

COMMITTEE

M.A.P.C. *Approved subject* 7-27-67  
*to conditions*

B.C.C. ~~8-8-67~~ *Approved sub. 8-8-67*  
*got to conditions & accepted*  
*dedication*

*Closed 8-9-67*

-27 - Henry B. Dugan & Diamond Mo  
tor Inn request approval of Commer-  
cial CUP for DIAMOND MOTOR INN CUP  
at the southeast corner of Ridge Rd.  
and U.S. Highway 54 *File #1*

# ACTION

DATE

COMMITTEE \_\_\_\_\_

M.A.P.C. *Approved subject 7-27-67*  
*to conditions*

B.C.C./~~CO-6~~ *Approved sub- 8-8-67*  
*ject to conditions & accepted*  
*dedication*

*Closed 8-9-67*

27 - Henry D. Dugan & Diamond Mo-  
tor Inn request approval of Commer-  
cial CUP for DIAMOND MOTOR INN CUP  
at the southeast corner of Ridge Rd.  
and U.S. Highway 54. *File 27*

Map No. 5046  
Sec. 27  
Twp. 27S  
Range 1W

DATA SHEET  
COMMUNITY UNIT PLAN

DF-27  
Z-  
Filed 6-28-67

APPLICATION REQUEST: Approval of proposed planned commercial development.

- Applicant Henry B. Dugan (See Below)  
Address 602 South Ridge Road 67209 Phone WH3-6206
- Agent H. R. Kuhn  
Address 330 R. H. Garvey Bldg. 67202 Phone AM 7-5267
- General Location At the southeast corner of U. S. Highway 54 and Ridge Road  
Address \_\_\_\_\_
- Proposed Use "Above property to be used as expansion of present facilities of Diamond Motor Inn."

AREA DATA

- Acres 21.1 Acres ( 919,300 square ft. ) ~~XXXXXXXXXXXXXXXXXXXX~~
- Existing Zoning "C" Proposed Zoning "C"
- Area (is) ~~XXXXXXXX~~ platted. Diamond Second Addition (Portion)
- Existing R/W 50' half ft. 105' half ft. \_\_\_\_\_ ft.  
Ridge Road St. U. S. 54 St. \_\_\_\_\_ St.  
Proposed R/W 50' half ft. 105' half ft. \_\_\_\_\_ ft.  
Ridge Road St. U. S. 54 St. \_\_\_\_\_ St.

HISTORY

Applicant: Diamond Motor Inn, Inc.  
6815 West Kellogg 67209  
Ted Mason, Architect  
519 South Broadway 67202

PROCEDURE DATA

- MAPC Meeting:  
Date 7-27-67 Action Approve subject to conditions
- Governing Body - Board of City Commissioners  
Date 8-8-67 Action Approved subject to conditions & accepted dedication

NOTES:

August 9, 1967

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

Case No. DP-27 - Diamond Motor Inn Commercial Community  
Unit Plan at the southeast corner of U. S. Highway 54 and  
Ridge Road

At its regular meeting on August 8, 1967, the Board of City  
Commissioners considered the above-captioned request for  
CUP approval. The action of the City Commission was to  
approve this application subject to:

1. Prior to the issuance of any additional  
building permits for Parcel No. 1, the  
applicant completing the plat of Diamond  
Addition.
2. The development of this property proceeding  
in accordance with the development plan as  
approved by the Planning Commission and  
City Commission and any substantial devia-  
tion of the plan, as determined by the Super-  
intendent of Central Inspection and the Dir-  
ector of Planning, constituting a violation  
of the building permit authorizing construc-  
tion of the proposed development.
3. Any major changes in this development plan  
being resubmitted to the Planning Commission  
and City Commission for their consideration.

A copy of the Final Development Plan, as approved by the  
Planning Commission and City Commission, is attached for  
your information and files.

JHG: bgs  
Attachment

cc: Mr. H. R. Kuhn  
330 R. H. Garvey Bldg.

Mr. Henry B. Dugan  
602 S. Ridge Road

Diamond Motor Inn, Inc.  
6815 West Kellogg

Ted Mason, Architect  
519 South Broadway

Report from the MAPC to the Board of City Commissioners

Case No. DP-27

Considered by M.A.P.C. 7-27-67

Request for: **Approval of a Community Unit Plan for  
Planned Commercial Development**

Reason for request (as provided by petitioner):

Not applicable

Location of property: **Generally located at the southeast corner of  
Ridge Road and U. S. Highway 54**

Legal description of property:

See attached sheet

Petitioner: **Diamond Motor Inn, Inc.** and **Henry B. and Nancy Dugan**  
Address: **6815 West Kellogg** **602 South Ridge Road**

Counsel for petitioner: **H. R. Kuhn, Attorney**

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

Surrounding zoning: **Subject property and that to the north is "C"; east,  
south and west is "E" zoning**

Land use: **Subject property is the location of Diamond Motor Inn and vacant;  
north is vacant; east is the Airport Road; south is building equip-  
ment yard, warehouse and vacant; west is restaurant, motel and vacant**

Planning Commission recommendation:

**TROUT moved and BLEDSOE seconded that the Planning Commission  
recommend to the Board of City Commissioners that this applica-  
tion be approved, subject to: (See excerpt from Planning Com-  
mission minutes of July 27, 1967, for conditions to approval.)**

**Vote of Planning Commission: Unanimous**

- ACTION:**
- 1. Approve the recommendation of the Metropolitan Area Plan-  
ning Commission and instruct the City Clerk to file the  
dedication of street right-of-way with the Register of  
Deeds; or**
  - 2. Return the application to the Metropolitan Area Planning  
Commission. The City Commission states the following  
reasons for its action:**

Legal description of property:

Lot 1, Diamond Second Addition; AND a tract beginning at a point 75 feet west and 587.85 feet south of the northeast corner of the W $\frac{1}{2}$  SW $\frac{1}{4}$  Section 27, Township 27 South, Range 1 West of the 6th P.M.; thence west parallel to the north line of said SW $\frac{1}{4}$ , 100 feet; thence north parallel to the east line of the W $\frac{1}{2}$  of said SW $\frac{1}{4}$ , 460.33 feet, more or less, to the south right-of-way line of U.S. Highway 54; thence west along said Highway right-of-way 650 feet; thence south parallel to the east line of the W $\frac{1}{2}$  of said SW $\frac{1}{4}$ , 817.23 feet, more or less, to the north right-of-way line of the A.T. & S.F. Railroad right-of-way; thence easterly along said Railroad right-of-way, 754.3 feet, more or less, to a point 75 feet west of the east line of said W $\frac{1}{2}$  of said SW $\frac{1}{4}$ ; thence north 287.92 feet, more or less, to the point of beginning.

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EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 27, 1967:

"17. Case No. DP-27 - Diamond Motor Inn, Inc. and Henry B. and Nancy Dugan request approval of a Community Unit Plan for Planned Commercial Development on property zoned "C" and described as (See above for legal description). Generally located on the southeast corner of Ridge Road and U. S. Highway 54.

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

Comments

1. As a requirement of the CUP provisions of the Zoning Ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, and minimum building setbacks.
2. Parcel No. 2 of the development plan has been platted as Diamond 2nd Addition and an additional 10 feet of street right-of-way was dedicated at the time it was platted. Parcel No. 2 of the development plan does not reflect this additional 10 feet of dedication. It should be further pointed out that a plat (Diamond Addition) has been submitted quite some time ago for Parcel No. 1 and at this time has not been completed. The plan should be corrected indicating the additional 10 feet of right-of-way which has been dedicated for Parcel No. 2 and, inasmuch as development has already occurred on Parcel No. 1, an additional 10 feet of dedication should be provided by separate instrument.
3. The statement pertaining to building setback lines in Parcels No. 1 and 2 should be reworded as follows: "Building setback lines shall be as shown on the plan".
4. The information relating to access control adjacent to Ridge Road should be more clearly indicated on the plan. The north 400 feet of access control should be accurately dimensioned on the plan and the remaining portion of the frontage along Ridge Road should be indicated as "complete access control, except for two openings".

Recommendation

It is the recommendation of the Planning Department that the development plan be approved with the understanding that such ap-

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 commercial development. It is further recommended that the approval of the plan be given subject to the following conditions:

1. The applicant shall dedicate, by separate instrument, an additional 10 feet of right-of-way for Parcel No. 1.
2. The applicant shall correct the development plan indicating the additional 10 feet of right-of-way which has been dedicated for Parcel No. 2 and which will be dedicated for Parcel No. 1, and adjust the 35-foot setback lines accordingly.
3. The building setback provision in Parcels No. 1 and 2 shall be worded as follows: "Building setback lines shall be as shown on the plan".
4. The 400 feet of complete access control adjacent to Ridge Road shall be indicated and dimensioned on the plan and the remaining portion shall be designated as "complete access control, except for two openings".
5. Prior to the issuance of any additional building permits for Parcel No. 1, the applicant shall complete the plat of Diamond Addition.
6. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City Commission 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.
7. Any major changes in this development plan shall be re-submitted to the Planning Commission and City Commission for their consideration.

H. R. KUHN, Attorney for the applicant, said they were agreeable to the conditions as recommended by the staff and that the dedication referred to by Mr. Galbraith would probably be made by separate instrument rather than by filing the plat.

No one appeared in opposition.

**MOTION:** TROUT moved, BIEDSOE seconded and it carried unanimously that the Planning Commission recommend to the Board of City Commissioners that this application be approved, subject to:

1. The applicant shall dedicate, by separate instrument, an additional 10 feet of right-of-way for Parcel No. 1.
2. The applicant shall correct the development plan indicating the additional 10 feet of right-of-way which has been dedicated for Parcel No. 2 and which will be dedicated for Parcel No. 1, and adjust the 35-foot setback lines accordingly.
3. The building setback provision in Parcels No. 1 and 2 shall be worded as follows: "Building setback lines shall be as shown on the plan".

4. The 400 feet of complete access control adjacent to Ridge Road shall be indicated and dimensioned on the plan and the remaining portion shall be designated as "complete access control, except for two openings."
  5. Prior to the issuance of any additional building permits for Parcel No. 1, the applicant shall complete the plat of Diamond Addition.
  6. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City Commission 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.
  7. Any major changes in this development plan shall be re-submitted to the Planning Commission and City Commission for their consideration."
-

July 28, 1967

Mr. H. R. Kuhn  
330 R. H. Garvey Bldg.  
Wichita, Kansas 67202

Subject: DP-27 - Commercial Community Unit Plan  
for Diamond Motor Inn at the southeast corner  
of U. S. Highway 54 and Ridge Road

Dear Mr. Kuhn:

In our letter to you dated July 28, 1967, regarding the approval of the Planning Commission of the above-captioned development plan, we indicated that if the corrected copies of the plan were submitted to our office by 5:00 p.m. on August 9, 1967, this matter would be forwarded to the Board of City Commissioners for its approval on August 15, 1967.

This is to advise you that if the corrected copies of the plan are submitted by 5:00 p.m., Wednesday, August 2, 1967, we would be able to schedule this matter for consideration by the City Commission at its regular meeting on August 8, 1967, rather than the August 15 meeting.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

cc: Henry B. Dugan  
602 South Ridge Road

Diamond Motor Inn, Inc.  
6815 West Kellogg

Ted Mason, Architect  
519 South Broadway

Glen Lytle, Superintendent of Central Inspection

July 28, 1967

Mr. H. R. Kuhn  
330 R. H. Garvey Bldg.  
Wichita, Kansas 67202

Subject: DP-27 - Commercial Community Unit Plan  
for Diamond Motor Inn at the southeast corner  
of U. S. Highway 54 and Ridge Road

Dear Mr. Kuhn:

At its regular meeting on July 27, 1967, the Metropolitan Area Planning Commission considered the above-captioned Commercial Community Unit Plan. The action of the Planning Commission was to recommend that this development plan be approved subject to:

- pk1. The applicant dedicating, by separate instrument, an additional 10 feet of right-of-way for Parcel No. 1.
- pk2. The applicant correcting the development plan indicating the additional 10 feet of right-of-way which has been dedicated for Parcel No. 2 and which will be dedicated for Parcel No. 1, and adjusting the 35-foot setback lines accordingly.
- pk3. The building setback provision in Parcels No. 1 and 2 being worded as follows: "Building setback lines shall be as shown on the plan".
- pk4. The 400 feet of complete access control adjacent to Ridge Road being indicated and dimensioned on the plan and the remaining portion being designated as "complete access control, except for two openings".
5. Prior to the issuance of any additional building permits for Parcel No. 1, the applicant completing the plat of Diamond Addition.

July 28, 1967

6. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and City Commission and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, constituting a violation of the building permit authorizing construction of the proposed development.
7. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

It will now be necessary that the development plan be revised to reflect the changes required by the conditions of approval and ten corrected copies of the plan be submitted to this office by 5:00 p.m., Wednesday, August 9, 1967, so that this matter may be forwarded to the Board of City Commissioners for its consideration at its regular meeting at 9:00 a.m., Tuesday, August 15, 1967, in Room 201, City Building, 204 South Main.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

cc: Henry B. Dugan  
602 South Ridge Road  
Wichita, Kansas 67209

Diamond Motor Inn, Inc.  
6815 West Kellogg  
Wichita, Kansas 67209

Ted Mason, Architect  
519 South Broadway  
Wichita, Kansas 67202

Glen Lytle, Superintendent  
of Central Inspection

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

DATE: July 27, 1967

Case No. DP-27	Request: Approval of a Commercial Development Plan under the CUP Provisions of the Ordinance
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Location: At the southeast corner of U. S. Highway 54 and Ridge Road

Acres: 21.1

	Land Use	Zoning
Existing	Diamond Motore Inn & Vacant	"C"
North	Vacant	"C"
East	Airport Road	"E"
South	Building Equipment Yard, Warehouse & Vacant	"E"
West	Restaurant, Motel & Vacant	"E"

Platted - partially

History: N/A

Existing R/W Ridge Road (Half) - 50'
Proposed R/W Ridge Road (Half) - 50' & 75'
Existing R/W U. S. 54 (Half) - 105' & 115'
Proposed R/W U. S. 54 (Half) - 115'

Comments:

- As a requirement of the CUP provisions of the Zoning Ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, and minimum building setbacks.
- Parcel No. 2 of the development plan has been platted as Diamond 2nd Addition and an additional 10 feet of street right-of-way was dedicated at the time it was platted. Parcel No. 2 of the development plan does not reflect this additional 10 feet of dedication. It should be further pointed out that a plat (Diamond Addition) has been submitted quite some time ago for Parcel No. 1 and at this time has not been completed. The plan should be corrected indicating the additional 10 feet of right-of-way which has been dedicated for Parcel No. 2 and, inasmuch as development has already occurred on Parcel No. 1, an additional 10 feet of dedication should be provided by separate instrument.

Page 2 - Case No. DP-27

July 27, 1967 WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING COMMISSION

3. The statement pertaining to building setback lines in Parcels No. 1 and 2 should be reworded as follows: "Building setback lines shall be as shown on the plan."
4. The information relating to access control adjacent to Ridge Road should be more clearly indicated on the plan. The north 400 feet of access control should be accurately dimensioned on the plan and the remaining portion of the frontage along Ridge Road should be indicated as "complete access control, except for two openings".

Recommendation

## Land Use

## Zoning

It is the recommendation of the Planning Department 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 20-119 of the Ordinance to promote well-planned and well-organized commercial development. It is further recommended that the approval of the plan be given subject to the following conditions:

1. The applicant shall dedicate, by separate instrument, an additional 10 feet of right-of-way for Parcel No. 1.

The applicant shall correct the development plan indicating the additional 10 feet of right-of-way which has been dedicated for Parcel No. 2 and which will be dedicated for Parcel No. 1, and adjust the 35-foot setback lines accordingly.

- The building setback provision in Parcels No. 1 and 2 shall be worded as follows: "Building setback lines shall be as shown on the plan."
1. As a condition of the Zoning Ordinance, a preliminary development plan has been submitted for review. The 400 feet of complete access control adjacent to Ridge Road shall be indicated and dimensioned on the plan and the remaining portion shall be designated as "complete, and minimum access control, except for two openings".
  2. Prior to the issuance of any additional building permits and for Parcel No. 1, the applicant shall complete the plat of Diamond Addition, as platted. Parcel No. 2 of the development plan does not require this additional 10 feet of dedication. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City Commission and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall already occurred on Parcel No. 1, an additional 10 feet of dedication should be provided by separate instrument.

Page 2 - Case No. DP-27  
July 27, 1967

3. The ~~constitute a violation of the building permit authorizing No. 1 and construction of the proposed development.~~ing setback lines shall be as shown on the plan".
7. Any major changes in this development plan shall be re-
4. The ~~submitted to the Planning Commission and City Commission~~Road ~~shoul for their consideration.~~ted on the plan. The north 400 feet of access control should be accurately dimensioned on the plan and the remaining portion of the frontage along Ridge Road should be indicated as "complete access control, except for two openings".

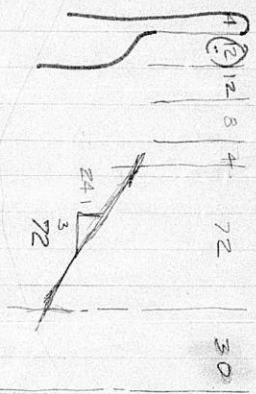
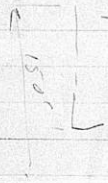
#### Recommendation

It is the recommendation of the Planning Department 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 commercial development. It is further recommended that the approval of the plan be given subject to the following conditions:

1. The applicant shall dedicate, by separate instrument, an additional 10 feet of right-of-way for Parcel No. 1.
2. The applicant shall correct the development plan indicating the additional 10 feet of right-of-way which has been dedicated for Parcel No. 2 and which will be dedicated for Parcel No. 1, and adjust the 35-foot setback lines accordingly.
3. The building setback provision in Parcels No. 1 and 2 shall be worded as follows: "Building setback lines shall be as shown on the plan".
4. The 400 feet of complete access control adjacent to Ridge Road shall be indicated and dimensioned on the plan and the remaining portion shall be designated as "complete access control, except for two openings".
5. Prior to the issuance of any additional building permits for Parcel No. 1, the applicant shall complete the plat of Diamond Addition.
6. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and City Commission and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall

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16 | 12 | 12 | 15 | 25 | 30 | 15 |



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 142

CASE NO. DP-27 - 34 NOTICES MAILED JULY 13, 1967 FOR JULY 27, 1967

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

NOTICE TO ADJOINING PROPERTY OWNERS

JUL 13 1967

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 ~~4:00~~ p.m. on JUL 27 1967, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. DP-27  
COMMUNITY UNIT PLAN FOR  
PLANNED COMMERCIAL DEVELOPMENT

Lot 1, Diamond Second Addition to Wichita, Sedgwick County, Kansas; AND a tract beginning at a point 75 feet west and 587.85 feet south of the northeast corner of the  $W\frac{1}{2}$   $SW\frac{1}{4}$  Section 27, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence west parallel to the north line of said  $SW\frac{1}{4}$ , 100 feet; thence north parallel to the east line of the  $W\frac{1}{2}$  of said  $SW\frac{1}{4}$ , 460.33 feet, more or less, to the south right-of-way line of U. S. Highway 54; thence west along said Highway right-of-way, 650 feet; thence south parallel to the east line of the  $W\frac{1}{2}$  of said  $SW\frac{1}{4}$ , 817.23 feet, more or less, to the north right-of-way line of the AT&SF Railroad Right-of-way; thence easterly along said Railroad Right-of-way, 754.3 feet, more or less, to a point 75 feet west of the east line of said  $W\frac{1}{2}$  of said  $SW\frac{1}{4}$ ; thence north 287.92 feet, more or less, to the point of beginning. Generally located at the southeast corner of Ridge Road and U. S. Highway 54.

(SEE ATTACHED SHEET)

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.

T9-215

C. Bickley Foster, Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" - One-Family Dwelling District  
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District  
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District  
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "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.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, 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 21.1 acre commercial development for the DIAMOND MOTOR INN including motel units, offices, meeting rooms, banquet rooms, private club, restaurant, and a convention center. The Development Plan also indicates information on maximum gross floor area, building setbacks, parking ratio, building height, and maximum building coverage.

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

( ) (Published in The Wichita Beacon on July 5, 1967)

**OFFICIAL NOTICE**

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, July 27, 1967, at 1:45 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-27 - Lot 1, Diamond Second Addition to Wichita, Sedgwick County, Kansas; AND a tract beginning at a point 75 feet west and 587.85 feet south of the northeast corner of the  $W\frac{1}{2}$  SW $\frac{1}{4}$  Section 27, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence west parallel to the north line of said SW $\frac{1}{4}$ , 100 feet; thence north parallel to the east line of the  $W\frac{1}{2}$  of said SW $\frac{1}{4}$ , 460.33 feet, more or less, to the south right-of-way line of U. S. Highway 54; thence west along said Highway right-of-way, 650 feet; thence south parallel to the east line of the  $W\frac{1}{2}$  of said SW $\frac{1}{4}$ , 817.23 feet, more or less, to the north right-of-way line of the AT&SF Railroad Right-of-way; thence easterly along said Railroad Right-of-way, 754.3 feet, more or less, to a point 75 feet west of the east line of said  $W\frac{1}{2}$  of said SW $\frac{1}{4}$ ; thence north 287.92 feet, more or less, to the point of beginning. Generally located at the southeast corner of Ridge Road and U. S. Highway 54.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, 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 21.1 acre commercial development for the DIAMOND MOTOR INN including motel units, offices, meeting rooms, banquet rooms, private club, restaurant, and a convention center. The Development Plan also indicates information on maximum gross floor area, building setbacks, parking ratio, building height, and maximum building coverage.

The hearing of this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by 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 30th day of June, 1967.

C. Bickley Foster, Secretary  
Wichita-Sedgwick County Metropolitan  
Area Planning Commission

(SEAL)

5046  
27  
275  
1W  
N-C  
S-E  
E-C  
W-E

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 ~~Henry & Nancy~~ <sup>Henry & Nancy</sup> Diamond Motor Inn, Inc., lessee  
Address 6815 West Kellogg, Wichita, Kansas <sup>67209</sup> Phone WH 2-2281

Agent H. R. Kuhn  
Address 330 Garvey Building, Wichita, Kansas <sup>67209</sup> Phone AM 7-5267

b. Applicant Henry B & Nancy Sugar  
Address 602 So Ridge Rd <sup>67209</sup> Phone WH 3-6206

Agent Ed Mason, Architect  
Address 519 So Broadway <sup>67202</sup> Phone AM 4-3248

c. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
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 SC C and legally described as (see below)

Lot 1, Diamond Second Add. AND a tract  
Beginning at a point 75 feet west and 587.85 feet south of the northeast corner of the  $\frac{1}{2}$  SW $\frac{1}{4}$  Section 27, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence west parallel to the north line of said SW $\frac{1}{4}$ , 100 feet; thence north parallel to the east line of the  $\frac{1}{2}$  of said SW $\frac{1}{4}$ , 460.33 feet, more or less, to the south right-of-way line of U. S. Highway 54; thence west along said Highway right-of-way 650 feet; thence south parallel to the east line of the  $\frac{1}{2}$  of said SW $\frac{1}{4}$ , 817.23 feet, more or less, to the north right-of-way line of the AT&SF Railroad Right-of-way; thence easterly along said Railroad Right-of-way, 754.3 feet, more or less, to a point 75 feet west of the east line of said  $\frac{1}{2}$  of the SW $\frac{1}{4}$ ; thence north 287.92 feet, more or less, to point of beginning.

II.B There are 2.11 acres (round to nearest tenth) in the above described property. (New area to be developed as add-on to present facilities of Diamond Motor Inn)

III. This property is located at (address) 6815 West Kellogg.

The general location is (use appropriate section)

- a. at the southeast corner of Kellogg  
and Ridge Road; 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.

HARRY DUGAN and  
DIAMOND MOTOR INN, INC.

By H. R. Kuhn Authorized Agent (if any) By \_\_\_\_\_ Authorized Agent (if any)  
H. R. KUHN

By \_\_\_\_\_ Authorized Agent (if any) By \_\_\_\_\_ Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at  
11:30 (AM) PM on June 28, 1967 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$ No fee required

John G. Hitt Name  
Planner II Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
 )  
 Sedgwick County, )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Lot 1, in Diamond Second Addition to Wichita, Kansas

AND

Beg at a point 75' West and 587.85' South of the NE cor of the W $\frac{1}{2}$  SW $\frac{1}{4}$  27-27-1W, thence West parallel to the North line of said SW $\frac{1}{4}$ , 100', thence North parallel to the East line of the W $\frac{1}{2}$  of said SW $\frac{1}{4}$ , 460.33' more or less to South Right of Way line of U.S. Highway, thence West along said Highway right of way 650', thence South parallel to the East line of the W $\frac{1}{2}$  of said SW $\frac{1}{4}$ , 817.23' more or less to the North Right of Way line of the AT & SF Railroad Right of Way, thence Easterly along said Railroad, 754.3' more or less to a point 75' West of the East line of W $\frac{1}{2}$  of said SW $\frac{1}{4}$  thence North 287.92' more or less to beginning.

**F**  
**Fidelity**  
**Title**  
**Company,**  
**inc.**

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:

Lot 1		Diamond 2nd Addition	X	Henry B. & Nancy Dugan 602 S. Ridge Rd. 67209
Lot 1	Block F	Rolling Hills Mesa	✓	O. B. & Daisy M. McClaren 910 S. Halyske 67218
Lot 2	"	"	"	✓ James B. & Lois Hatfield 1412 So. Sierra Dr. 67209
Lot 3	"	"	"	X O. B. & Daisy M. McClaren 910 S. Halyske 67218
Lot 4	"	"	"	✓ Robert H. & Helen A. Orth 1442 S. Sierra 67209
Lot 12	"	"	"	✓ C. T. & Julia A. Lutz 1459 Sierra 67209
Lot 13	"	"	"	X O. B. & Daisy M. McClaren 910 S. Halyske 67218
Lot 14	"	"	"	X O. B. & Daisy M. McClaren 910 S. Halyske 67218
Lot 15	"	"	"	X O. B. & Daisy M. McClaren 910 S. Halyske 67218
Lot 1	Block J.	"	"	✓ Eugene A. & T. Nadine Smith 527 S. Oak 67213
Lot 2	"	"	"	✓ Wendell Bradley & Bonnie L. Ross 6622 Pueblo Dr. 67209
Lot 3	"	"	"	X O. B. & Daisy M. McClaren 910 S. Halyske 67218
Lot 4	"	"	"	X O. B. & Daisy M. McClaren 910 S. Halyske 67218



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Lot 1	Block A	Airport Industrial Add	Harold F. & Mildred B. Amberg 1301 J. Maize Rd. 67209
Lot 2 (W 100')	"	"	XV Harold F. & Mildred B. Amberg 1301 J. Maize Rd. 67209
Lot 2 (Exc W 100')	"	"	XV Paul E. & Elizabeth Heinemann Donald B. & Bertha L. Heinemann
Lot 3	"	"	XV Paul E. & Elizabeth Heinemann Donald B. & Bertha L. Heinemann
Lot 1 (W 140')	Block B	"	XV Paul E. & Elizabeth Heinemann Donald B. & Bertha L. Heinemann
Lot 1 (Exc W 140')	"	"	XV Paul E. & Elizabeth Heinemann Donald B. & Bertha L. Heinemann
Lot 2	"	"	XV Paul E. & Elizabeth Heinemann Donald B. & Bertha L. Heinemann
Lot 3	"	"	XV Paul E. & Elizabeth Heinemann Donald B. & Bertha L. Heinemann
Lot 4	"	"	XV Paul E. & Elizabeth Heinemann Donald B. & Bertha L. Heinemann
Lot 1		Meskers Airport Add	Bill E. & Doree Jean Mesker 33 Rolling Hill 67212
Lot 1		Thrifty Addition	X Henry B. & Nancy Dugan 602 So. Ridge Rd. 67209
Lot 1		Thrifty 2nd Addition	X Henry B. & Nancy Dugan 602 So. Ridge Rd. 67209
Lot 2		"	X Henry B. & Nancy Dugan 602 So. Ridge Rd. 67209
Reserve "C"		Municipal Airport Add	Board of Park Commissioners City Bldg. Annex
Reserve "B"		"	Board of Park Commissioners City Bldg. Annex

$S\frac{1}{2}$  NW $\frac{1}{4}$  exc 5.37A for St Hy Way and Exc  
 S 200' of E 1320' m/1 & Exc S 300' of  
 N 630' of W 197' & Exc N 330' of W 197'  
 E 30' for Rd#1 & Exc E 187' W 384' N 180'  
 & Exc S 250' of E 200' of W $\frac{1}{2}$  NW $\frac{1}{4}$  27-27-1W  
  
 W 151.8' of: Beg on N line of Hy Way 54  
 & 30' E of W line of E $\frac{1}{2}$  NW $\frac{1}{4}$  Sec. 27, E 1251.7'  
 N 200', W 1251.8', S to Beg. 27-27-1W  
  
 Beg on N line of Hy Way 54 & 590' W of SE cor  
 NW $\frac{1}{4}$  Sec. 27, W 200', N 200', E 200', E to Beg.  
 in 27-27-1W  
  
 Beg on N line Hy Way 54 & 790' W of SE cor  
 of NW $\frac{1}{4}$  Sec. 27, W 119.9', N 200', E 120',  
 S to beg. in 27-27-1W  
  
 Beg. 181.8' E of W line of E $\frac{1}{2}$  NW $\frac{1}{4}$  Sec. 27  
 & N line of Hy Way 54, E 230', N 200', W to  
 point 181.8' E of W line of E $\frac{1}{2}$  NW $\frac{1}{4}$ , S to beg  
 27-27-1W  
  
 Beg on N line Hy Way 54 & W line of E $\frac{1}{2}$  NW $\frac{1}{4}$   
 Sec. 27, N 250', W 250', S 250', E to Beg. 27-27-1W  
  
 NE $\frac{1}{4}$  of 28-27-1W, Exc 2.47A St HyWay and  
 Exc N 901.2' of W 400', & Exc Highway

XV Henry B. & Nancy Dugan  
 602 So. Ridge Rd. 67209  
  
 H. H. & Jewel Joan Branson  
 1826 East 1st 67214  
  
 Irvin E. Darge & Fernie M. Darge  
 1363 Minerva 67203  
  
 Wichita Aircraft Inc.  
 801 Maple 67213  
  
 Wichita Kirby Co. Inc.  
 2510 E. Central 67214  
 Anita Lusk \* See others below  
 Georgia Gamelston \* Stratford  
 R. P. Clinton \* 67206  
 3223 Spinnwood Blvd. 67218  
 Heirs of Cora E. Adams, Dec'd  
 no address found  
 Carolyn D. Parrish  
 1300 Lakot trail 67203  
 Paul Kollsman  
 no address found  
 Wesley C. Morck  
 no address found  
 David M. Watson  
 no address found  
 Larry Abrams  
 no address found  
 Carl A. Funke  
 no address found

Sent Co Carolyn  
 D. Parrish  
 1300 Lakot trail  
 67203

Beg. 375' West of East line of  $W \frac{1}{2}$  of  $SW \frac{1}{4}$  Sec. 27-27-1 W, on the S line of H1 Way 54, S 230', E 50', S 30', E 150', S 232.8', W 650.6'; N 466.25'; E 450'.

*DX* Henry B. Dugan and  
Nancy Dugan, his wife  
602 South Ridge Rd.  
67209

$NW \frac{1}{4}$   $SW \frac{1}{4}$  North of R-0-W exc. N 587.85' & exc. Airport Road & exc. W 495', in Sec. 27-27-1 W

*DX* Henry B. Dugan and  
Nancy Dugan, his wife,  
602 S. Ridge Rd.  
67209

Beg. on S line of U.S. Highway 54 and 175' W of E line of  $W \frac{1}{2}$   $SW \frac{1}{4}$  Sec. 27, W 200', S 230', E 50', S 30', E 150', N 260' to beg. in Sec. 27-27-1 W

*DX* Henry B. Dugan and  
Nancy Dugan, his wife  
602 S. Ridge Rd.  
67209

$E \frac{1}{2}$   $SE \frac{1}{4}$  S of RR R-0-W exc. that part N of a line 1140.6' N of S line, exc. W 50' of S 1140.6', Sec. 28-27-1 W,

✓ Wheeler Kelly Hagny  
Investment Co.  
309 S. Market  
67202

Beg. 1140.6' N of SE corner  $SE \frac{1}{4}$ , W 1323', to W line  $E \frac{1}{2}$   $SE \frac{1}{4}$ , N 274.6', NE along R-0-W to E line  $SE \frac{1}{4}$ , S 402.65' to beg., Sec. 28-27-1 W

✓ Star Lbr & Supply Co.  
325 S. West St.  
67213

  
Fidelity  
Title  
Company  
inc.

Beg. 530' W of NE cor.  $SE \frac{1}{4}$  & on S line H1-Way, S 200', W 290', N 200', east to beg. Sec. 28-27-1 W

Clark  
✓ J. Russett & Mary C./  
580 S Yale 67218

Beg. 159.4' S of NE corner  $SE \frac{1}{4}$ , Sec. 28, S 200', W 230', N 200', East to beg. in Sec. 28-27-1 W

✓ C. A. & Betty Cofer  
7201 Highway 54  
W. Hilltop 67209

Beg. 159.4' S and 430' W of NE corner  $SE \frac{1}{4}$ , Sec. 28, S 200', W 100', N 200', East to beg. Section 28-27-1 W

✓ Alden W. Arnold  
726 Dayton 67213

Beg. on S line U.S. Hwy 54, 105.' E of  $E \frac{1}{2}$   $SW \frac{1}{4}$ , S 125', E 125', N 125', W 125' to beg., Sec. 27-27-1 W

*DX* Henry B. Dugan and  
Nancy Dugan, his wife,  
602 S. Ridge Rd.  
67209



Beg on S line of Hy Way 54 & 475' E of W  
line of E 1/4 SW 1/4 Sec. 27, S 345', E 300',  
N 345', W to Beg. Sec. 27-27-1W

✓ C. Leslie & Aileen M. Minor  
5601 West Highway 54 *Killogg 67207*

Lot 1

Sandlain's 5th Add

✓ E. S. & Dorothy Hazelton  
317 West Lincoln *67213*

Lot 2

" " "

✓ Colby B. & Genevieve B. Sandlian  
1500 Fairfield Lane *67208*

Dated this 28th day of June, 1967

No. 82692.

FIDELITY TITLE COMPANY INC.  
By *Frank R. Hawkins* 5  
Vice-Pres. FH

  
**Fidelity  
Title  
Company.  
inc.**



Henry B. & Nancy Dugan  
602 South Ridge Road  
Wichita

O. B. & Daisy M. McClaren  
910 South Holyoke  
Wichita

James B. & Lois Hatfield  
1412 South Sierra  
Wichita

Robert H. & Helen A. Orth  
1442 South Sierra  
Wichita

C. W. & Julia A. Lutz  
1439 Sieger  
Wichita

Eugene A. & T. Nadine Smith  
527 South Oak  
Wichita

Wendell Bradley & Bonnie L. Ross  
6622 Pueblo  
Wichita

Harold F. & Mildred B. Amberg  
1301 South Maize Road  
Wichita

Paul E. & Elizabeth Heinemann  
2476 Coolidge  
Wichita

Donald B. & Bertha L. Heinemann  
1046 West 46 North  
Wichita

Bevan Radio Co., Inc.  
Municipal Airport  
Wichita

Flambeau Industrial Realty Corp.  
(Flambeau Plastics Corporation)  
7015 Pueblo  
Wichita

James R. Ryan  
350 South Socora  
Wichita

Bill E. & Dores Jean Mesker  
33 Rolling Hills  
Wichita

Board of Park Commissioners  
5th Floor, City Annex  
104 South Main  
Wichita

H. H. & Jewel Joan Branson  
1826 East First  
Wichita

Irvin E. Darge & Ferne M. Darge  
1363 Minisa  
Wichita

Wichita Kirby Co., Inc.  
2510 East Central  
Wichita

Anita Lusk (Mrs. Anita M.)  
316 South Belmont  
Wichita

(Mrs.) Georgia (L.) Gamelson  
1 South Stratford Road  
Wichita

R. P. Clinton  
322 Lynnwood Boulevard  
Wichita

(Mrs.) Carolyn D. Parrish  
1300 Tahoe Trail  
Wichita

~~Frank K. Kulsman~~

\*

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

Roll # 1

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