

SP-22 - EASTGATE SHOPPING CENTER, on
the south side of Kellogg between
Rock Road and Mansfield Drive

9-19-66

ACTION

COMMITTEE

DATE

M.A.P.C. App Plans A & B 10-20-66

B.C.C. ~~18-60-C~~ Approved 11-2-66

Plans A & B

Closed 11-9-66

Map No. 6046
Sec. 29
Twp. 27
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

DP- 22
Z-
Filed 9-15-66

APPLICATION REQUEST: Approval of proposed planned Commercial development.

1. Applicant General Real Estate Shares, et al.
Address Capitol Life Bldg., Suite 350, Denver, Colo. Phone 623-3158 AC 303

2. Agent Paul T. Bailey,
Address Suite 350 Capital Life Bldg., Dever, Colo. Phone 623-3158 AC 303

3. General Location On the south side of Kellogg between Rock Road and Mansfield Drive Address _____

4. Proposed Use Shopping Center

AREA DATA

1. Acres 23.66 (_____ ft. by _____ ft.)
2. Existing Zoning "LC" Proposed Zoning "LC"
3. Area (is) (none) platted. Addition _____
4. Existing R/W 90.72 half ft. 65 half ft. _____ ft.
Kellogg St. Rock Road St. Mansfield Dr. St.
Proposed R/W _____ ft. _____ ft. _____ ft.
Kellogg St. Rock Road St. Mansfield Dr. St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date 10-20-66 Action Approve Plans A & B

2. Governing Body
Date 11-8-66 Action Approved Plans A & B

NOTES:

SEND CORRESPONDENCE TO: Mr. George E. Dembry, Treasurer
General Real Estate Shares
2043 First National Building
Detroit 26, Michigan
Woodward 3-6330

CITIZEN PARTICIPATION ORGANIZATION
Neighborhood Council Area "H"

Meeting Agenda

Monday, May 1, 1978

The regular meeting of Area "H" CPO will be at 7 p.m. May 1, 1978, in Eastminster United Presbyterian Church, 7202 East 9th.

Call to order.

Invocation

Approval of minutes of the previous meeting.

PUBLIC AGENDA

No items have been submitted at this time.

SECRETARIAT AGENDA

1. EASTGATE SHOPPING CENTER CUP

At the meeting of March 6, 1978, the Council received a report indicating that the screening at the Eastgate Shopping Center was not in compliance with the CUP. The Council deferred action until the first meeting in May to allow the property owner time to complete the required screening.

The Council has been provided a letter from Mr. Vincent L. Bogard, representing the property owner, explaining discussions with the Planning Department regarding the possibility of replacing the present screening requirements with a cedar fence. Mr. Bogard will appear before the Council regarding this matter.

ACTION: Take such action as the Council deems to be in the best interest of the public.

2. PUBLIC HEARINGS ON PROPOSED ZONING ORDINANCE

The item was deferred from the previous meeting.

The Council was notified of the MAPC public hearings on the Proposed Zoning Ordinance to begin on May 8, 1978.

If the Council wishes to make a recommendation on the redraft of the ordinance a delegate should be appointed to appear at the public hearing.

ACTION: Appoint a delegate to represent Council "H" at the public hearing.

3. COUNCIL VACANCY

At the previous meeting the Council received a letter of resignation from Rosemary Weber. The Council may wish to send letters to individuals who would be interested in serving on the Council.

ACTION: Declare the position vacant on the Council; notify interested citizens of the vacancy.

4. REVIEW OF PROPOSED BYLAWS CHANGES

During the past month, the Neighborhood Councils have reviewed bylaws changes recommended for approval by the Central Council bylaws committee. At the April 25, 1978, Central Council meeting, the Council requested the Neighborhood Council consider some proposed bylaws changes that were not recommended by the committee but were recommended by some of the Neighborhood Councils.

The Neighborhood Council members are being provided with copies of a report prepared by the bylaws committee.

Specific attention is requested on the bylaws changes in the report on the subject of:

- 4.3 Central Council Delegate, Duties
- 11.4 Voting (Conflict of Interest)
Overlapping Jurisdiction

ACTION: Take such action as the Council deems to be in the best interest of the public.

5. ALL-COUNCILS MEETING EVALUATION

The Planning Committee for the All-Councils Meeting has asked the Neighborhood Councils comment on the meeting, held April 29. Responses to the following questions would be valuable in the planning of future meetings:

- Was the meeting productive? Worthwhile?
- Was the format appropriate?
- How could the meeting have been improved?

ACTION: Respond to Planning Committee's request.

COUNCIL AGENDA**1. DISCUSSION OF PROPOSED CID COMMITTEE**

Joan May asked that this item be considered by the Council.

The City Commission has discussed the formation of a five-member citizens committee to investigate the operation of the Central Inspection Division. It has been suggested that three members of the committee should be builders. The Council may wish to suggest to the City Commission individuals to serve on the committee.

2. REPORT OF THE CENTRAL COUNCIL DELEGATE

Max Eaton will report.

Adjourn.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

September 8, 1971

TO Robert Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning
SUBJECT DP-22 - Eastgate Shopping Center CUP

Attached is a copy of a letter from Theodore H. Hill, attorney for the Standard Service Station at the southeast corner of Rock Road and Kellogg, requesting an interpretation as to whether or not the uses indicated for Parcel #1 on the above captioned CUP can include an automated car wash operation in connection with the existing service station without amending the CUP. One of the conditions of approval which offers limited flexibility to the developer and lessees is as follows:

The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.

In reviewing this request and after considering Mr. Hill's statement that no addition to the existing service station will occur, that the only alteration will be a new entrance into the present service bay, this department is of the opinion that the automated car wash operation does not violate the purpose and intent of the Community Unit Plan provisions, nor is it a substantial deviation of the plan which would require an amendment to the plan.

In regard to Mr. Hill's statement that they have been advised that both "BEA people as well as the Traffic Engineering Department" approve this operation, I have discussed this matter with Jack Galbraith, Secretary of the Board of Zoning Appeals and Galbraith advises that he has not given any indication of Board of Zoning Appeals approval, that he cautioned Mr. Hill and Mr. Graber of the same firm, that it is necessary to file an "exception" application before the Board. He further has stressed to them the need to accurately diagram the relation of the proposed circulation of the

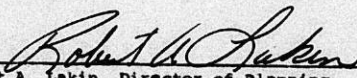
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Page 2 - Robert Feldner
September 8, 1971

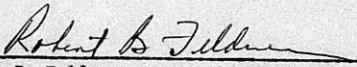
car wash operation as related to the circulation aisles of the off-street parking lot of the Eastgate Shopping Center to determine whether or not there will be a conflict in the movement of traffic. As of this morning, Galbraith was advised by Bill McKinley that the plan that is necessary to accompany the EZA application had not been approved by that Division.

Upon your review of this memorandum and the attached letter of request, your signature of approval will indicate that you concur that this proposed use is in keeping with the purpose and intent of the CUP provisions, and is not a substantial deviation of the plan. This interpretation is subject to the Board of Zoning Appeals approving the exception discussed above. If you concur with this interpretation, the next step is for Mr. Hill's clients to file an application for an "exception" before the Board of Zoning Appeals.

Approved:


Robert A. Lakin, Director of Planning

Approved:


Robert B. Feldner, Supt. of Central Inspection

RAL:JBG:ls
Attachment

cc Theodore H. Hill, 810 West Douglas - Suite D 67203
Vincent Bogart, Suite 501 - One Twenty Building 67202
Paul T. Bailey, Suite 350 - Capitol Life Building, Denver
Colorado 80203
William Levitt, P. O. Box 18185 67218
George E. Demby, Treasurer, General Real Estate Shares,
2043 First National Building, Detroit, Michigan 48226
F. M. Brady, 26 Lakeside Blvd., Eastborough, Wichita 67 207

HILL, MASON & GRABER

ATTORNEYS AT LAW

810 WEST DOUGLAS - SUITE D

SOUTHWEST CITIZEN FEDERAL BUILDING

WICHITA, KANSAS 67203

THEODORE H. HILL

PEARLE D. MASON

THOMAS H. GRABER

TELEPHONE 265-3247

September 3, 1971

Mr. Jack Galbraith
Metropolitan Area Planning Dept.
City Building
204 South Main
Wichita, Kansas 67200

Dear Mr. Galbraith:

Recently we had a conversation with you relative to Parcel #1 of the Eastgate C.U.P. Plan. If you will recall, the Lessee of Parcel #1 is contemplating a request from the B.Z.A. for permission to operate an automated operated car wash in connection with their service station now located on said Parcel #1. There is to be no addition to the building and the only alteration in regard to the present standing building would be the making of a new entrance into the present service bay located on said property.

The problem has been presented whether or not it would be necessary for us to amend the C.U.P. Plan to include a car wash. In as much as the majority of filling stations in the community, now in connection and as a part of their service station use, include car washing.

We would appreciate an interpretation from Mr. Lakin and Mr. Feldner regarding whether or not they would interpret that such a use is coexistent with and included in the normal use and operation of a service station. We have been advised that the B.Z.A. people, as well as the Traffic Engineering Department, approve this operation as far as they are concerned, if an interpretation is made by the director of planning and Mr. Feldner that the use proposed is within that use contemplated at the time of the filing of the C.U.P. Plan. I would appreciate your opinion and interpretation on this as soon as possible.

Very sincerely yours,

HILL, MASON & GRABER

Theodore H. Hill
Theodore H. Hill

THH:skb



September 8, 1971

Robert Feloner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-22 - Eastgate Shopping Center CUP

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The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.

In reviewing this request and after considering Mr. Hill's statement that no addition to the existing service station will occur, that the only alteration will be a new entrance into the present service bay, this department is of the opinion that the automated car wash operation does not violate the purpose and intent of the Community Unit Plan provisions, nor is it a substantial deviation of the plan which would require an amendment to the plan.

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Page 2 - Robert Feldner
September 8, 1971

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Upon your review of this memorandum and the attached letter of request, your signature of approval will indicate that you concur that this proposed use is in keeping with the purpose and intent of the CUP provisions, and is not a substantial deviation of the plan. This interpretation is subject to the Board of Zoning Appeals approving the exception discussed above. If you concur with this interpretation, the next step is for Mr. Hill's clients to file an application for an "exception" before the Board of Zoning Appeals.

Approved: _____
Robert A. Lakin, Director of Planning

*Original signed
by Lakin on
9/8/71 JLD*

Approved: _____
Robert B. Feldner, Supt. of Central Inspection

*Original signed
by Feldner on
9/9/71 JLD*

RAL:JMS:ls
Attachment

cc Theodore M. Hill, 810 West Douglas - Suite D 67203
Vincent Bogart, Suite 501 - One Twenty Building 67202
Paul T. Bailey, Suite 350 - Capitol Life Building, Denver
Colorado 80203
William Levitt, P. O. Box 18185 67218
George E. Dembry, Treasurer, General Real Estate Shares,
2043 First National Building, Detroit, Michigan 48226
F. M. Brady, 26 Lakeside Blvd., Eastborough, Wichita 67207

HILL, MASON & GRABER

ATTORNEYS AT LAW

810 WEST DOUGLAS - SUITE D

SOUTHWEST CITIZEN FEDERAL BUILDING

WICHITA, KANSAS 67203

TELEPHONE 265-3247

THEODORE H. HILL
MEARLE D. MASON
THOMAS H. GRABER

September 3, 1971

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Metropolitan Area Planning Dept.
City Building
204 South Main
Wichita, Kansas 67200

Dear Mr. Galbraith:

Recently we had a conversation with you relative to Parcel #1 of the Eastgate C.U.P. Plan. If you will recall, the Lessee of Parcel #1 is contemplating a request from the B.Z.A. for permission to operate an automated operated car wash in connection with their service station now located on said Parcel #1. There is to be no addition to the building and the only alteration in regard to the present standing building would be the making of a new entrance into the present service bay located on said property.

The problem has been presented whether or not it would be necessary for us to amend the C.U.P. Plan to include a car wash. In as much as the majority of filling stations in the community, now in connection and as a part of their service station use, include car washing.

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Very sincerely yours,

HILL, MASON & GRABER

Theodore H. Hill
Theodore H. Hill

THH:skb



November 9, 1966

Glen Lytle, Superintendent of Central Inspection
Jack H. Galbraith, Senior Planner

DP-22 - Commercial Community Unit Plan for Eastgate Shopping Center on the south side of Kellogg between Rock Road and Mansfield

At its regular meeting on November 8, 1966, the Board of City Commissioners considered the above-captioned development plan for Eastgate Shopping Center. The action of the City Commission was to approve Plans A and B as recommended by the Metropolitan Area Planning Commission subject to:

1. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be submitted to the Planning Commission and the City Commission for their consideration.

Attached for your information and files is a copy of Plans A and B as approved by the Planning Commission and governing body.

JHG:bgs

Attachment

cc: Mr. Paul T. Bailey
Suite 350
Capitol Life Bldg.
Denver, Colorado

Mr. William Levitt
P. O. Box 18185
Southeast Station
Wichita, Kansas

Mr. George E. Dembry, Treasurer
General Real Estate Shares
2043 FirstNational Building
Detroit 26, Michigan

Mr. F. M. Brady
26 Lakeside Boulevard
Eastborough
Wichita, Kansas

Report from the MAPC to the Board of City Commissioners

Case No. DP-22

Considered by M.A.P.C. 10-20-66

Request for: **Approval of Commercial Community Unit Plan**

Reason for request (as provided by petitioner):

Not applicable.

Location of property: **Bounded by Kellogg on the north, Orms on the south, Mansfield Drive on the east and Rock Road on the west**

Legal description of property:

All of Block 1 and Block 6, including vacated Eastmoor Street, Eastmoor Addition; and Lots 1, 2 and 3, and that portion of Lot 4 lying north of Orms Street, in Block 1, Replat of Block 1, Sunnybrook Addition to the City of Wichita, Kansas.

Petitioner: **General Real Estate Shares, et al.**
Address: **Capitol Life Building, Suite 350, Denver, Colorado**

Counsel for petitioner: **Paul T. Bailey, Agent**

Protesters (list counsel, if any): **None**

Surrounding zoning: **To the north is "LC"; east is "AA" and "LC"; south is "AA", and west is "AA" and "LC"**

Land use: **Subject property is the location of Eastgate Shopping Center; north is a doctor's office, service station, clothing store, motel, etc.; east is a drainage channel, service station, drive-in restaurant, and single family; west is a Pizza Hut, liquor store, and drive-in theater.**

Planning Commission Recommendation:

MOONEY moved and BRANSON seconded that the Planning Commission recommend to the City Commission that this application be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

(See attached Minutes for conditions to approval.)

Vote of Planning Commission Unanimous

- ACTION:**
- 1. Approve the recommendation of the Metropolitan Area Planning Commission; or**
 - 2. Return the application 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 OCTOBER 20, 1966:

- "12. Case No. DP-22 - General Real Estate Shares request approval of a Commercial Community Unit Plan for all of Block 1 and Block 6, including vacated Eastmoor Street, Eastmoor Addition, and Lots 1, 2 and 3, and that portion of Lot 4 lying north of Orms Street, in Block 1, Replat of Block 1, Sunnybrook Addition. Generally located on the south side of Kellogg between Rock Road and Mansfield Drive.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. A development plan was filed on subject property and approved in 1958. Since that time, the CUP provisions of the ordinance have been amended and the applicants have re-submitted their plan in order to bring it into conformance with the new requirements of the ordinance.
2. The applicant has submitted two plans for approval with the basic difference being a small parcel indicated on the southwest corner of Kellogg and Mansfield Drive on the alternate plan. Both development plans indicate the required information pertaining to the gross area, maximum building height, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls.
3. It should be pointed out that the plan indicates a sign height of 55 feet which is not in keeping with the 30-foot height requirement as normally approved on past development plans. However, inasmuch as a taller sign was permitted on the K-Mart Plan on the north side of U.S. 54, it is the opinion of the staff that it would be difficult to justify denial of a similar sign on the Eastgate development plan.
4. The plans as submitted meet all the requirements as set out in the CUP provisions of the ordinance and indicate all the information required. It is the opinion of the staff that both plans are satisfactory and in conformance with the purpose and intent of the ordinance to promote well-organized and well-planned shopping centers.

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for their consideration.

GALBRAITH said that a number of telephone calls had been received by the Planning Department on this matter, but that all questions were resolved.

No one spoke either in support of or in opposition to this application.

MOTION: MOONEY moved, BRANSON seconded and it carried unanimously that the Planning Commission recommend to the City Commission that this application be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plat be given subject to the following conditions:

1. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
 2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration."
-

October 21, 1966

Mr. Paul T. Bailey
Suite 350
Capitol Life Bldg.
Denver, Colorado

Subject: DP-22 - Commercial Community Unit Plan
for Eastgate Shopping Center on the south side
of Kellogg between Rock Road and Mansfield

Dear Mr. Bailey:

At its regular meeting on October 20, 1966, the Metropolitan Area Planning Commission considered the above-captioned development plan for Eastgate Shopping Center. The action of the Planning Commission was to recommend that Plans A and B be approved subject to:

1. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan being resubmitted to the Planning Commission and to the City Commission for their consideration.

This matter will be forwarded to the Board of City Commissioners for its consideration at 9:00 a.m., Tuesday, November 8, 1966, in Room 201, City Building, 204 South Main.

2

October 21, 1966

If you should have any questions concerning this matter, please do not hesitate to call.

Sincerely,

Jack N. Galbraith
Senior Planner

JHG:bgs

cc: Mr. George E. Dambry, Treasurer
General Real Estate Shares
2043 First National Building
Detroit 26, Michigan

Mr. William Levitt
P. O. Box 18183
Southeast Station
Wichita, Kansas 67218

Mr. F. M. Brady
26 Lakeside Boulevard
Wichita, Kansas

Mr. Glen Lytle, Superintendent
Central Inspection Division
Department of Public Works

WICHITA-BEDFORD COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: October 20, 1966

Case No. DF-22	Request: Approval of a Commercial Development Plan under the CUP provisions of the ordinance
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Location: Bounded by Kellogg on the north, Orme on the south, Mansfield Drive on the east and Rock Road on the west

Acres: 23.66	Size: 575 ft. by 1316.7 ft.
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	Land Use	Zoning
Existing North	Eastgate Shopping Center Doctor's office, service station, clothing store, motel, etc.	"LC" "LC"
East	Drainage channel, service station, drive-in restaurant, single-family	"AA" & "LC"
South	Single-family	"AA"
West	Pizza Hut, liquor store, drive-in theater	"AA" & "LC"

Platted X

E. Listing R/W for all surrounding streets is adequate

History: N/A

Comments:

1. A development plan was filed on subject property and approved in 1958. Since that time, the CUP provisions of the ordinance have been amended and the applicants have re-submitted their plan in order to bring it into conformance with the new requirements of the ordinance.
2. The applicant has submitted two plans for approval with the basic difference being a small parcel indicated on the southwest corner of Kellogg and Mansfield Drive on the alternate plan. Both development plans indicate the required information pertaining to the gross area, maximum building height, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls.
3. It should be pointed out that the plan indicates a sign height of 55 feet which is not in keeping with the 30-foot height requirement as normally approved on past development plans. However, inasmuch as a taller sign was permitted on the K-Mart Plan on the north side of U.S. 54, it is the opinion of the staff that it would be difficult to justify denial of a similar sign on the Eastgate development plan.

4. The plans as submitted meet all the requirements as set out in the CUP provisions of the ordinance and indicate all the information required. It is the opinion of the staff that both plans are satisfactory and in conformance with the purpose and intent of the ordinance to promote well-organized and well-planned shopping centers.

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190, of the ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

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**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

DATE: October 20, 1966

Case No. DP-22	Request: Approval of a Commercial Development Plan under the CUP provisions of the ordinance
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Location: Bounded by Kellogg on the north, Orme on the south, Mansfield Drive on the east and Rock Road on the west

Acres: 23.66	Size: 575 ft. by 1916.7 ft.
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	Land Use	Zoning
Existing North	Eastgate Shopping Center Doctor's office, service station, clothing store, motel, etc.	"LC" "LC"
East	Drainage channel, service station, drive-in restaurant, single-family	"AA" & "LC"
South	Single-family	"AA"
West	Pizza Hut, liquor store, drive-in theater	"AA" & "LC"

Platted X

Existing R/W for all surrounding streets is adequate

History: N/A

Comments

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Page 2 - Case No. DP-22
October 20, 1966

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2. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for their consideration.

CASE NO. DP-22 ■ 178 NOTICES MAILED 10-6-66 FOR 10-20-66 MAPC

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

NOTICE TO ADJOINING PROPERTY OWNERS

OCT 6 - 1966

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on OCT 20 1966 at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

CASE NO. DP-22 - All of Block 1 and Block 6, including vacated Eastmoor Street, Eastmoor Addition; and Lots 1, 2 and 3, and that portion of Lot 4 lying north of Orme Street, in Block 1, Replat of Block 1, Sunnybrook Addition to the City of Wichita, Kansas. Generally located on the south side of Kellogg between Rock Road and Mansfield Drive.

The Development Plan of this area, originally approved in 1957, has been redesigned and submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 23.66 acre commercial development for EASTGATE SHOPPING CENTER. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, maximum height limitations, location of ingress and egress, and off-street parking.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

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".
- "B" - Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" - Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District
Permits all purely retail business conducted within an enclosed building; 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.

822
~~(228)~~ (Published in The Wichita Beacon on September 27, 1966)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on October 20, 1966 at 2:00 P.M., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT for property legally described as follows:

DP-22 - All of Block 1 and Block 6, Eastmoor Addition, including vacated Eastmoor Street, and Lots 1, 2 and 3 and that portion of Lot 4 lying north of Orme Street, in Block 1, Replat of Block 1, Sunnybrook Addition to the City of Wichita, Kansas. Generally located on the south side of Kellogg between Rock Road and Mansfield Drive.

The Development Plan of this area, originally approved in 1957, has been redesigned and submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 23.66-acre commercial development for EASTGATE SHOPPING CENTER. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, maximum height limitations, location of ingress and egress, and off-street parking.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 22nd day of September, 1966.

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commis-
sion

(SEAL)

(1-T)

August 24, 1966

Mr. Paul Bailey
Suite 350
Capitol Life Building
Denver, Colorado

Dear Mr. Bailey:

As we discussed in our office on August 10, 1966, we have revised the Preliminary Development Plan for Eastgate Shopping Center into two parts, Plan A and Plan B, and have also added a comment under General Provisions regarding the proposed covered mall. It is still necessary for you to supply the maximum gross floor area proposed for each parcel.

Enclosed for your files are the requested copies for both Plans A and B. Since you propose to use these Plans in contacting lessors, we will again make any necessary corrections prior to advertising the Plan for public hearing. Please feel free to contact us if there are any questions regarding these revisions.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Mr. George E. Dembry
General Real Estate Shares
2043 First National Bldg.
Detroit 26, Michigan

PHONE: 623-3158

ESTABLISHED 1899

03
Cartwright Realty Co.

REALTOR
1600 SHERMAN STREET
DENVER, COLORADO 80203

JO
~~REU~~

July 25, 1966

Mr. Jack H. Galbraith,
Senior Planner
Metro-Area Planning Commission
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Galbraith:

Mr. Dembry, of General Real Estate Shares, the owner's
of Eastgate Shopping Center, and myself would like an
appointment with you Wednesday, August 10th at about
2:00 P.M. to discuss planning for Eastgate.

Please advise as to whether or not you can see
us then.

Sincerely yours,

Paul T. Bailey
Paul T. Bailey

3:34 PM
PAZ
cc: Mr. George Dembry

PTB:jc



00

July 11, 1966

Mr. Paul Bailey
Suite 350
Capitol Life Building
Denver, Colorado

Dear Mr. Bailey:

At your request, we have prepared a preliminary development plan for Eastgate Shopping Center and are forwarding copies to you for your review and comments.

It will be necessary for you to supply additional information in order to complete the plan. Under each parcel, the maximum gross floor area proposed must be indicated and these figures will have to be supplied by you. We have indicated some proposed uses under Parcel #3 based on our conversation and in the event you have any additions or deletions to these suggested uses, please advise as to the proper corrections. We have suggested that no additional curb cuts be proposed other than what exists at the present time; however, if you desire an additional curb cut from Mansfield Drive to Parcel #3, we would have no objections.

In our discussion of the development plan, you raised a question as to whether a covered mall would be included in the 30% maximum building coverage. The mall covering would be a structure by definition and, therefore, would have to be included as a part of the 30% maximum building coverage.

It should also be pointed out that there is a sanitary sewer located in the northeast portion of Parcel #2 where you have indicated a desire to construct another building. In the event a building is proposed to be constructed over this sewer line, it will be necessary to relocate the sewer around the perimeter of the structure.

July 11, 1966

It is necessary that the self-service postal unit proposed for Parcel #2 be located exactly and dimensioned on the plan.

We would like to meet with you at your convenience to discuss the plan, and prior to the publication of the notice for public hearing by the Metropolitan Area Planning Commission, it will be necessary for you to submit an ownership list of all property owners within a radius of 750 feet. Also enclosed is an application form which is to be completed by you and the owner and returned to our office.

If you have any questions concerning this matter, please let us know.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

Enclosures

Any enclosure of the existing mall, or the proposed extending mall, shall be in conformance with all regulations covering construction in the Building Code for the City of Wichita. The mall area, if enclosed, is not to be counted as part of the permitted maximum 30% building coverage, provided that no sales shall occur in said mall unless provided under Section 28.04.183.3 authorizing outdoor advertising and promotional activities.

EAST GATE SHOPPING -
CENTER
COMMUNITY UNIT PLAN - PLAN B

2/20/91

Plan "B"

Paul Bailey,
Dir. Arness

Parcel # 1

Total Net Area 26,640

30% coverage 7992

Parcel # 2 → 929,465

Net Area

30% coverage 278,839

418,258

Parcel # 3 74,858

30% coverage 22,475

33,712

1 Parcel # 2

Total Net Area 1,004,323

30%

301,314 sq ft.

451,971

• 45 FAR -

lots 1-11 BIK 1 Eastman Add

lots 1-9 BIK 6 " "

lots 1-4 BIK 1 Right of BIK 1

Sump Brook Add

part of Lot 4

POST OFFICE DEPARTMENT
WICHITA REGIONAL OFFICE
MAIN POST OFFICE BUILDING
WICHITA, KANSAS 67225

R.W.

Our file: 72-PCA:aw

June 10, 1966

Mr. Ron Williamson
Planning Commission, Room 402
City Building Annex
Main at Douglas
Wichita, Kansas 67202

Dear Mr. Williamson:

In accordance with our telephone conversation we are enclosing a brochure, set of specifications, and proposed location layout for the self service postal unit planned for Eastgate Shopping Center.

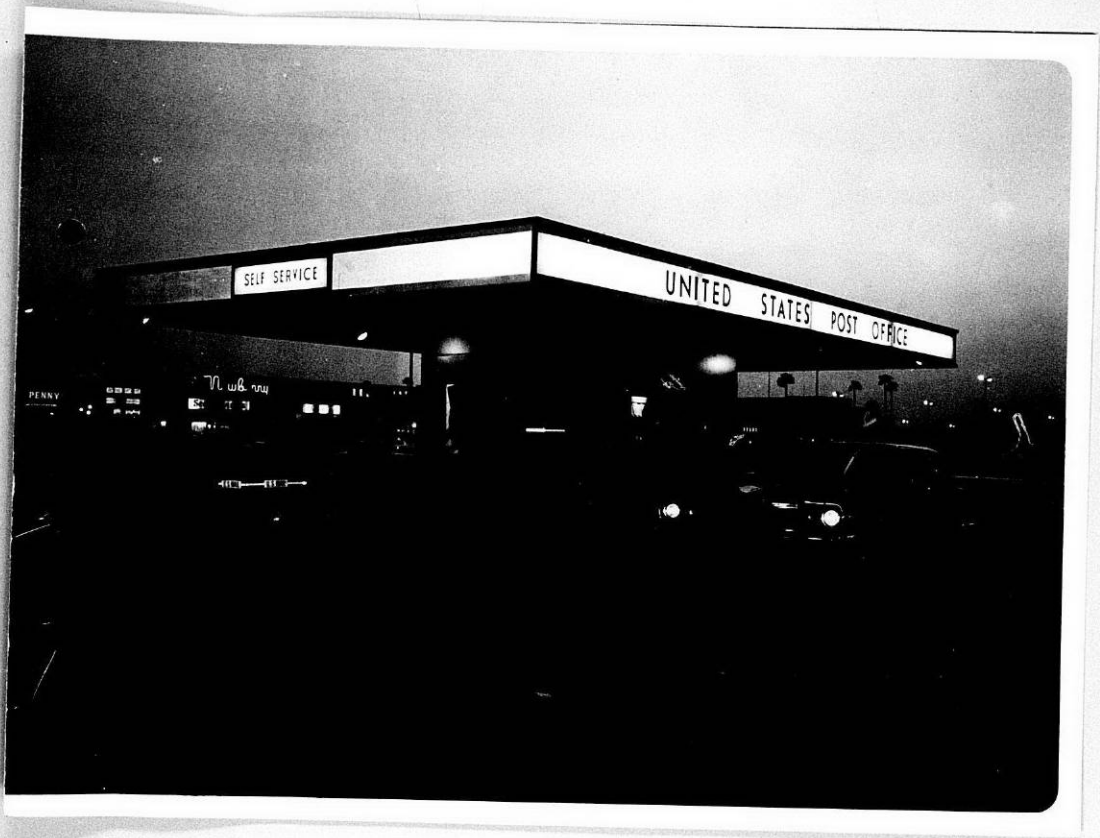
We trust that the enclosed material will provide you with the information requested.

Sincerely yours,

Preston C. Austin
Preston C. Austin
Ass't. Chief, Real Estate Branch
Engineering and Facilities Division

Enclosure





OUTER PERIMETER ROAD

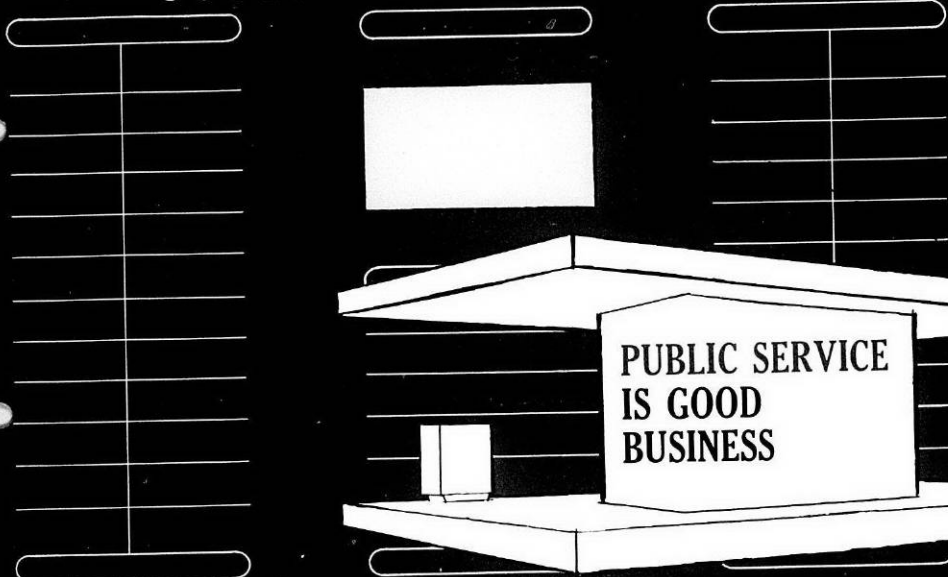


**PUBLIC SERVICE
IS GOOD BUSINESS**
Install a Self-Service
Postal Unit in Your
SHOPPING CENTER

INNER PERIMETER ROAD

EXISTING STORES

OUTER PERIMETER ROAD



PUBLIC SERVICE
IS GOOD
BUSINESS

INNER PERIMETER ROAD

EXISTING STORES

keep in step with THE LATEST SHOPPER CONVENIENCE

THE UNIT

A self-contained vending unit providing the most frequently used postal services; stamps, parcel post, insurance.

WHO BENEFITS

EVERYONE—you, your tenants, the public

Our surveys show that an average of 95,000 patrons per year will use the service and that more than 55% will shop while parked. Many new patrons may be anticipated.

OTHER ADVANTAGES

Employee Time Saver

The convenient location of this service will reduce time consuming trips to the Post Office for your tenants.

Improved Patron Parking

Studies show that postal patrons tend to park their cars near the unit, freeing close-in space.

Advantageous Shopping Center Service Image

Your position in the community will be improved through increased public services.

Impulse Buying

Outside patronage increased. A trip to the Post Office means a trip to the shopping center.

THE MECHANICS

We Provide

EQUIPMENT• Core unit, including all required machines, scales, changers, etc.

MAINTENANCE• To the core unit.

SERVICE• All stamp stock, pick-up, stocking and other services to the unit.

You Provide

SITE• A plot of land measuring 40 feet by 53 feet, located near the main entrance on the outer perimeter road.

FOUNDATION• A simple 13' x 31' concrete slab, constructed according to plans and specifications we provide.

ELECTRICAL SERVICES• 115 V 60 amperes service stubbed up on the slab.

TELEPHONE CONNECTION

• Conduit for telephone service stubbed up in concrete.

ROUTINE MAINTENANCE• Normal cleaning that you habitually provide the remainder of the parking lot and maintenance of the slab and paving around the slab.



Post office
Dept. Store - Commercial shops

Service Station
Drive-in
Restaurant

30
50
1500

15000

Mall - Covered . . . 280

3 - Parcel 30000
4

1200

July 13th

Preston Austin
Realstate Dept
Post Office

53
x 40
2120

no

2043 First National Building
Detroit 26, Michigan
March 30, 1966

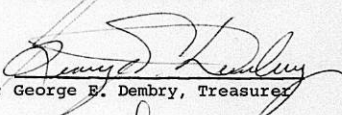
Mr. C. Bickley Foster, Secretary
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

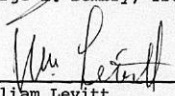


Dear Mr. Foster:

This is to inform you of our intent to amend the existing Community Unit Plan of Eastgate Shopping Center under Section 28.04.190.B of the Zoning Ordinance of the City of Wichita. We submit this intent so that a building permit may be issued for the extension and remodeling of the existing service station at the northwest corner of the Eastgate Shopping Center site, and also to give you assurance that we will proceed in the near future with the amendment of the Development Plan with Planning staff assistance.

GENERAL REAL ESTATE SHARES


by: George E. Dembry, Treasurer


William Levitt

GED:bgs

cc: Glen Lytle, Superintendent
Central Inspection Division
Department of Public Works

2043 First National Building
Detroit 26, Michigan
March 30, 1966

Mr. C. Bickley Foster, Secretary
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

Dear Mr. Foster:

This is to inform you of our intent to amend the existing Community Unit Plan of Eastgate Shopping Center under Section 28.04.190.B of the Zoning Ordinance of the City of Wichita. We submit this intent so that a building permit may be issued for the extension and remodeling of the existing service station at the northwest corner of the Eastgate Shopping Center site, and also to give you assurance that we will proceed in the near future with the amendment of the Development Plan with Planning staff assistance.

GENERAL REAL ESTATE SHARES

by: George E. Demby, Treasurer

William Levitt

GED:bgs

cc: Glen Lytle, Superintendent
Central Inspection Division
Department of Public Works

All of Blk. 1 & Blk. 6,
Lastmoor Add., including
vacated Lastmoor Street,
& ~~all of Blk. 1, Replat~~
Lots 1, 2+3 & that portion
of Lot 4 lying N of Arme
St., ~~all~~ all in Blk. 1,
Replat of Blk. 1, Sunny-
brook Add.

6046
89
27
2E

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, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant GENERAL REAL ESTATE SHARES
 Address CAPITOL LIFE BUILDING - Suite 350 Phone 303 623-3158
DENVER, COLORADO
 Agent PAUK T. BAILEY
 Address SAME Phone _____
- b. Applicant LEVITT JEWELRY CO. INC. & WILLIAM LEVITT
P. O. BOX 18185 - S. E. STATION
 Address WICHITA, KANSAS 67218 Phone MU6-6693
 Agent _____
 Address _____ Phone _____
- c. Applicant F. M. BRADY & NELLIE BRADY
26 LAKESIDE BLVD.
 Address WICHITA, KANSAS Phone MU3-4412
 Agent _____
 Address _____ Phone _____

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned LIGHT COMMERCIAL and legally described as Lot(s)

_____, Block(s) _____

_____ Addition.

(If appropriate, metes and bounds description may be provided in

the space below or on an attached sheet.) All of that property bounded on the North by Kellogg Street, on the East by Mansfield Drive, on the West by Rock Road, and on the South by the North line of Orme Street as platted and as if extended East to a point of intersection with Mansfield Drive, all of said property being situated in the City of Wichita, Sedwick County, Kansas, subject to dedicated streets, highway rights-of-way, easements of record and restrictive covenants of record.

II.B There are 23.66 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) ROCK ROAD & KELLOGG.

The general location is (use appropriate section)

- a. at the SOUTHEAST corner of ROCK ROAD
and KELLOGG; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. 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.

GENERAL REAL ESTATE SHARES WILLIAM LEVITT &
LEVITT JEWELRY CO., INC. 9-15-66

By Paul T. Bailey By William Levitt PRESIDENT
Authorized Agent (if any) Authorized Agent (if any)

ATTEST: Gayle J. Lynn
SECRETARY

F. M. BRADY & NELLIE BRADY

By F. M. Brady, Nellie Brady By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
10:45 (AM, PM) on Sept 15, 1966 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$7.00 fee required

Jack Kallraith Name
Senior Planner Title

OWNERSHIP LIST

LOT	BLOCK	ADDITION	PROPERTY OWNER
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and vac. alley, exc. N. 360 ft of W $\frac{1}{2}$ NW $\frac{1}{4}$ 29-27-2E	1	Eastmoor	X Levitt Jewelry Co., Inc. 222 East Douglas
All that part of 1, lying within the N. 360 ft of W $\frac{1}{2}$ NW $\frac{1}{4}$ 29-27-2E	"	"	X F. M. Brady & Nellie Brady 26 Lakeside
1, 2, 3, 4, 5, 6, 7, 8, 9, & vac. Eastmoor Ave., exc. that part of Lot 1, lying within the N. 360 ft of W $\frac{1}{2}$ NW $\frac{1}{4}$ 29-27-2E	6	"	X Levitt Jewelry Co., Inc. 222 East Douglas
That part of 1, and that part of vac. Eastmoor Ave. lying within the N. 360 ft of W $\frac{1}{2}$ NW $\frac{1}{4}$ 29-27-2E	"	"	X F. M. Brady & Nellie Brady 26 Lakeside
1, 2, 3, and that part of 4 lying N & S of Orme St.	1	Replat of Block 1 Sunny Brook	X William Levitt 8108 Peach Tree Lane
5	"	"	X Otis Nelson & Mattie E. Nelson Address unknown <i>No address found</i>
6	"	<i>ret 10-13-66</i> "	X Edward V. Fry & Phyllis M. Fry W. 79th Street South <i>no address found</i>
7 exc. E. 7 ft.	"	"	✓ Robert K. Johanson & Dolores M. Johanson 8202 East Indianapolis
E. 7 ft of 7 & all of 8	"	"	✓ R. G. Hammond, Jr. 8208 East Indianapolis
9, exc. E. 9 ft.	"	"	✓ Irving H. Jarus & Nancy R. Jarus 8214 East Indianapolis
E 9 ft of 9, all of 10	"	"	✓ Roy C. Malcolm and Mary Jo Malcolm 8220 East Indianapolis
1	2	"	✓ James H. Lyster & Nathalee I. Lyster 8203 East Indianapolis
2	"	"	✓ John W. Lear & Margaret L. Lear 8209 East Indianapolis
3	"	"	✓ Walter A. Farha 8217 East Indianapolis

LOT	BLOCK	ADDITION	PROPERTY OWNER
4	2	Replat of Block 1 Sunny Brook	✓ James Marian Glover & Frances H. Glover Address unknown <i>5208 E. Gilbert</i>
5	"	"	✓ Mark H. Neadean & Frances L. Neadean 8202 East Gilbert
	3	"	✓ Wichita Board of Education <i>428 S. Broadway</i> Socony Mobil Oil Co. <i>Wichita Plaza Bldg.</i>
		Part of Block 2, Sunnybrook Addition, beginning at intersection of S. line of frontage road to S. line of Kellogg Street and E line of Mansfield Drive; SWrly along E line Mansfield Drive 75 ft; SErly to point on W line Eastern Ave., 120 ft S of S line of frontage road; N along W line Eastern Ave., 120 ft, W to beginning	
		Block 2, Sunnybrook Addition, except beginning at intersection of S line of frontage rd to S line of Kellogg Street and E line of Mansfield Drive; SWrly along E line Mansfield Drive 75 ft; SErly to point on W line Eastern Ave., 120 ft S of S line of frontage road; N along W line Eastern Ave., 120 ft, W to beginning	X William Levitt 8108 Peach Tree Lane
1 & N 3 ft 2	3	Sunny Brook	✓ Richmond H. Ward & Agnes B. Ward 150 Lachinvar Dr.
2, exc. N. 3 ft	"	"	✓ Donald P. Kannard & Doris J. Kannard 541 Eastern Avenue
3	"	"	✓ Administrator of Veterans Affairs <i>5500 East Kellogg</i>
4	"	"	✓ Kenneth Hixon & Shirley Hixon 8328 E. Orme
5	"	"	X Administrator of Veterans Affairs
E 64 ft of 6	"	"	X Frank M. Cupp & Audie Elizabeth Cupp Address unknown <i>no address found</i>
6 exc. E 64 ft.	"	"	X L. W. Blackwill & Betty J. Blackwill Address Unknown <i>no address found</i>
1	4	"	✓ John D. Quick & Juanita J. Quick 8306 East Indianapolis

LOT	BLOCK	ADDITION	PROPERTY OWNER
2	4	Sunny Brook	✓ Patricia Jean Ervin Allen & Gordon M. Allen 8313 East Indianapolis
3	"	"	✓ Ralph P. Johnson & Vivian R. Johnson 8321 East Orme
4	"	"	✓ Joe D. Partridge & Betty Lou Partridge 8327 East Orme
5	"	"	X The Fair Company <i>no address found</i>
6	"	"	X Adm. of Veterans Affairs
7	"	"	✓ Harlan Gail Moreland Linda L. Moreland 8338 East Indianapolis
8	"	"	✓ John Albert Hirsch, Jr. & Lois Jean Hirsch 8332 East Indianapolis
9	"	"	X Dorothy R. Henry Address unknown <i>no address found</i>
10	"	"	X E. W. O'Connell & Geneva A. O'Connell Address unknown <i>no address found</i>
11	"	"	X William R. Pettus & Helen A. Pettus Address unknown <i>no address found</i>
12	"	"	X Albert Vincent Harris & Eleanor J. Harris Address unknown <i>no address found</i>
13	"	"	X Administrator of Veterans Affairs
1	5	"	✓ Joan Wilborn 8303 East Indianapolis
2	"	"	✓ Roland V. Larson & Melba Ruth Larson 1030 Vincent Lane
3	"	"	X William R. Pettus & Helen A. Pettus Address unknown <i>no address found</i>
4	"	"	✓ Dennis D. Foster & Helen L. Foster 5319 South Spruce

LOT	BLOCK	ADDITION	PROPERTY OWNER
5	5	Sunny Brook	✓ Wayne C. Simpson & Shirley A. Simpson 3809 Westport Lane
6	"	"	✓ Meredith S. Bebout & Junia Mathilda Bebout 8333 East Indianapolis
7	"	"	✓ Orië L. Walton & Bess F. Walton 8339 East Indianapolis
9	"	"	X John D. Henry & Dorothy R. Henry Address unknown <i>no address found</i>
10	"	"	✓ Bill D. Ham & Beverly J. Ham 8326 East Gilbert
11	"	"	✓ George W. Coffey & Ethelyn E. Coffey 8322 East Gilbert
12	"	"	✓ Glen E. Hipsher & Marilyn K. Hipsher 8316 East Gilbert
13	"	"	✓ Donovan Moore & M. Joyce Moore 1203 East Mt. Vernon
14	"	"	✓ Robert E. Palmer & Mary Ann Palmer 3318 Grandview
15	"	"	✓ Cecil A. Brannaman 8302 East Gilbert
1	6	"	X John D. Quick & Juanita J. Quick 8306 East Indianapolis
2	"	"	✓ George B. Westerhaus & Phyllis M. Westerhaus 8307 East Gilbert
3	"	"	X Harvey J. Worth & Dorothy A. Worth Address Unknown <i>no address found</i>
1	2	Eastmoor	X M. I. Neher, Jr. & Patricia Joy Neher Address Unknown <i>no address found</i>

LOT	BLOCK	ADDITION	PROPERTY OWNER
2	2	Eastmoor	✓ Larry Lee McKee & Nima J. McKee 8007 East Orme
3	"	"	✓ James H. Baugh & Lottie Ellen Baugh 8013 East Orme
4	"	"	✓ Herbert Berger & Lila Lee Berger 8019 East Orme
5	"	"	✓ William S. Worford & Floy L. Worford 8025 East Orme
6	"	"	✓ William H. Smith & Kathleen L. Smith 8031 East Orme
7	"	"	✓ Donald F. Peterson Sr. & Mary K. Peterson 8037 East Orme
8	"	"	✓ Robert H. Collins & Ella Rue Collins 8043 East Orme
9	"	"	✓ Billy Ray Evans & Dorothy J. Evans 8049 East Orme
10	"	"	✓ Orville David Oldham, Jr. , & Willene Oldham 8055 East Orme
11	"	"	✓ Donald R. Gross & Agatha E. Gross 8056 East Indianapolis
12	"	"	✓ Willis E. Johnson & Dorothy R. Johnson 2308 Piatt
13	"	"	✓ Bart E. Grassie & Diane M. Grassie 2151 S. Old Manor Rd.
14	"	"	✓ Board of Trustees, Presbytery of Wichita <i>8035 East Belmont</i>
15	"	"	✓ Joseph A. Severt & Mary L. Severt 8032 East Indianapolis

LOT	BLOCK	ADDITION	PROPERTY OWNER
16	2	Eastmoor	✓ Bobby J. Thomas & Delores J. Thomas 8026 East Indianapolis
17	"	"	✓ William R. Calhoun & Joan Calhoun 8020 East Indianapolis
18	"	"	✓ John E. Huston & Marilyn J. Huston 8014 East Indianapolis
19	"	"	✓ Ernest H. Dennison & James L. Dennison 6332 East Orme
20	"	"	✓ Roy D. Flock & Nancy J. Flock 8002 East Indianapolis
1	3	"	✓ Clifford L. Ferch & Helen Ferch 8001 East Indianapolis
2	"	"	✓ Harold G. Nelson & Mary L. Nelson 8007 East Indianapolis
3	"	"	✓ Helen L. Wedel 8013 East Indianapolis
4	"	"	✓ M. John Heldun & Marie Ann Heldun 8019 East Indianapolis
5	"	"	✓ James R. Rabe & Sharon A. Rabe 919 South Mission Road
6	"	"	✓ Arnold F. Minks & Marie Minks 8031 East Indianapolis
7	"	"	✓ Willard H. Kratz & Charlotte Kratz 8037 East Indianapolis
8	"	"	✓ Ernest H. Jackson & Helen Johansen Jackson 631 South Mission Road
9	"	"	✓ Clifford E. Bressler & Evelyn A. Bressler 8049 East Indianapolis

LOT	BLOCK	ADDITION	PROPERTY OWNER
10	3	Eastmoor	✓ M. William Syrios & Barbara H. Syrios 629 Eastmoor
11	"	"	✓ R. L. Lehman & Gertrude S. Lehman 635 Eastmoor
12	"	"	✓ Joseph Latas & Marjorie H. Latas 8050 East Gilbert
13	"	"	✓ George Ivan Bomgardner & Betty Jo Bomgardner 8044 East Gilbert
14	"	"	✓ Federal Housing Commissioner <i>Union National Bldg.</i>
15	"	"	Harold D. Henry & ✓ Averil Jean Henry 8032 East Gilbert
16	"	"	✓ Max A. Bontrager & Sharon L. Bontrager 8026 East Gilbert
17	"	"	X George W. Hottinger & Sharrell D. Hottinger Address unknown <i>no address found</i>
18	"	"	<i>not returned 10-17-66 8014 E. Gilbert</i> ✓ Roy E. Millsap & Shirley I. Millsap address unknown <i>Lawton City, Oklahoma</i>
19	"	"	✓ Victor Cohlma & Elizabeth M. Cohlma 8008 East Gilbert
20	"	"	X Adm. of Veterans Affairs
1	4	"	✓ Alvis Rothers & Juanita Rothers 615 S. Armour Drive
2	"	"	X Marian E. Meredith & V. Nichols Meredith Address unknown <i>no address found</i>
3	"	"	✓ Howard Dale Nellis & Venetia M. Nellis 8113 East Indianapolis
4	"	"	✓ John A. Kraus & Mary K. Kraus 8119 East Indianapolis

LOT	BLOCK	ADDITION	PROPERTY OWNER
5	4	Eastmoor	✓ Edward Joel Finley & Ruth Carolyn Finley 8125 East Indianapolis
6	"	"	✓ Lewis R. Bowersox & Edith Ruth Bowersox 8131 East Indianapolis
7	"	"	✓ Raymond Carlton Jones & Agnes Ruth Jones Address unknown <i>6101 Jacqueline</i>
8	"	"	✓ Marilee L. Holzer 8143 East Indianapolis
9	"	"	✓ Charles J. Kellerman & Adelaide A. Kellerman 8144 East Gilbert
10	"	"	✓ John N. Homan & Anna M. Homan 8138 East Gilbert
11	"	"	✓ Adolph Herman Riedl Jr., & Betty L. Riedl 8132 East Gilbert
12	"	"	✓ C. Richard Hoover & Judith Ann Hoover 8126 East Gilbert
13	"	"	✓ Joe F. Cox & Diane Lee Cox 8120 East Gilbert
14	"	"	✓ David H. Hohlfeld & Carol K. Hohlfeld 8114 East Gilbert
15	"	"	X James H. Glaze & Florence E. Glaze Address Unknown <i>no address found</i>
16	"	"	X M. William Syrios & Barbara H. Syrios 629 Eastmoor
1	5	"	✓ Frances L. Strong & Gloria J. Strong 7803 East Gilbert
2	"	"	✓ Robert D. Oakes & Linda A. Oakes 8107 East Orme

LOT	BLOCK	ADDITION	PROPERTY OWNER
3	5	Eastmoor	✓ T. J. Harder & Vivian L. Harder 2320 East Central
4	"	"	✓ Erwin K. Walther & Neoma Kay Walther 8119 East Orme
5	"	"	✓ Kenneth R. Ayer & Charlotte M. Ayer 8125 East Orme
6	"	"	✓ Adam E. Steffy & Maggie Steffy 8131 East Orme
7	"	"	✓ Maxine Lybrand Realty, Inc. 414 Pattie
8	"	"	✓ Walter L. Hoepner & Bernetta R. Hoepner 8143 East Orme
9	"	"	✓ Jack T. Brewer & Wilma J. Brewer 8144 East Indianapolis
10	"	"	✓ Glenn Lee Hoppock & Shirley Y. Hoppock Address unknown <i>5138 East Indianapolis</i>
11	"	"	✓ William R. Seligh, Jr. & Regina L. Seligh 8132 East Indianapolis
12	"	"	✓ Edward F. Drey & Margaret A. Drey 2165 South Pinecrest
13	"	"	✓ Jack W. Hale & Edna M. Hale 8120 East Indianapolis
14	"	"	✓ Vernon S. Anderson & Evelyn M. Anderson 601 South Yale
15	"	"	✓ Alfred Norton Littleton & Donna L. Littleton 5605 East 19th Street
16	"	"	✓ Arnold Ward Magseth & Lois Aletha Magseth 7514 Hale Ave.

LOT	BLOCK	ADDITION	PROPERTY OWNER
All	1	Eastridge Park	Presbyteria of Wichita Synod of Kansas Address unknown
N. 440 ft of E. 660 ft of SW $\frac{1}{4}$ NW $\frac{1}{4}$ 29-27-2E			Board of Education Dist. #1 428 South Broadway
1	-	Weaver Reimold	Motel Investors, Inc. Address unknown 1028 71. Broadway
2	-	"	Motel Investors, Inc. Address unknown
S 198 ft of N 850.34 ft of W $\frac{1}{2}$ of E 20 rods of NW $\frac{1}{4}$ 29-27-2E			Motel Investors, Inc. Address unknown
W $\frac{1}{2}$ of E 20 rods of NW $\frac{1}{4}$ 29-27-2E exc. N. 850.34 ft and exc. turnpike R/W			Lon L. Manson & Anna B. Manson Address unknown 8401 East Gilbert
East 10 rods of NW $\frac{1}{4}$ 29-27-2E exc. turnpike R/W & exc. Weaver Reimold Add.			LeRoy Cummings & Helen R. Cummings 8425 East Gilbert
W 716.48 ft of N 690 ft of NE $\frac{1}{4}$ 29-27-2E exc. Hwy 54 and Kansas Turnpike			E. L. Yost & Eugene Freidman & Robert W. Moore 228 N. Ridgewood
W $\frac{1}{2}$ NE $\frac{1}{4}$ 29-27-2E exc. W 716.48 ft of N 690 ft and exc. Kansas turnpike			George M. Davison Estate no address found
Comm. 827 ft S of NE cor. E $\frac{1}{2}$ NE $\frac{1}{4}$ 30-27-2E, W 165 ft; S 50 ft; E 165 ft; N 50 ft to beg. and N. 827 ft of E 705 ft of E $\frac{1}{2}$ NE $\frac{1}{4}$ 30-27-2E, ex. hiway 54			K. T. Wiedeman Estate 40th National Bank Trust Company 700 E. Douglas
1	-	Wiedemann	Gladys H. G. Wiedemann 233 Courtleigh Dr.
1	-	Rockwood South Second	Phillips Petroleum Co. 2416 E. 37th North
E $\frac{1}{2}$ SE $\frac{1}{4}$ 19-27-2E, except Rockwood South Second Add.			Rock Road Improvement, Inc. 309 South Market
5	5	Eastridge 11th	Errol Wayne Williams & Roseana J. Williams 6405 East Kellogg
6	"	"	Joseph Mizenko & Mozelle Mizenko 7720 East Indianapolis

LOT	BLOCK	ADDITION	PROPERTY OWNER
7	5	Eastridge 11th	X Maxine Lybrand Realty, Inc. 414 Pattie
8	"	"	✓ Gerald Thomas Bowen & Carol Jane Bowen 7808 East Indianapolis
9	"	"	✓ Cleve C. Holland, Jr. & Marion Holland 7814 East Indianapolis
10	"	"	✓ Robert A. Barnes & Phyllis Ann Barnes 7820 East Indianapolis
11	"	"	✓ Ambrose D. Allison & Jacqueline Allison Address unknown <i>R.R. 5 Newton Kansas</i>
12	"	"	✓ Eugene V. Moser & Carol M. Moser 1533 North Broadview
13	"	"	X Levitt Jewelry Co., Inc. 222 East Douglas
14	"	"	✓ Oliver J. Hembree & Mabel Mae Hembree 7914 East Gilbert
4	6	"	✓ Joe J. Brown IV & Carol R. Brown 7721 East Indianapolis
5	"	"	✓ Warren E. Moore & Mary Nellie Moore 7803 East Indianapolis
6	"	"	✓ Joseph A. Speer & Dorothy M. Speer 7809 East Indianapolis
7	"	"	✓ Marnen E. Robertson & Betty L. Robertson 7815 East Indianapolis
8	"	"	✓ Wayne L. Richardson & Florence M. Richardson 7821 East Indianapolis
9	"	"	✓ Jerry Probst & Barbara Probst 7903 East Indianapolis
10	"	"	✓ Paul E. Robinson & Patricia J. Robinson 7909 East Indianapolis

LOT	BLOCK	ADDITION	PROPERTY OWNER
11	6	Eastridge 11th	✓ Nellie A. Capron 7915 East Indianapolis
12	"	"	X Ernest H. Jackson & Helen J. Jackson 631 Misson Road
13	"	"	X Levitt Jewelry Co., Inc. 222 East Douglas
14	"	"	X Oliver J. Hembree & Mabel Mae Hembree 7914 East Gilbert
15	"	"	X Allan C. Randle & Ellen H. Randle Address unknown <i>no address found</i>
16	"	"	✓ Charles B. Spradlin & Gay N. Spradlin 7902 East Gilbert
17	"	"	✓ Robert Donald Greenberg & Norma L. Greenberg 7820 East Gilbert
18	"	"	✓ Marion H. Mickey & Margaret N. Mickey 7814 East Gilbert
19	"	"	✓ Ed L. Sisk & Laverne Sisk 7808 East Gilbert
20	"	"	✓ Harlan G. Rippeteau & Clastine V. Rippeteau 7802 East Gilbert
9	9	"	✓ Sam M. Zuercher, Jr. & Evelyn L. Zuercher 7903 East Gilbert
10	"	"	✓ Joseph John Joseph & Beatrice E. Joseph 7909 East Gilbert
11	"	"	✓ Charles S. Evenson & Emma Jean Evenson 7915 East Gilbert
12	"	"	✓ Lindy C. Hawkins & Betty J. Hawkins 7921 East Gilbert

LOT	BLOCK	ADDITION	PROPERTY OWNER
1	5	Bonnie Brae	✓ Thomas J. Curry Elsie Jean Curry 8002 Peach Tree
2	"	"	✓ W. P. McMillan Martha E. McMillan 8008 Peach Tree
3	"	"	✓ E. Eugene Lawler Helen L. Lawler 826 North Pinecrest
4	"	"	✓ Carl F. Newman Jr. Clara J. Newman 8020 Peach Tree
5	"	"	✓ Corwin E. Bare Leone S. Bare 8102 Peach Tree
6	"	"	X William Levitt 8108 Peach Tree
7	"	"	✓ R. William Rapp Betty Ann Rapp 8114 Peach Tree
8	"	"	✓ Dorothy B. Keeler Robert W. Keeler 8120 Peach Tree
9	"	"	✓ E. D. Patterson Eva Goss Patterson 8126 Peach Tree
1	6	"	✓ Lambert Lawrence Honton Marie J. Honton 8021 Peach Tree
2	"	"	✓ Ralph L. Bowman Margaret J. Bowman 8101 Peach Tree
3	"	"	✓ Walter O. Ward Sr. Catherine Nadine Ward 8107 Peach Tree
4	"	"	✓ James B. Tucker Evelyn M. Tucker 8115 Peach Tree
5	"	"	✓ Andrew Small Mathilda Small 1015 N. Market St.
6	"	"	✓ Forrest G. Reynolds Freda M. Reynolds 8127 Peach Tree

LOT	BLOCK	ADDITION	PROPERTY OWNERS
1	7	Bonnie Brae	√ Builders Inc. 300 W. Douglas
2	"	"	√ L. E. Forsee Inc. 407 N. Mission
3	"	"	√ Lloyd H. Smith Velma M. Smith 8233 Peach Tree
4	"	"	√ Robert G. Winn Mary J. Winn 8301 Peach Tree
5	"	"	√ Hubert A. Kutsch Darline R. Kutsch 8307 Peach Tree
6	"	"	√ B. S. Breckbill Phyllis Breckbill 8315 Peach Tree
7	"	"	√ William H. David Patricia David Address Unknown <i>602 Calhoun</i>
8	"	"	√ Paul L. Cook Dorothy Cook 405 Bonnie Brae
1	8	"	X Cy L. Finley 5102 East English
2	"	"	X Builders Inc. 300 W. Douglas
3	"	"	X L. E. Forsee, Inc. 407 N. Mission
4	"	"	√ Paul H. Frauen Johanna S. Frauen 8421 Peach Tree
1	10	"	√ Robert Ripley Jr. Lorraine P. Ripley 8202 Peach Tree
2	"	"	√ Charles E. Caldwell Helen G. Caldwell 8208 Peach Tree
3	"	"	√ Irwin V. Johnson Phyllis A. Johnson 8214 Peach Tree
4	"	"	√ Jack Pearce 8220 Peach Tree
3	9	<i>ret. & remailed 10-12-66</i>	√ Richard P. Pearson Marion R. Pearson 3404 Peach Tree <i>8404</i>

LOT	BLOCK	ADDITION	PROPERTY OWNER
5	10	Bonnie Brae	✓ Walter Burdick Shirley Anne Burdick 8226 Peach Tree
6	"	"	✓ Robert D. Greene Martha E. Greene 8232 Peach Tree
7	"	"	✓ Douglas W. Buchan 8302 Peach Tree
8	"	"	✓ William H. Wimsatt Janice W. Wimsatt 8308 Peach Tree
9	"	"	✓ U. S. Hass Alma E. Hass 8314 Peach Tree
10	"	"	✓ Kenneth G. Fuson Betty L. Fuson 8320 Peach Tree
11	"	"	X Floyd W. Nuquist June L. Nuquist Address Unknown <i>no address found</i>
1	-	Clemons	X Irwin Kallman Address Unknown <i>no address found</i>
2, 3, 4, 5, 6 & 7		"	✓ Fred D. Clemons Nona C. Clemons 60 Stratford
1	-	Ruth	✓ J. R. Dry Verda S. Dry <u>1425 Willow Road</u> X J. R. Dry Jr. Dollie A. Dry 1541 Spring Drive
Beg SE/c Lot 2, W 174.4'; N 150'; NE 10'; N to N In Lot 2; E 155.4' to NE/c Lot 2; S 250' to beg		"	X Irwin Kallman Address Unknown <i>no address found</i>
Beg 174.4' W & 150' N of SE/c Lot 2; W to E In Bonnie Brae St.; NEly to NW/c Lot 2; E to pt 164.4' W of NE/c Lot 2; S & W to beg.		"	✓ C. L. Finley Jane Finley 5102 E. English
2 except N 100' & except E 174.4'		"	X Leased Stations, Inc. Address Unknown <i>no address found</i>
N 100' Lot 3, except W 155'		"	X Ralph E. Jett Address Unknown <i>no address found</i>

LOT	BLOCK	ADDITION	PROPERTY OWNER
W 155' of Lot 3	-	Ruth	X Hannah B. Ruth Address Unknown <i>no address found</i>
3 except N 100' & except W 155'	-	"	X Kenneth E. Edminster 545 Stratford
4	-	"	X Hannah B. Ruth Address Unknown
5	-	"	X Luis A. Casado Vera J. Casado 14 English Ave.
6	-	"	X F. I. G. Holding Co. Address Unknown <i>no address found</i>
7 & 8 except W 130'	-	"	X Hannah B. Ruth Address Unknown
8 W 130'	-	"	X Marco, Inc. Address Unknown <i>no address found</i>

The Security Abstract and Title Co., Inc., hereby certifies the foregoing to be a true and correct List of Property Owners within a 750 foot radius of Eastgate Shopping Center which is bounded on the North by U. S. Highway #54; on the East by Mansfield Drive; on the South by Orme and on the West by Rock Road, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, on this the 15th day of September, A. D., 1966 at 7:00 A. M.

THE SECURITY ABSTRACT AND TITLE CO., INC.

By

Logan D. Beel
Vice President

Order No. 138469