurs first.
3. Perimeter landscaping or screening walls are required as noted on the plan. The landscaping, or wall, for Parcel 1 shall be in compliance with the approved plan by June 1, 1986, or prior to issuance of any additional building permits within Parcel 1. Landscaping or walls will be required on Parcel 4 prior to any occupancy permits for commercial development on that site.
4. The written text on the prints submitted for review is difficult to read due to the small size and faintness of the lettering. One parcel description has been left out but it is not clear whether it is Parcel 5 or Parcel 6. Most items in each of these two parcels are the same, however, setbacks and access points would be different.

The setbacks for Parcel 5 should read as follows:

Ridge Road	--	35 feet
Newell	--	35 feet
West line	--	5 feet
North line	--	35 feet

The access points for Parcel 5 should read as follows:

1 to Ridge Road shared with Parcel 1

The setbacks for Parcel 6 should read as follows:

Central Ave.	--	35 feet
East line	--	35 feet
West line	--	35 feet

The access points for Parcel 6 should read as follows:

1 to Central Avenue

5. The property is currently platted into two lots. If all parcels are to be leased rather than sold individually, replatting should not be necessary.
6. If the Commission determines that the proposed amendments are appropriate, the following are recommended conditions of approval:
 - A. Prior to City Commission review of these amendment requests, full parcel descriptions for Parcels 5 and 6 shall be added to the C.U.P. with the setbacks and access points as specified in comment four above. Clear, readable prints shall be submitted for City Commission review and for the official file copies.
 - B. 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.
 - C. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
 - D. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

DISCUSSION:

CROCKETT abstained from discussion and voting on this item.

OLIVAREZ stated that this is an amendment to the plan, and the proposed amendment would create two additional parcels on the C.U.P. One building would be permitted on each of these parcels and the uses could be retail sales, liquor store, restaurant, offices, private club or financial institution. She said that the applicants have also asked for one additional access point to Country Acres from Parcel 1. Right now they are limited to two openings. They have also asked for signs to be permitted on Country Acres and on Newell except where across from residentially zoned property. The current C.U.P. prohibits any signs on Newell or Country Acres. OLIVAREZ said that since the staff report was written, staff has been with the Traffic Engineer out to the site to look at the major entrance which is on Ridge Road. The major entrance is there, but instead of the traditional concrete curb, there are railroad ties and after meeting on site with the Traffic Engineer, it was his recommendation that this entrance be required to be brought up to the proper construction standards, and staff asked that a condition to the general provisions be added which would state that the major entrance on Ridge Road should be brought up to proper construction standards prior to June 1, 1986 or prior to permits being issued in Parcels 1, 1A or 5. She said that CPO Council "A" voted 7-0 to approve the request. Staff recommended approval also.

There was some discussion about the use of railroad ties used as curb bumpers and to form the medial, and MILES asked about the rules concerning this at the time the railroad ties were put in.

GALBRAITH explained that as long as this community unit plan has been approved, it has always been approved with two major approaches and they have never been brought up to standard. The one on Ridge was attempted and they concreted it on public right-of-way and chose to put the railroad ties on private property. He said that railroad ties were never allowed.

MILES asked if the applicants had conformed on the landscaping.

GALBRAITH said that one time they had conformed on the landscaping but felt more attention should be given to keeping the plants alive.

MILES said that he did not like to use zoning as a leverage to get things done. There is a tool in this building to get things done but not by zoning.

WILSON responded to Miles that the Planning Commission was not giving any additional zoning, they are amending the C.U.P. In order to get a building permit, the applicants will have to satisfy the changes made in the C.U.P.

DEAN FELT, agent representing the applicant, stated that they have a great interest of people asking for restaurants in the area, and felt that the two parcels speak for themselves. Speaking on the approach on Ridge Road, FELT said that he had in his files an approved plan that stated they

could use railroad ties at the time. It was presented to Traffic Engineering and was approved for that approach. He said that if this is a problem, they will take the ties out and put in concrete. He continued that they would update the approach on the north to standards. FELT said that they were asking for signage to the south because they do not have a back property. The additional access on Country Acres was to allow them to better control the traffic and keep the public from cutting through the service station and getting off onto Central at a half access area and it brings them into a street further away from Ridge Road thus allowing them better traffic entrance than off through a driveway.

GOEBEL commented on the poor maintenance of the site.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the development proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- A. Prior to City Commission review of these amendment requests, full parcel descriptions for Parcels 5 and 6 shall be added to the C.U.P. with the setbacks and access points as specified in our staff report. Clear, readable prints shall be submitted for City Commission review and for the official file copies.
- B. General Provision #9 shall be expanded to include the following sentence: "The major entrance on Ridge Road shall be constructed to standards acceptable to the City Traffic Engineer by June 1, 1986, or prior to issuance of any additional permits within Parcels 1, 1-A, or 5."
- C. 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.
- D. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- E. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Gardner moved, Bayouth seconded and it
carried unanimously. Crockett
abstained.

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE January 9, 1986

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-17: Southwest Corner of
Central and Ridge

On January 8, 1986, CPO Council "A" considered the above captioned case, a request for an amendment to the "Central Heights Shopping Center Community Unit Plan". Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 7-0 to recommend approval of the request.

The agent, Dean Felt, was present to describe the request and respond to questions from the Council. Mr. Felt, stated that he has received inquiries from people in the restaurant business about the feasibility of locating in the shopping center.

None of the area residents in attendance expressed opposition to the request.

Please provide the Council's recommendation to the MAPC and the City Commission when case DP-17 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:blc

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

SEARCHED
SERIALIZED
INDEXED
FILED
JAN 10 1986
FBI - WICHITA

January 13, 1986

Dean Felt
940 North Tyler Road, #211
Wichita, Kansas 67212

Re: DP-17. Central Heights Shopping Center C.U.P.

Dear Mr. Felt:

At its regular meeting on January 9, 1986, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application for amendment to the C.U.P. be approved subject to the following conditions:

- A. Prior to City Commission review of these amendment requests, full parcel descriptions for Parcels 5 and 6 shall be added to the C.U.P. with the setbacks and access points as specified in our staff report. Clear, readable prints shall be submitted for City Commission review and for the official file copies.
- B. General Provision #9 shall be expanded to include the following sentence: "The major entrance on Ridge Road shall be constructed to standards acceptable to the City Traffic Engineer by June 1, 1986, or prior to issuance of any additional permits within Parcels 1, 1-A, or 5."
- C. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
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Dean Felt
January 13, 1986
Page 2

for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Regarding the major entrance on Ridge Road, you should meet with Bill McKinley to discuss what needs to be done to bring that entrance up to acceptable standards.

Please submit ten corrected copies of the C.U.P. to our office by January 22 so that the subject case can be scheduled for consideration by the Board of City Commissioners on February 4, 1986. 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.

Enclosed is a marked print of the C.U.P. showing several minor revisions which need to be made.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:lw

Enclosure

cc: Central Heights, Limited, c/o Robert E. Branson, 435 N. Broadway,
Wichita, KS 67202

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE January 9, 1986

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The agent, Dean Felt, was present to describe the request and respond to questions from the Council. Mr. Felt, stated that he has received inquiries from people in the restaurant business about the feasibility of locating in the shopping center.

None of the area residents in attendance expressed opposition to the request.

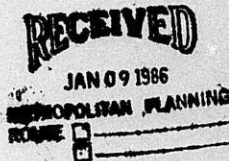
Please provide the Council's recommendation to the MAPC and the City Commission when case DP-17 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:b1c

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director



RE: AGENDA ITEM NO 6

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DP-17 - AMENDMENT TO THE CENTRAL HEIGHTS SHOPPING CENTER
C.U.P. Generally located at the southwest corner of Central
and Ridge Road.

MAPC HEARING DATE: January 9, 1986

Acres: 12.9

Size: 700' x 750' irregular

Reason: To provide for two additional structures in front of the main
shopping center in what is now the restricted building setback
area.

	<u>Land Use</u>	<u>Zoning</u>
Application Area	Shopping center, service station, restaurant	"LC" & "C"
North	Auto services, restaurants, liquor store, service station	"LC"
South	Fourplexes, office	"RB" & "BB"
East	Bank, restaurants	"LC" w/CUP
West	Office, undeveloped, multi-family homes	"BB", "RB", & "A"

History: C.U.P. originally approved in 1966. Amended in 1970 and
1981. A spot of "C" zoning granted in 1981 for a garden
center (Parcel 1-A).

Applicant: Central Heights, Limited, c/o Robert E. Branson, 435 N.
Broadway, Wichita, KS 67202

COMMENTS:

The following comments should be considered by the Planning Commission
is making findings of fact:

1. The applicant is requesting an amendment to the Central Heights Shopping Center C.U.P. for the purpose of creating two more individual pad sites, one on Central east of the service station and one on Ridge north of Newell. One building would be permitted on each parcel and the use could be retail sales, liquor store, restaurant, offices, private club or financial institution. One additional access point to Country Acres from Parcel 1 is also being requested as well as permission for signs on Newell and Country Acres except where across from residentially zoned properties. The currently approved C.U.P. prohibits any signs on Newell or Country Acres.
2. Although it has been a requirement for many years, the major entrance on Central has never been constructed. General Provision #9 has been added which states that this major entrance shall be constructed by June 1, 1986, or prior to issuance of any additional permits within Parcels 1, 2, 3 or 6, whichever occurs first.
3. Perimeter landscaping or screening walls are required as noted on the plan. The landscaping, or wall, for Parcel 1 shall be in compliance with the approved plan by June 1, 1986, or prior to issuance of any additional building permits within Parcel 1.

Landscaping or walls will be required on Parcel 4 prior to any occupancy permits for commercial development on that site.

4. The written text on the prints submitted for review is difficult to read due to the small size and faintness of the lettering. One parcel description has been left out but it is not clear whether it is Parcel 5 or Parcel 6. Most items in each of these two parcels are the same, however, setbacks and access points would be different.

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CASE NO. DP-17

78 "Notices to adjoining property owners mailed on 12-26-85
for MAPC meeting on ~~12-12-85~~. 1-9-86

2 One each to Applicant(s) and Agent(s).

3 One each to CPO, Don Schneider and Karen Crook.

3 One each to Louise, Terry and Glen.

86 TOTAL

7 additional mailed to property owners 1-3-86

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

December 26, 1985

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, January 9, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the CENTRAL HEIGHTS SHOPPING CENTER COMMUNITY UNIT PLAN for property legally described as follows:

DP-17: Lot 4 and Lot 5, EXCEPT the North 125 feet of the East 125 feet, Block K, MEADOWVIEW ESTATES, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Central and Ridge.

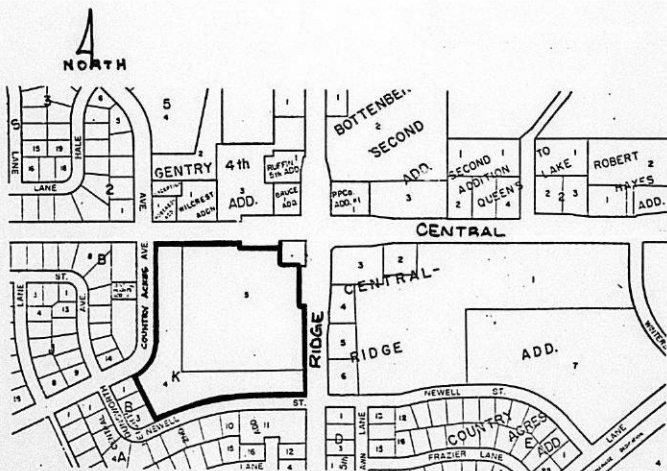
The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available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

The amended Development Plan now on file proposes two additional parcels, one on Central just east of the service station and one on Ridge just north of Newell. One building would be permitted on each parcel and the use could be retail sales, restaurant, offices, private club, liquor store, or financial institution. Maximum building coverage and height, setbacks, access points, and other information relating to development are specified on the plan.

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

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

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



(_____) Published in the Daily Record on December 17, 1985 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, January 9, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the CENTRAL HEIGHTS SHOPPING CENTER COMMUNITY UNIT PLAN for property legally described as follows:

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

The amended Development Plan now on file proposes two additional parcels, one on Central just east of the service station and one on Ridge just north of Newell. One building would be permitted on each parcel and the use could be retail sales, restaurant, offices, private club, liquor store, or financial institution. Maximum building coverage and height, setbacks, access points, and other information relating to development are specified on the plan.

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

WITNESS MY HAND AND SEAL this 16th day of December, 1985.

Michael E. Lindebak, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

December 10, 1985

Mr. Dean Felt
940 North Tyler Road, #211
Wichita, Kansas 67212

RE: DP-17 - Proposed amendment to Central Heights Shopping Center C.U.P.

We have completed our review of the above-referenced C.U.P. Although we usually are not in support of numerous individual pad sites in front of the main shopping center uses as is being proposed here because it is a continuation of strip commercial development, it is difficult to oppose on this center when land to the north and east is already developed in a similar manner.

We notice you propose to reduce the building setback from Newell on a portion of Parcel 1 from 90 feet to 50 feet. We have no objection to this since Parcel 4 already has a 50 foot setback. Additional comments regarding this C.U.P. are as follows:

- OK 1. Corrections and adjustments in the building setback lines need to be made in several places as marked on the enclosed copy of the C.U.P.
- OK 2. *as revised* The maximum number of buildings should be specified for each parcel. (See enclosed print)
- OK 3. *as revised* General Provision #2 should be amended to read: "Signs on Ridge Road and Central Avenue as permitted by zoning ordinance except that no portable signs shall be permitted. No signs will be permitted on Country Acres or Newell."
- OK 4. General Provision #3 regarding required screening needs to be expanded to comply with the screening requirements of the zoning ordinance (see 28.04.190.B.8.). This provision should be rewritten to read:

"A solid or semi-solid wall at least five (5) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material shall be installed along the property lines as indicated on the plan when the service area, storage area, or rear of a commercial structure faces a residential district. Appropriate street trees (as approved by the City Forester) shall be planted no farther apart than fifty (50) feet on centers in the public "Parking" area between the curb and wall, and shall be maintained by the owner of the adjacent parcel."

Dean Felt
December 10, 1985
Page 2

"A planting strip consisting of trees, grass, and low shrubbery not less than ten (10) feet in width shall be installed as indicated on the plan when the wall, as specified above, is not required. A landscape plan prepared by a landscape architect for the planting strips, indicating the type, location, and specifications of plant materials and method of providing water to the plant materials, shall be submitted to the Planning Department for their review and approval."

"The required screening on Parcel 1 shall be installed by June 1, 1986, or prior to issuance of any additional building permits within Parcel 1, whichever occurs first. The required screening on Parcel 4 shall be installed prior to the issuance of any occupancy permits within Parcel 4."

"Failure to properly maintain the wall and street trees or the planting strips shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection."

We have an approved landscape plan on file but it may be changed by submission and approval of a new plan.

- OK 5. General provision #7 should be corrected to state that fire lanes will be provided around all commercial structures within all parcels.
6. There shall be added a General Provision #9 which reads as follows:
- OK "The major entrance to Parcel 1 from Central shall be constructed by June 1, 1986, or prior to issuance of any additional building permits within Parcels 1, 2, 3 or 6, whichever occurs first."
7. Regarding the parking layout which you submitted at our request, some portions of it would not be acceptable because of dead-end aisles such as those shown west of Parcels 1-A and 3 and south of Parcels 2 and 6. We are unable to determine at this time whether adequate parking exists or could exist for all uses. Central Inspection will have to make this determination whenever building or occupancy permits are requested.
8. Due to the driveway just west of Parcel 5, there should be a building setback line of at least five feet along the west side of Parcel 5. This would permit OK doors, roof overhangs, etc. from interfering with the driveway.

Dean Felt
December 10, 1985
Page 3

These are all of the comments we have at this time. If you wish to discuss any of these with us, please call at your convenience. This C.U.P. has been scheduled for reviewed by the MAPC on January 9, 1986. Please submit 14 copies of the revised C.U.P. to our office by December 23, 1985.

Sincerely

Louise Olivarez
Senior Planner

LO:blw

cc: Central Heights, Limited, ATTN: Robert E. Branson, 435 N. Broadway, 67202

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 21, 1985

TO: Mike Lindebak, City Engineer/Interim Director of Planning
Monty Robson, Superintendent of Central Inspection
Bill McKinley, Traffic Engineer

FROM: Louise Olivarez, Senior Planner

SUBJECT: DP-17 - Central Heights Shopping Center C.U.P. Amendment.

Attached for your review is a print of a proposed amendment to the Central Heights Shopping Center C.U.P. located at the southwest corner of Central and Ridge. Parcels 5 and 6 are being created by this amendment. Both were previously part of Parcel 1. Other parcels remain unchanged.

Also attached is a site plan showing existing and future parking for Parcel 1. We had cautioned them to make sure there was adequate parking retained for this parcel before they tried to establish two new pad sites in their existing parking lot.

I would appreciate any comments you may have regarding this revised development plan particularly as they relate to the location of the new parcels and to the illustrated parking layout. I will be responding to the applicant by December 2, 1985, and would like to have your comments before that date.

Louise Olivarez
Senior Planner

LO:blw
Attachments

May 14, 1982

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-17 - Central Heights Commercial C.U.P.
Request for Administrative Adjustment for Parcel 2.

We are in receipt of a letter from F.L. Diebold, P.E., Construction Manager for Total Petroleum, Inc., requesting an administrative adjustment to the building setback line along the north boundary of Parcel 2 of the above referenced C.U.P. Mr. Diebold is requesting that the existing 35 foot building setback be reduced to allow a free-standing canopy to be placed within 11 feet of the north property line. In addition to the 35 foot setback shown on the C.U.P., there is a 15 foot platted setback along the north property line. According to Section 28.04.188(8) "detached unenclosed canopy structures" may be erected in front of building setback lines subject to several conditions.

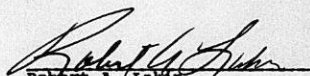
Based upon our review of the C.U.P. provisions and Section 28.04.188(8), I do not feel that the request is a substantial deviation of the intent and purpose of the provisions of the C.U.P. Your signature of approval will indicate that you concur that placing a detached, unenclosed canopy structure in the 35 foot building setback line is within the intent and purpose of the C.U.P. provisions and that the request is granted subject to the following conditions:

- a. The canopy shall be constructed in accordance with Section 28.04.188(8) of the Code of the City of Wichita.
- b. The canopy shall be constructed in accordance with the site plan dated June 6, 1981. Two additional copies shall be submitted to the Planning Department for Administrative use.

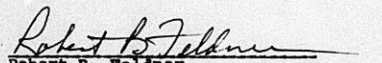
*From Amended
File # 2*

Page Two
Robert B. Feldner
May 14, 1982

Mr. Diebold will be notified by copy of this memorandum of our joint action granting his request subject to conditions. If you have any questions, please call.


Robert A. Lakin
Director of Planning

APPROVE:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:el

cc: F.L.Diebold, P.E., Construction Manager, Total Petroleum, Inc.
8911 West Maple, Wichita, Kansas 67209

TOTAL
Total Petroleum, Inc.

8911 WEST MAPLE P.O. BOX 12800 WICHITA, KANSAS 67209 TELEPHONE 316 721-1603

F. L. DIEBOLD, P.E.
CONSTRUCTION MANAGER
MARKETING

RECEIVED

MAY 12 1982

METROPOLITAN PLANNING
ROUTE _____

May 11, 1982

Mr. Robert Lakin
Director of Planning
City of Wichita
Wichita, KS 67202

Re: Station #2173 - 7399 W. Central, Wichita, Kansas

Dear Mr. Lakin:

As you know, the retail gasoline marketing business is an extremely competitive business. In order that we remain competitive, it is required that we install a free-standing canopy at our station at 7399 W. Central. This station is constructed on property leased from the Central Heights Shopping Center owners.

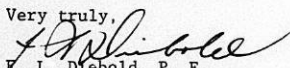
We have submitted plans to the Plans Examining Department of the City of Wichita for review for the purpose of issuing a building permit. Mr. Paul Hayes of the Plans Review Department advises that all is in order except that the CPU for this site stipulates a setback of 35', and further that in order for us to obtain this permit we must obtain what is known as a Zoning Administrative Adjustment.

Would you, therefore, please consider this letter as our formal application for the required Zoning Administrative Adjustment, that would hopefully then lead to the issuance of a canopy building permit by the City.

I am enclosing one print of our Canopy Site Plan that illustrates the existing facility as well as the proposed canopy.

I sincerely hope that this meets with your approval. If there is anything further that you may require from me, please do not hesitate to contact me at 721-1603.

Very truly,


F. L. Diebold, P. E.
Construction Manager

FLD/rp
Enclosure

April 15, 1981

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-17 - Central Heights Shopping Center C.U.P.

We are in receipt of a letter (copy attached) from Robert E. Branson requesting an administrative adjustment to the above referenced C.U.P., to allow a "Golden Goat" to be placed in front of the 100 foot building setback line along Central Avenue in Parcel 1.

After reviewing Mr. Branson's letter and other requests for adjustments to permit "Golden Goats", I feel that the placement of the "Golden Goat" in front of the building setback line along Central Avenue in Parcel 1 would not be a substantial deviation from the intent and purpose of the C.U.P. provisions. My opinion is based upon the fact that the "Golden Goat" is a portable structure and can be removed if it becomes a nuisance due to trash, congestion, etc. Although the "Golden Goat" is portable and a building permit is not required, it will have to meet building code requirements in regard to electrical hookups.

Your signature of approval will indicate that you concur that the requested placement of a "Golden Goat" in front of the building setback line in Parcel 1 along Central Avenue is not a substantial deviation from the intent and purpose of the C.U.P. provisions. Approval for the placement of the "Golden Goat" is subject to the following conditions:

1. The "Golden Goat" shall not be placed closer than 8 feet to the Central right-of-way line.
2. The "Golden Goat" shall be placed between the western drive to Parcel 1 and the existing permanent sign.
3. Advertising signs on the "Golden Goat" shall not advertise any use, store, product or firm except the "Golden Goat".
4. The "Golden Goat" shall meet the requirements of the Building Code for electrical service.
5. If in the opinion of the Director of Planning and the Superintendent of Central Inspection the operation of the "Golden Goat" becomes a nuisance due to trash, congestion, noise or other reason, this administrative adjustment may be withdrawn.

From Amended File #2

Page Two
Robert B. Feldner
April 15, 1981

By copy of this memorandum the applicant is notified of our joint action in approving the request to place a "Golden Goat" in front of the building setback line in Parcel 1 along Central Avenue, and our determination that the request is in keeping with the intent and purpose of the C.U.P. provisions.

Robert A. Lakin
Director of Planning

APPROVED:

RBF

Robert B. Feldner, Superintendent
of Central Inspection

RAL:ADC:el
Attachment

cc: Robert E. Branson, Branson and Associates
435 North Broadway, Wichita 67202

B&A

RECEIVED

APR 13 1981

METROPOLITAN PLANNING

ROUTE 10 COMMERCIAL
 INDUSTRIAL
 INVESTMENT

April 9, 1981

Mr. Robert Lakin
Director of Planning
City of Wichita, Kansas
Wichita, Kansas 67202

Re: Zoning Administrative
Adjustment for Golden Goat
Aluminum Collection Machine.

Central Heights Shopping Center
Ridge Road and Central

Dear Mr. Lakin:

We request that the City of Wichita grant a Zoning Administrative Adjustment for the installation of a Golden Goat aluminum collection machine at the above location. We would like to allow our lessee, Golden Goat, Inc., to install their machine inside the normal building setback line.

The attached plot plan shows the location of the Golden Goat aluminum collection machine on our property.

We thank you for your consideration of this zoning administrative adjustment request.

Sincerely,

BRANSON & ASSOCIATES, INC.

Robert E. Branson
Robert E. Branson, CPM
President

Enclosure

Branson & Associates, Inc.

Real Estate Services



435 North Broadway
Wichita, Kansas 67202
(316) 267-4357

BROKERAGE
LEASING
MANAGEMENT
CONSTRUCTION
APPRAISAL/COUNSELING

GOLDEN GOAT, INC.

Center Name Central Heights City Wichita ks
 Intersection Central And Rider
 Lessor Corky's IGA, Inc Phone 722-3431
 Address 7395 W. Central City Wichita ks Zip _____
 Lessor Representative Armenian & Assoc Phone 267-4357
 Address 435 W. Broad Street City Wichita
 Legal Owner _____ Phone, Bus: _____ Home: _____
 Address _____ City _____ Zip _____
 Major Tenants: _____
 Market _____ Drug _____
 Variety _____ Other _____
 Number of Satellites _____ Zoning _____

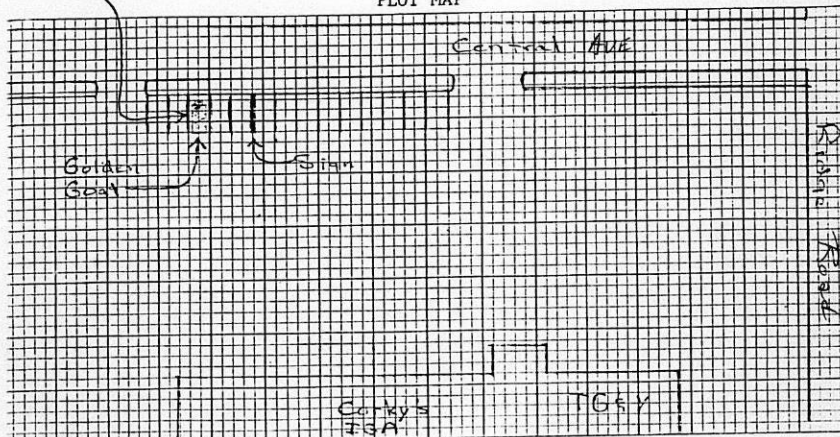
CONSTRUCTION NOTES:

LOCATION

Location:
 25' South of curb.
 32' East of entrance.



PLOT MAP



Prepared By _____ Date _____
 Approved By Lessee _____ Approved By Lessor _____

EXHIBIT A

DP-17 Amendment #3

**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 CENTRAL HEIGHTS, LIMITED *attn: Robert E. Branson*
 ADDRESS 435 N. Broadway Zip Code 67202 PHONE 267-4357
 AGENT Dean W. Felt
 ADDRESS 940 N. Tyler Rd. #211 Zip Code 67212 PHONE 721-2900
- B. APPLICANT _____
 ADDRESS _____ Zip Code _____ PHONE _____
 AGENT _____
 ADDRESS _____ Zip Code _____ PHONE _____
- C. APPLICANT _____
 ADDRESS _____ Zip Code _____ PHONE _____
 AGENT _____
 ADDRESS _____ Zip Code _____ PHONE _____

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

2. A. The applicant hereby requests approval amendment (circle appropriate word) of a Community Unit Plan on property zoned L.C. and C and legally described as Lot(s) Lots 4 & 5, except the north 125' of the east 125' thereof, of said lot 5 Block(s) K of the Meadowview Estates _____ Addition.

see legal from subdivision list

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

- B. There are 12.9 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 4947 A Zoning (N) LC (S) BB, RB (E) LC (W) BB, RB MAPC 1-9-86
 T9-330-3 *w/cup* Revised 9/85

3. The general location is (USE APPROPRIATE SECTION):

- A. At the southwest corner of Central Avenue and Ridge Road, OR
- B. On the side of (Ave.) Street between (Ave.) Street and (Ave.) Street.

4. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS THAT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

Robert E. Branson
APPLICANT'S SIGNATURE
Robert E. Branson, CPM

APPLICANT'S SIGNATURE

APPLICANT'S SIGNATURE

BY Dean W. Felt
AUTHORIZED AGENT (IF ANY)
Dean W. Felt, PBD, ATBD

BY AUTHORIZED AGENT (IF ANY)

BY AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 1 (AM, PM) on 11-20-85 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 500⁰⁰.

Louise Olivia Name
Sr. Planner Title

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D-22232- - - - RE 17 JLL

DAVISON KENT

8724 UNIVERSITY
WICHITA KS 67209 6705
LOT 3
BLOCK L
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
540 N BROWNTHRUH

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D-22241- - - - RE 17 JLL

VACCA JEAN M,ETAL

7336 FRAZIER
WICHITA KS 67212 6705
LOT 2
BLOCK L
MEADOWVIEW ESTATES

PROPERTY ADDRESS
7336 FRAZIER LANE

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D-22260- - - - RE 17 JLL

REIBER ESTHER A

LOT 1
BLOCK H
MEADOWVIEW ESTATES ADD.

6705

PROPERTY ADDRESS
7429 FRAZIER LANE

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D-22267- - - - RE 17 JLL

JOHNSON RAY M ETAL

7322 FREEMAN LN.
WICHITA KS 67212 6705
LOT 8
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
7322 FREEMAN LN

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D-22268- - - - RE 17 JLL

PALMER H D ETUX

7316 FREEMAN LANE
WICHITA KS 67212 6705
LOT 5
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
7316 FREEMAN LN

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D-22269- - - - RE 17 JLL

SUTER LAWRENCE A ETUX

1251 REECE RD.
GODDARD KS 67052 6705
LOT 10
BLOCK N

PROPERTY ADDRESS
433 ACADIA LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -22268- - - RE 17 JLL

PALMER H D ETUX

7316 FREEMAN LANE
WICHITA KS 67212 6705
LOT 2
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
7316 FREEMAN LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -22268- - - RE 17 JLL

SUTER LAWRENCE A ETUX

1251 REECE RD.
GODDARD KS 67052 6705
LOT 10
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
433 ACADIA LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -22270- - - RE 17 JLL

SUTER LAWRENCE A ETUX

1251 REECE RD.
GODDARD KS 67052 6705
LOT 11
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
441 ACADIA LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -22271- - - RE 17 JLL

SUTER LAWRENCE A ETUX

1251 REECE RD.
GODDARD KS 67052 6705
LOT 12
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
451 ACADIA LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -22277- - - RE 17 JLL

MCH INVESTMENTS

P.O. BOX 18482

WICHITA KS 67218 6705
LOT 18
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
7415 FRAZIER LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -31132- - - RE 17 JLL

SANDERS GLORIA D

504 N. ACADIA
WICHITA KS 67212 6705
N1/2 LOT 12
BLOCK A
CENTRAL HEIGHTS SECOND ADD.

PROPERTY ADDRESS
504 N ACADIA LN

1251 REECE RD.
GODDARD KS 67052 6705
LOT 10
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
433 ACADIA LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -22270- - - RE 17 JLL

SUTER LAWRENCE A ETUX

1251 REECE RD.
GODDARD KS 67052 6705
LOT 11
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
441 ACADIA LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -22271- - - RE 17 JLL

SUTER LAWRENCE A ETUX

1251 REECE RD.
GODDARD KS 67052 6705
LOT 11
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
451 ACADIA LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -22277- - - RE 17 JLL

MCH INVESTMENTS

P.O. BOX 18482

WICHITA KS 67218 6705
LOT 18
BLOCK M
MEADOWVIEW ESTATES ADD.

PROPERTY ADDRESS
7415 FRAZIER LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -31132- - - RE 17 JLL

SANDERS GLORIA D

504 N. ACADIA
WICHITA KS 67212 6705
1/2 LOT 12
BLOCK A
CENTRAL HEIGHTS SECOND ADD.

PROPERTY ADDRESS
504 N ACADIA LN

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -D -31132-0001- - - RE 17 JLL

HOLT GUY T

502 N. ACADIA
WICHITA KS 67212 6705
1/2 LOT 12
BLOCK A
CENTRAL HEIGHTS 2ND. ADD.

PROPERTY ADDRESS
502 N ACADIA

"Address unknown" info obtained 12-31-85. Notices mailed 1-3-86.

OWNERSHIP LIST

DP-17 *env*

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 6	Block B	Meadowview Estates	Donald P. Keefe Catherine J. Keefe ✓ 7514 Jennie Wichita, KS 67212
Lot 7	Block B	"	Darrel E. Nightingale Kathleen A. ✓ Nightingale 7508 Jennie Wichita, KS 67212
Lot 8	Block B	"	Orlando I. Martinez Denise E. Martinez ✓ 7502 Jennie Wichita, KS 67212
Lot 9	Block B	"	Dennis G. Lutz Celia Lutz ✓ 646 Dunsworth Wichita, KS 67212
Lot 10	Block B	"	Gary R. Herman ✓ Rene R. Herman 642 Dunsworth Wichita, KS 67212
Lots 11, 12 and 14	Block B	"	✓ Jerry B. Malone 305 W. Central Wichita, KS 67202
Lot 13	Block B	"	✓ Bob J. Nelson Judith C. Nelson 1426 Murray Ct. Wichita, KS 67212
Lot 15 exc. the North 428.37 feet	Block B	"	✓ V. Jerry Blue Beverly Blue 638 Wetmore Drive Wichita, KS 67209
North 190 feet of Lot 15	Block B	"	✓ Herbert D. Leffingwell 7405 W. Central Wichita, KS 67212
The North 428.37 feet of Lot 15 exc. the North 190 feet and exc. that part platted as Lot 1, Central Heights Addn.	Block B	"	✓ Westlink Realty Inc. n/k/a Carpenter Enterprises Inc. 331 Mamie Ln. Wichita, KS 67209
Lot 18	Block H	"	✓ Michael H. Jones Josephine W. Jones 571 N. Country Acres Wichita, KS 67212
Lot 1	Block J	"	✓ David J. King Glatka Kathy King 643 Dunsworth Wichita, KS 67212

Lot	Block	Addition	Property Owner
Lot 2	Block J	Meadowview Estates	✓ Timothy Wallweber Teresa A. Reese 7523 Jennie Wichita, KS 67212
Lot 4	Block J	"	✓ Thomas L. Gibson P.O. Box 1007 Wichita, KS
Lot 5	Block J	"	✓ Edward J. Kuntz Soledad T. Kuntz 630 Brown Thrush Ln. Wichita, KS 67212
Lot 6	Block J	"	✓ Richard F. Scholtz Maxine D. Scholtz 622 Brown Thrush Ln. Wichita, KS 67212
Lot 7	Block J	"	✓ DeWayne Lee O'Neal Bonnie M. O'Neal 614 Brown Thrush Ln. Wichita, KS 67212
Lot 8	Block J	"	✓ Ronald Lee Johnson 600 Brown Thrush Ln. Wichita, KS 67212
Lot 9	Block J	"	✓ Wilbert L. Rindt Dorothy L. Rindt 607 Country Acres Ave. Wichita, KS 67212
Lot 10	Block J	"	✓ Frank A. Sabala Marjorie Sabala 609 Dunsworth Wichita, KS 67212
Lot 11	Block J	"	✓ Duane F. Hanson Linda L. Hanson 617 Dunsworth Wichita, KS 67212
Lot 12	Block J	"	✓ Steven M. Bradshaw Jonelle K. Bradshaw 627 Dunsworth Wichita, KS 67212
Lot 13	Block J	"	✓ John R. Thome Jr. Darla J. Thome 635 Dunsworth Wichita, KS 67212
North 125 feet of the East 125 feet of Lot 5	Block K	"	✓ H. R. Properties L.P. c/o Boushka Properties Fourth Financial Center Suite 500 100 N. Broadway Wichita, KS 67202

Lot	Block	Addition	Property Owner
<i>attribution idea</i> Lots 4 & 5 exc. the North 125 feet of the East 125 feet	Block K	Meadowview Estates	✓ Central Heights Ltd. 1801 Avenue of the Stars, Suite 936 Los Angeles, CA 90067
Lot 1	Block L	"	✓ Michael J. Navrat Jr. Cynthia A. Navrat 556 Brown Thrush Ln. Wichita, KS 67212
Lot 2	Block L	"	✓ Thomas D. Fagan Gloria F. Fagan 548 Brown Thrush Ln. Wichita, KS 67212
Lot 3	Block L	"	<i>OK* ?</i> Kent Davison Patricia Davison Address Unknown 540 N. Deanthush
Lot 4	Block L	"	✓ James Van Elliott Lee Ellen Elliott 532 Brown Thrush Ln. Wichita, KS 67212
Lot 5	Block L	"	✓ Martin E. Knoblauch Lisa A. Knoblauch 524 Brown Thrush Ln. Wichita, KS 67212
Lot 6	Block L	"	✓ Charlene A. Orth and Arlene M. Clark 518 Brown Thrush Ln. Wichita, KS 67212
Lot 7	Block L	"	✓ Billie J. Mizer Almeda L. Mizer 7442 Frazier Wichita, KS 67212
Lot 8	Block L	"	✓ Donald W. Cook Louise Cook 7426 Frazier Wichita, KS 67212
Lot 9	Block L	"	✓ Paul H. Williams LaDonna E. Williams 7416 Frazier Lane Wichita, KS 67212
Lot 10	Block L	"	✓ David L. Gerber Starla J. Gerber 7402 Frazier Lane Wichita, KS 67212
Lot 11	Block L	"	✓ Michael Fulton Diana J. Fulton 7340 Frazier Lane Wichita, KS 67212

Lot	Block	Addition	Property Owner
Lot 12	Block L	Meadowview Estates	Jean M. Vacca, <i>etal.</i> Henry B. McKenzie Address Unknown <i>1336 Frazier</i>
		Affidavit of Notice of Interest:	Gerry E. McGinty Marilyn B. McGinty Address Unknown <i>1336 Frazier</i>
Lot 13	Block L	"	✓ Herbert H. Shaner Rita M. Shaner 7326 Frazier Lane Wichita, KS 67212
Lot 14	Block L	"	✓ Samson Sadiq Philomena Sadiq 7316 Frazier Lane Wichita, KS 67212
Lot 15	Block L	"	✓ Builders Development Inc. 2705 E. Shelly Dr. Tulsa, OK 74105
Lot 16	Block L	"	✓ John W. Schimmel Shirley A. Schimmel 503 N. Acadia Wichita, KS 67212
Lot 1	Block M	"	? * Esther A. Reiber Address Unknown <i>907429 Frazier</i>
Lot 6	Block M	"	✓ Dean A. Marshall Betty J. Marshall 7402 Freeman Lane Wichita, KS 67212
Lot 7	Block M	"	✓ Kerry D. Parham Shelley D. Parham 7330 Freeman Lane Wichita, KS 67212
Lot 8	Block M	"	✓ Ray M. Johnson 7322 Freeman Lane Wichita, KS 67212 And ? * David S. Weaver Address Unknown <i>c/o 7322 Freeman Lane</i>
Lot 9	Block M	"	✓ H. D. Palmer M. L. Palmer 7316 Freeman Lane Wichita, KS 67212
Lots 10, 11 and 12	Block M	"	<i>OK</i> * ? Lawrence A. Suter Carmen C. Suter Address Unknown <i>1251 Reece Rd.</i> <i>Goddard, KS 67052</i>

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 13	Block M	Meadowview Estates	Helen R. Hobbs ✓ 7315 Frazier Wichita, KS 67212
Lot 14	Block M	"	Nabil I. Saad ✓ Linda S. Saad 1407 N. Stony Pt. Wichita, KS 67212
Lot 15	Block M	"	L. R. Belford ✓ Freda Belford 7333 Frazier Wichita, KS 67212
Lot 16	Block M	"	✓ Joachim Jimmy <i>4 Bands</i> Honeycutt 7330 W. Frazier Wichita, KS 67212
Lot 17	Block M	"	✓ Michael L. Melton Lynne F. Melton 1100 Autumn Dr. Colwich, KS 67030
Lot 18	Block M	"	ok * ? MCH Investments Address Unknown P.O. Box 18482 67218
Lot 19	Block M	"	✓ Richard Williams Lois Williams 7421 Frazier Wichita, KS 67212
Lot 4	Block N	"	✓ Marcia Steele 454 Acadia Wichita, KS 67212
Lot 5	Block N	"	ok City of Wichita 455 N. Main Wichita, KS 67202
Lot 6	Block N	"	✓ William B. Bergman Cindy J. Bergman 442 Acadia Wichita, KS 67212
Lot 1		Central Heights	ok V. Jerry Blue 638 Wetmore Drive Wichita, KS 67209
Lots 1, 2, 3 and 4	Block A	Central Heights Second	✓ Reserve Savings & Loan Association 225 N. Main Wichita, KS 67202
Lots 5, 6, 7, 8, 9 and 10	Block A	"	✓ Mid-Continent Federal Savings & Loan Assoc. of El Dorado P.O. Box 470 El Dorado, KS 67042
Lot 11	Block A	"	✓ William R. Wood Box 126 Wichita, KS 67201

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
South 1/2 of Lot 12	Block A	Central Heights Second	ok*? Guy Tim Holt Address Unknown 502 N. Acadia
North 1/2 of Lot 12	Block A	"	✓ Gloria D. Sanders 1109 Chipper Lane Wichita, KS 67212
Lots 1, 2 and 3	Block B	"	ok Reserve Savings & Loan Association 225 N. Main Wichita, KS 67202
Lot 1	Block 2	Country Acres	✓ Harry J. Ragland Dorothy M. Ragland 701 Country Acres Wichita, KS 67212
Lot 2	Block 2	"	✓ John H. Oltmanns Patrosinia Oltmanns 715 Country Acres Wichita, KS 67212
Lot 3	Block 2	"	✓ Francis F. King Ruby O. King 725 Country Acres Wichita, KS 67212
Lot 4	Block 2	"	✓ William Martin Keith Jr. Doris P. Keith 735 Country Acres Wichita, KS 67212
Lot 9	Block 2	"	✓ Donald J. Brockel Jacklyn S. Brockel 7519 Hale Wichita, KS 67212
Lot 10	Block 2	"	✓ Gregg A. Girrens Dianna M. Girrens 7523 Hale Wichita, KS 67212
Lot 11	Block 2	"	✓ Carl D. Baird Ruth A. Baird 7527 Hale Wichita, KS 67212
Lot 12	Block 2	"	Frederick William Stump ✓ Elizabeth Louise Stump 7511 Cottontail Lane Wichita, KS 67212
Lot 13	Block 2	"	✓ Michael W. Wolf Sandra J. Wolf 7519 W. Cottontail Wichita, KS 67212
Lot 14	Block 2	"	✓ Phillip Wayne Temple Rebecca D. Temple 7525 Cottontail Lane Wichita, KS 67212

Lot	Block	Addition	Property Owner
Lot 18	Block 3	Country Acres	Paul A. Hanson Patty Jean Hanson 7524 Cottontail Lane Wichita, KS 67212
Lots 12, 13, 14, 15 & 16	Block E	Country Acres Sixth	City of Wichita 455 N. Main Wichita, KS 67202
Lot 10	Block F	"	Same As Above
Lots 1, 2 and 3	Block D	"	Same As Above
Lots 1, 2, 3, 4, 5 and 6		Central-Ridge Addn.	Phil G. Ruffin 1458 Willow Rd. Wichita, KS 67208
Lots 1 & 2		Niedens 5th Addn.	Marvin L. Niedens Regina S. Niedens 1492 Valleyview Ct. Wichita, KS 67212
Lot 2		Bottenberg 2nd Addn.	McCombs Properties V, Ltd. P.O. Box 16549 Irvine, CA 92713
Lot 3, exc. the East 278 feet		"	Mid West Folding Products Sales Corp. P.O. Box 606 Dickson, TN 37055
East 278 feet of Lot 3		"	Resven, Inc. 7020 W. Central Wichita, KS 67212
Lot 1		Bruce Addition	American Oil Company n/k/a Amoco Oil Co. c/o Standard Oil Div. P.O. Box 1099 K.C., MO 64141
Lot 1		P. P. Co. Addition	Phillips Petroleum Co. Address Unknown
Lot 1		Ruffin 5th Addn.	Phil G. Ruffin 1458 Willow Rd. Wichita, KS 67208
Lot 2		Gentry 4th Addn.	Savina Builders Co. 352 N. Broadway Wichita, KS 67202
Lot 1		Roberson Addn.	Sam L. Roberson Route 1 Cassiday, KS 66842
Lot 1		Wilcrest Addn.	Clarice H. Roberson Route 1 Cassiday, KS 66842

Property DescriptionProperty Owner

Beginning at the NE/c of Lot 3, Block 1, Gentry 4th Addn.; th. South on the East line of said Lot 3, 165 feet; th. West at right angles, 150 feet; th. South at right angles, 31.8 feet; th. West at right angles, 262.35 feet to West line of said Lot 3; th. North on said West line, 70 feet to the NW/c of said Lot 3; th. East on the North line of said Lot 3, 262.35 feet; th. North 126.8 feet; th. East 150 feet to p.o.b.

West Line East
Ridge Road Bowl, Inc.
749 N. Ridge Road
Wichita, KS 67212

Lot 3, Block 1, Gentry 4th Addition, except beginning at the NE/c; th. South 190 feet; th. West 25 feet; th. South 125 feet; th. West 165 feet; th. North 120 feet; th. West to the West line of Lot 3; th. North to the NW/c of Lot 3; th. East 262.35 feet; th. North 126.8 feet; th. East to p.o.b.

Robert L. Willcoxon
Dorothy B. Willcoxon
c/o Fred C. Bramlage
Box 186
Junction City, KS
66441

Beginning 150 feet West of the NE/c of Lot 4, Block 5, Country Acres Second Addition; th. West 234.45 feet; th. South at right angles 286.8 feet; th. East at right angle 234.45 feet; th. North 286.8 feet to p.o.b.

OR Ridge Road Bowl, Inc.
749 N. Ridge Road
Wichita, KS 67212

Part of Lot 4, Block 5, Country Acres Second Addition, described as beginning at the South corner of Lot 3; th. South 334.08 feet; th. East 200 feet; th. NE'yly to a point on the North line of Lot 4, 444.45 feet West of the NE/c; th. NW'yly 247.72 feet to the East corner of Lot 1; th. SW'yly 240 feet to p.o.b.

City of Wichita
- 455 N. Main
Wichita, KS 67202

Tract in Sec. 16, Twp. 27, Rge. 1 West described as beginning 759.81 feet West and 175 feet North of the SE/c of the SE $\frac{1}{4}$; th. North 75 feet; th. East 129 feet; th. South 75 feet; th. West 129 feet to beginning.

Edwin J. Calvert
Beverly J. Calvert
318 Cheryl
Wichita, KS 67209

The East 21 feet of above described tract in Sec. 16, Twp. 27, Rge. 1 West.

✓ Rod Stevens
724 Country Acres
Wichita, KS 67212

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 500 foot radius of:

Lot 4 and Lot 5, EXCEPT the North 125 feet of the East 125 feet, Block K, Meadowview Estates, an Addition to Sedgwick County, Kansas.

Wichita,

use for legal

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 20th day of November, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Isable

By
Sr. Vice-President

FORM 29-021

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
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

*

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

Roll # 1

*