

POSTED
9-13-66

DP-32 - HIGHLAND HOUSE "LC" CUP - by
Woodlawn Highrise, Inc., on northeast
corner of Woodlawn & 13th St. by Robt
E. Nelson.

ACTION

COMMITTEE	DATE
M.A.P.C.	11-14-68
	11-27-68
B.C.C. 11-27-68	12-31-68
	City. to Condition
Ma-pc	12-12-68

Map No. 5949
Sec. 7
Twp. 27
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

DF- 32
7/
Filed 9-11-68

APPLICATION REQUEST: Approval of proposed planned lt. commercial development.

1. Applicant Woodlawn Highrise, Inc.
Address 370 ROBERT H. NELSON Phone AM 2-3777
2. Agent Robert H. Nelson
Address 816 Union Center Bldg. Phone AM 23777
3. General Location Northeast corner of Woodlawn and 13th Street.
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 6.7619 (524 ft. by 577 ft.)
2. Existing Zoning LC Proposed Zoning LC
3. Area (1/2) (1/4) (1/8) platted. McEwen's 6th Addition
4. Existing R/W 13th Street ft. _____ ft.
Proposed R/W Woodlawn ft. _____ ft.
St. Adequate as per
St. Required in 4/5-008.7

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date Action
11-14-68 deferred
11-27-68 referred
12-12-68 approved
2. Governing Body
Date Action
12-31-68 approved, subj. to conditions

NOTES: SEE PREVIOUS ZONE CASES Z-0154, H5-0027
E. 1/2 OF ST. E/W ON N. WOODLAWN — 50'
N. 1/2 OF ST. E/W ON E. 13TH ST. — 50'
W. 1/2 OF ST. R/W ON BROOKFIELD LAKE — 30'

EMMET A. BLAES
ROETZEL JOCHEMS
ROBERT G. BRADEN
STAN E. WIRDOM
BRUCE W. ZUERCHER
CHARLES M. CLINE
RICHARD A. LOYD
LAWRENCE McDONOUGH
GERALD D. HAAG
ROBERT L. HEATH
TIMOTHY E. MCKEE
EDWIN J. DREILING
LARRY K. MEEKER

JOCHEMS, SARGENT & BLAES

ATTORNEYS AT LAW
FARMERS & BANKERS BUILDING
200 EAST FIRST STREET
POST OFFICE BOX 2134
WICHITA, KANSAS 67201

(913) 262-9443

W. D. JOCHEMS
(1892-1960)
J. WIRTH SARGENT
(1894-1955)

J. FRANCIS HESSE
LEONARD A. LEVAND
COUNSEL

September 19, 1973

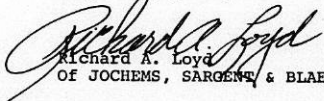
Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
104 South Main
Wichita, Kansas 67202

In re: DP-32 - Highland House Amended CUP
Northeast corner of 13th Street
and Woodlawn

Dear Jack:

I have talked to Bob Nelson, one of the attorneys involved in the original CUP. He advises me that the alley referred to in your letter dated September 17, 1973, should be built, and the petition executed.

Very truly yours,


Richard A. Loyd
Of JOCHEMS, SARGENT & BLAES

RAL:rj



KAHRS, NELSON, FANNING, HITE & KELLOGG

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

AUSTIN M. COWAN (1888-1949)

W. A. KAHRS

ROBERT H. NELSON

H. W. FANNING

RICHARD C. HITE

DARRELL D. KELLOGG

ROGER M. SHERWOOD

RICHARD L. HONEYMAN

AREA 316
AMHERST 2-3777

December 20, 1968

Mr. Jack Galbraith
Metropolitan Area Planning Commission
City Building Annex
Wichita, Kansas 67202

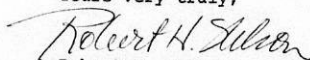
Re: Subject DP-32
Community Unit Plan
Woodlawn & 13th Street
NW Corner

Dear Mr. Galbraith:

I am enclosing herewith a petition for the paving of the alley between 13th and 14th Street from the east side of Woodlawn to the west side of Brookfield, which has been signed by Woodlawn Highrise, Inc., the owner of the property immediately adjacent to and south of said alley.

We are still in the process of attempting to work out whether or not the alley can be vacated but inasmuch as you require one or the other and we cannot at this time advise you as to the vacation, we have no alternative but to submit the enclosure. I am sure that this matter can be worked out within the very near future. If so, and at a later date the alley can be vacated, the petition will be withdrawn.

Yours very truly,



Robert H. Nelson
OF KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN:cdr

Enclosure



Form 42-010

CONCRETE
PAVING PETITION

To the Board of Commissioners,
Wichita, Kansas.

Gentlemen:

We, the undersigned property owners residing in the City of Wichita,
Kansas, and owning a majority of the resident owned real estate abutting on

the Alley between 13th & 14th

from the east line of Woodlawn

to the west line of Brookfield

in the City of Wichita, Kansas, do petition you to pave said street between
the aforesaid limits for a width of 30' feet from ~~each~~ property
line to ~~each~~ side line. ~~Concrete pavement to be constructed along each side of the pavement~~
~~on each side of said street.~~

Property

Said pavement to be a CONCRETE PAVEMENT, six (6) inches thick.

Said pavement shall be done at the cost of the owners of land liable
to special assessments therefor, and special assessment against the land
liable therefor shall be levied as provided by law.

<u>DATE SIGNED</u>	<u>PROPERTY OWNER</u>	<u>ADDRESS</u>
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Lot 8, Block 5, McEwen's Sixth Addition
to the City of Wichita, Kansas

WOODLAWN HIGHRISE, INC.

By Queen M. Ewen
President

CERTIFICATE OF OWNERSHIP FROM ABSTRACT COMPANY MUST ACCOMPANY THIS PETITION.

Form 42-011

AFFIDAVIT

The undersigned, being first duly sworn on his oath, states: That he circulated the attached petition and that the signatures thereon are the genuine signatures of the persons they purport to be to the best of his knowledge and belief, being signed either in the presence of the undersigned or in the presence of one of the resident owners whose signature appears on the petition. Further, that each of said signators is a resident of the City of Wichita, Kansas.

Name .

Address

Telephone No.

Sworn to and subscribed before me this ____ day of _____,
19__.

City Clerk.

This is to certify that I have made careful investigation as to the place of residence of the following named persons, and that to the best of my knowledge and belief they do not live within the corporate limits of the City of Wichita. I further certify that the present offices of the following named corporations are not within the City of Wichita.

Sworn to and subscribed before me this ____ day of _____,
19__.

City Clerk.

CERTIFICATE OF CITY ENGINEER

This is to certify that I have caused to be examined the foregoing petition; that such examination shows the frontage involved in the project owned by residents of the City of Wichita is _____ feet; that to the best of my knowledge and belief the resident owners who have signed the attached petition represent _____ feet, which constitutes no less than fifty percent (50%) of the frontage in resident ownership. The total frontage involved in this project is _____ feet.

City Engineer.

INSTRUCTIONS

1. The person circulating the petition must secure a certified list of abutting property owners from any Abstract Company.
2. Each resident owner who wishes to sign the petition must sign as his name appears on the abstractor's certificate. The date of signing should be placed beside each signature.
3. Husband and wife must sign the petition with a complete signature. One cannot sign for the other.
4. If you have information that any of the abutting property owners live outside the city limits, place their addresses, if known, and names in the space provided in the affidavit.
5. MAKE NO ERASURES on any part of this petition. Erasures will void the petition, and it will not be accepted or submitted for approval.
6. Return the petition to the City Clerk's office and sign the affidavit. The signature must be witnessed by the City Clerk or his Deputy.
7. The telephone number, if any, and address of the person filing the petition must be shown on the affidavit.
8. If you have additional questions or require additional instructions, please contact the office of the City Engineer.

Form 42-026

from: JAS date: 7/20/77

- | admin. | adv. plans | com. dev. | social | graphics |
|----------------------------------|-------------------------------------|---|-----------------------------------|----------------------------------|
| <input type="checkbox"/> john | <input type="checkbox"/> stockwell | <input type="checkbox"/> gubrahn | <input type="checkbox"/> mitchell | <input type="checkbox"/> pierce |
| <input type="checkbox"/> dobson | <input type="checkbox"/> looney | <input type="checkbox"/> lytle | <input type="checkbox"/> torinosa | <input type="checkbox"/> harner |
| <input type="checkbox"/> raibha | <input type="checkbox"/> young, den | <input type="checkbox"/> young, bob | <input type="checkbox"/> cole | <input type="checkbox"/> garland |
| <input type="checkbox"/> eubanks | <input type="checkbox"/> sbon | <input type="checkbox"/> | <input type="checkbox"/> halber | <input type="checkbox"/> king |
| <input type="checkbox"/> leiker | <input type="checkbox"/> coloman | <input type="checkbox"/> shirky | <input type="checkbox"/> gibson | <input type="checkbox"/> poto |
| <input type="checkbox"/> wagner | <input type="checkbox"/> karwatsky | <input checked="" type="checkbox"/> dewby | <input type="checkbox"/> smith | <input type="checkbox"/> brown |
| <input type="checkbox"/> azim | <input type="checkbox"/> darrow | <input type="checkbox"/> richter | <input type="checkbox"/> tizner | <input type="checkbox"/> crook |
| <input type="checkbox"/> | <input type="checkbox"/> houston | <input type="checkbox"/> mc-murry | <input type="checkbox"/> | <input type="checkbox"/> livosay |
| <input type="checkbox"/> | <input type="checkbox"/> carlman | <input type="checkbox"/> johnson | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> mathews | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> pates | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> lynch | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> walsh | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> all staff | <input type="checkbox"/> information |
| <input type="checkbox"/> comment | <input type="checkbox"/> files |
| <input type="checkbox"/> memo & return | <input type="checkbox"/> signatures |
| <input type="checkbox"/> handle | <input type="checkbox"/> library |

remarks: Curt - Check the
petition over in the file
with Engineering - See
if it is still valid and
consider sending copy to the
BCC for consideration.

September 25, 1973

Robert H. Nelson
Attorney at Law
Suite 630, 200 West Douglas
Wichita, Kansas 67202

Subject: DP-32 - Highland House
Amended C.U.P., at the northeast
corner of 13th Street and Woodlawn.

Dear Mr. Nelson:

We are in receipt of a letter from Richard Loyd, attorney, indicating he had discussed the alley involved in the C.U.P. and requested that we should proceed with processing the alley paving petition. This is to advise you that the City Engineer has indicated that the petition as submitted is not valid and that you should contact his office regarding the submission of a new petition for the alley paving.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Richard Loyd, Attorney
200 East 1st Street, 67202

July 31, 1973

Mr. W. I. Fisher
409 South Main Street
Wichita, Kansas 67202

Subject: DP-32 - Community Unit
Plan for Highland House
on the northeast corner
of Woodlawn and 13th St.

Dear Mr. Fisher:

As a result of our conversation yesterday concerning you and your client's interest in amending the above captioned community unit plan, the following is an itemized list of changes that I understand you desire to be shown on the plan.

1. Where there is now "complete access control" on the west side of Parcel B, you desire to have one opening at the north end.
2. Where there is "access control except one opening" you now desire two openings, one of which will be temporary for a period of approximately one year.
3. A canopy be extended into the required 35-foot building setback adjacent to 13th St. a distance of 18 feet.
4. Increase the maximum sign height as designated on the C.U.P. under General Provisions #1 from 20 feet to 34 feet.
5. Request a "minor street privilege" to permit the sign to be placed in public street right-of-way.
6. Request a "minor street privilege" to utilize a portion of the dedicated 75 feet of half street right-of-way for parking.

Mr. W. I. Fisher
July 31, 1973
Page Two

7. Not to provide the ten foot planting strip along Oliver as designated, but rather propose to move the required planting area into the dedicated 75 feet of half street right-of-way.
8. Place a mobile home on Parcel B for a temporary bank facility.

Inasmuch as your client, the Union National Bank, has purchased a portion of designated "Parcel B" and desire the above changes, it is first necessary that you submit an application for amending the C.U.P. The application that I furnished you yesterday needs to be accompanied by the required filing fee, abstract ownership list, and five revised copies of the plan. The revised plan needs to indicate clearly the proposed changes. Please be advised that the C.U.P. is not the procedure to accomplish the private use of public right-of-way. Your contact for the use of public right-of-way by means of a "minor street permit" is the Department of Public Works.

Regarding the extension of the canopy into the required setback, I call to your attention Section 28.04.198.3 which provides that canopies may project into a required front or rear yard not more than five feet. It is my opinion, however, that the Planning Commission and Board of City Commission may authorize a canopy to extend even a greater distance by means of approval of the C.U.P.

As to the use of a mobile home as a temporary structure for a business, I have been advised that this has not been permitted in the past and believe it would establish a dangerous precedent whereby businesses desiring to construct permanent facilities would begin operating out of mobile homes. I have been under the impression that the only time mobile homes have been permitted as offices or businesses is where they conform to the building code. I note that the proposed land use for this C.U.P. does not include a mobile home. On this matter, your contact is with the Office of Central Inspection .

In our discussion yesterday, I failed to advise you of the requirement of replatting. Inasmuch as your client has purchased a portion of Parcel B, and inasmuch as the original lot was split by the "lot split" procedure in 1968, it is necessary that the property the bank has purchased be replatted prior to the

Mr. W. I. Fisher
July 31, 1973
Page Three

issuance of any building permit. In the replatting process, you may desire to vacate a portion of the 75 feet of half street right-of-way to eliminate the 90° angle and conform to the present requirements.

These are most of the comments I have at this time. If you have additional questions or desire another meeting, please call so that we can schedule a time and have the files available to assist you.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:js

cc: Ray Bruggeman, Director of Public Works
Robert Feldner, Superintendent of Central Inspection
Dick Linn, City Engineer

January 6, 1969

Mr. Robert H. Nelson
816 Union Center Building
Wichita, Kansas 67202

Subject: DP-32 - Community Unit Plan
for Highland House on the northeast
corner of Woodlawn and 13th Street.

Dear Mr. Nelson:

The Board of City Commissioners at its regular meeting on December 31, 1968, approved the above captioned community unit plan subject to the following conditions:

1. The applicant shall provide for the vacation of the alley adjacent on the north and expand the boundaries of the Community Unit Plan accordingly, or in lieu thereof, the applicant shall install or guarantee the installation of paving of said alley.
2. Change the plan to provide the maximum height of Parcels B and C not to exceed 35 feet and the maximum gross floor area not to exceed .40. Change the plan to provide a 1.5 maximum gross floor area for Parcel D.
3. 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, shall constitute a violation of the building permit authorizing construction of the proposed development.
4. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their reconsideration.

Mr. Robert H. Nelson
January 6, 1969
Page 2

5. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

The revised plan, with the corrections approved by the Metropolitan Area Planning Commission, is still not clear as indicated in red on the enclosed copy of the plan. I am also enclosing a copy marked in red to Bill Yung, and request that these minor corrections be made and three copies submitted to our office so that they may be marked as the "Official Copy". Upon the receipt of these three copies, we will forward one to Mr. Feldner, the Superintendent of Central Inspection, for his files.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Woodlawn Highrise, Inc.
c/o Robert H. Nelson

Bill Yung
Oblinger-Smith Planning Service
1st National Bank Bldg.
Wichita, Kansas 67202

Robert Feldner,
Superintendent of
Central Inspection

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONING

CASE NO.	DP-32	CONSIDERED BY MAPC:	11-14-68	- Deferred
		RECONSIDERED BY MAPC:	11-27-68	- Deferred
REQUEST FOR:		RECONSIDERED BY MAPC:	12-12-68	

Approval of Light Commercial Community Unit Plan
REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Not applicable

GENERAL LOCATION: Northeast corner of Woodlawn and 13th Street

LEGAL DESCRIPTION:

Lot 8, Block 5, McEwen's 6th Addition to Wichita,
Sedgwick County, Kansas

APPLICANT: Woodlawn Highrise, Inc.

COUNSEL FOR APPLICANT: Robert H. Nelson, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north is "B"; east is "A" and "B"; south is
"AA" and "IC"; west is "AA"

LAND USE: Subject property is high rise apartments and office building,
north is single-family and duplexes; east and west is vacant; south
is service station, school and vacant

PLANNING COMMISSION RECOMMENDATION:

KRATZER moved and GOLBEL seconded that the Planning Commission
recommend to the City Commission that this application be approved,
with the understanding that this tract of land is under one owner-
ship and control and is in accordance with the intent of Section
28.04.190 of the ordinance, and subject to the following conditions:

(See excerpt of Minutes of December 12, 1968 attached for condi-
tions.)

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 Com-
mission for its reconsideration. The City Commission states the
following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 14, 1968:

- "18. Case No. DP -32 - Woodlawn Highrise, Inc. requests approval of a Commercial Community Unit Plan on property described as Lot 8, Block 5, McEwen's 6th Addition. Generally located on the northeast corner of Woodlawn and 13th Street.

CHAIRMAN GOEBEL said that a request for deferral of this case has been received and in view of no objections, he declared it deferred until November 27, 1968."

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 27, 1968:

- "2. Case No. DP-32 - Woodlawn Highrise, Inc. requests approval of a Commercial Community Unit Plan on property described as Lot 8, Block 5, McEwen's 6th Addition. Generally located on the northeast corner of Woodlawn and 13th Street.

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 12, 1968:

- "17. Case No. DP-32 - Woodlawn Highrise, Inc. requests approval of a Light Commercial Community Unit Plan for property described as follows: LOT 8, BLOCK 5, MCEWEN'S 6th Addition. Generally located on the northeast corner of Woodlawn and 13th Street.

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

Comments

1. Subject property is zoned "LC", contains a net land area of 6.65 acres, and is platted as Lot 8, Block 5, McEwen's 6th Addition.
2. As a requirement under the CUP provisions of the Zoning Ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, building setback lines and screening controls and is in general agreement with the comments made by the staff in the original review with the applicant.
3. Although the applicant has provided information as to maximum heights and gross floor area, the information is not realistic as to intent of development but, rather, provides for the maximum of bulk, heights, and density permitted by the zoning ordinance. It is recommended that the maximum gross floor area for Parcels B and C not exceed .40 and not exceed 1.5 for Parcel D. It is also recommended that the maximum height for Parcels B and C be established as 35 feet.

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, subject to the following conditions:

1. The applicant shall provide for the vacation of the alley adjacent on the north and expand the boundaries of the Community Unit Plan accordingly, or in lieu thereof, the applicant shall install or guarantee the installation of paving of said alley.
2. Change the plan to provide the maximum height of Parcels B and C not to exceed 35 feet and the maximum gross floor area not to exceed .40. Change the plan to provide a 1.5 maximum gross floor area for Parcel D.

3. 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, shall constitute a violation of the building permit authorizing construction of the proposed development.
4. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
5. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

MOTION: KRATZER moved, GOEBEL seconded and it CARRIED unanimously that the Planning Commission recommend to the City Commission that this application be approved, with the understanding 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, and subject to the following conditions:

1. The applicant shall provide for the vacation of the alley adjacent on the north and expand the boundaries of the Community Unit Plan accordingly, or in lieu thereof, the applicant shall install or guarantee the installation of paving of said alley.
2. Change the plan to provide the maximum height of Parcels B and C not to exceed 35 feet and the maximum gross floor area not to exceed .40. Change the plan to provide a 1.5 maximum gross floor area for Parcel D.
3. 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, shall constitute a violation of the building permit authorizing construction of the proposed development.
4. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
5. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

This case was considered as part of several zone cases taken in one motion. Before voting, inquiry was made to the audience as to whether anybody was opposed to the recommendations made in the staff report and, based on the intent of the motion, no one desired to speak either in favor of or against the application".

December 13, 1968

Mr. Robert H. Nelson
816 Union Center Building
Wichita, Kansas 67202

Subject: DP-32 - Community Unit Plan
for Highland House on the northwest
corner of Woodlawn and 13th Street

Dear Mr. Nelson:

At its regular meeting on December 12, 1968, the Metropolitan Area Planning Commission considered the above captioned community unit plan. The action of the Planning Commission was to approve the CUP, subject to the five conditions recommended in the Planning Department report.

This case will be forwarded to the Board of City Commissioners for their consideration at their regular meeting on December 31, 1968, if eight corrected copies of the CUP are submitted and if the guarantee of the installation of the paving of the alley is submitted to our office by December 24, 1968.

In the event that you choose to vacate the alley, it would be necessary that the vacation case and CUP be forwarded to the Board of City Commissioners together with the CUP being adjusted to include the vacated area. Enclosed is a "marked" copy of the CUP indicating the changes to be made.

We would appreciate you advising our office as to how you propose to handle the requirement of paving the alley.

Mr. Robert H. Nelson
December 13, 1968
Page 2

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Woodlawn Highrise, Inc.
c/o Robert H. Nelson

Bill Jung
Oblinger-Smith Planning Service
1st National Bank Bldg.
Wichita, Kansas 67202

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: December 12, 1968

Case No. DP-32	Request: Approval of a Development Plan under the CU Provisions of the Ordinance	
Location: Northeast corner of 13th and Woodlawn		
Acres: 6.65	Size: 524 ft. by 577 ft.	
	Land Use	Zoning
Existing	High rise apartments & office building	"LC"
North	Single-family & duplexes	"B"
East	Vacant	"A" & "B"
South	Service station, school & vacant	"AA" & "LC"
West	Vacant	"AA"
Platted <u>X</u>	History: Z-0154	
R/W is adequate	L/S-0027	

Comments

1. Subject property is zoned "LC", contains a net land area of 6.65 acres, and is platted as Lot 8, Block 5, McEwen's 6th Addition.
2. As a requirement under the CUP provisions of the Zoning Ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, building setback lines and screening controls and is in general agreement with the comments made by the staff in the original review with the applicant.
3. Although the applicant has provided information as to maximum heights and gross floor area, the information is not realistic as to intent of development but, rather, provides for the maximum of bulk, heights, and density permitted by the zoning ordinance. It is recommended that the maximum gross floor area for Parcels B and C not exceed .40 and not exceed 1.5 for Parcel D. It is also recommended that the maximum height for Parcels B and C be established as 35 feet.

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, subject to the following conditions.

1. The applicant shall provide for the vacation of the alley adjacent on the north and expand the boundaries of the Community Unit Plan accordingly, or in lieu thereof, the applicant shall install or guarantee the installation of paving of said alley.
2. Change the plan to provide the maximum height of Parcels B and C not to exceed 35 feet and the maximum gross floor area not to exceed .40. Change the plan to provide a 1.5 maximum gross floor area for Parcel D.
3. 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, shall constitute a violation of the building permit authorizing construction of the proposed development.
4. Any major changes in this development plan being re-submitted to the Planning Commission and City Commission for their consideration.
5. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

November 29, 1968

Mr. Robert H. Nelson
816 Union Center Building
Wichita, Kansas 67202

Subject: DP-32 - Community Unit Plan
for Highland House on the northwest
corner of Woodlawn and 13th Street.

Dear Mr. Nelson:

At its regular meeting on November 27, 1968, the Metropolitan Area Planning Commission considered the above captioned community unit plan. At your request, this matter was deferred for further consideration at the next regular meeting of the Planning Commission on December 12, 1968.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Woodlawn Highrise, Inc.
c/o Robert H. Nelson

November 18, 1968

Mr. Robert H. Nelson
816 Union Center Building
Wichita, Kansas 67202

Subject: DP-32 - Community Unit Plan for
Highland House on the northwest corner of
Woodlawn and 13th Street.

Dear Mr. Nelson:

At its regular meeting on November 14, 1968, the Metropolitan Area Planning Commission considered the above captioned community unit plan. As we discussed prior to the meeting, the Planning Commission deferred consideration of this case to their next regular meeting on November 27, 1968, so that the applicant could make adjustments in the suggested floor area ratios. The plan, as submitted, suggests the maximums in heights and floor area ratios and we recommend that adjustments be made to more realistic figures.

We will be available at your convenience any time this week to discuss this matter. If you have any questions concerning this case, please call our office.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

cc: Woodlawn Highrise, Inc.
c/o Robert H. Nelson

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 14, 1968

Case No. DP-32 | Request: Approval of a Development Plan Under
the CUP Provisions of the Ordinance

Location: Northeast corner of 13th and Woodlawn

Acres: 6.65 | Size: 524 ft. by 577 ft.

	<u>Land Use</u>	<u>Zoning</u>
Existing	High rise apartments & office building	"LC"
North	Single-family & duplexes	"B"
East	Vacant	"A" & "B"
South	Service station, school & vacant	"AA" & "LC"
West	Vacant	"AA"

Platted X | History: Z-0154
R/W is adequate | L/S-0027

Comments

1. Subject property is zoned "LC", contains a net land area of 6.65 acres, and is platted as Lot 8, Block 5, McEwen's 6th Addition.
2. As a requirement under the CUP provisions of the Zoning ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, building setback lines and screening controls and is in general agreement with the comments made by the staff in the original review with the applicant.

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, subject to the following conditions.

1. The applicant shall provide for the vacation of the alley adjacent on the north and expand the boundaries of the Community Unit Plan accordingly, or in lieu thereof, the applicant shall install or guarantee the installation of paving of said alley.

Page 2 - Case No. DP-32
November 14, 1968

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

DP-32 - 57 NOTICES TO ADJOINING PROPERTY OWNERS MAILED 10-31-68 for MAPC 11-14-68.

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

October 30, 1968

NOTICE TO ADJOINING PROPERTY OWNERS:

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 1:45 p.m. on November 14, 1968, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-32 - Lot 8, Block 5, McEwen's 6th Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Woodlawn and 13th Street.

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 6.9 acre commercial, office, and apartment development for HIGHLAND HOUSE. The Development Plan also includes information on maximum gross floor area, building setbacks, parking ratio, building heights, maximum building coverage, and planting screens.

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.

C. BICKLEY FOSTER, Secretary

68992 (Published in the Daily Record on October 22, 1968)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on November 14, 1968, 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 of HIGHLAND HOUSE - PLANNED COMMERCIAL DEVELOPMENT for property legally described as follows:

DP-32 - Lot 8, Block 5, McEwen's 6th Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Woodlawn and 13th Street.

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 6.9 acre commercial, office, and apartment development for HIGHLAND HOUSE. The Development Plan also includes information on maximum gross floor area, building setbacks, parking ratio, building heights, maximum building coverage, and planting screens.

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 17th day of October, 1968.

C. BICKLEY FOSTER, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

(SEAL)

KAHRS, NELSON, FANNING, HITE & KELLOGG

ATTORNEYS AT LAW
UNION CENTER BUILDING
WICHITA, KANSAS 67202

AREA 316
AMHERST 2-3777

AUSTIN M. COWAN (1888-1949)
W. A. KAHRB
ROBERT H. NELSON
H. W. FANNING
RICHARD C. HITE
DARRELL D. KELLOGG
ROGER M. SHERWOOD
RICHARD L. HONEYMAN

October 14, 1968

Mr. John D. Gist
Metropolitan Area Planning Commission
City Annex Building
Wichita, Kansas 67202

Re: DP-32 - Highland House Community
Unit Plan at the northeast corner of 13th
Street and Woodlawn

Dear John:

I am enclosing 15 copies of the corrected development plan for the above Community Unit Plan which is scheduled for hearing by the Planning Commission on November 14, 1968.

Referring to that portion of your letter dated October 3, 1968, with reference to the alley adjacent to the north, I am authorized on behalf of my clients to state that they will either provide for the vacation of the alley adjacent on the north and expand the boundaries of the CUP or they will file a proper petition for the paving of said alley.

The reason for the alternative is because at this time we are unable to state whether or not it is possible to obtain the signatures of all adjacent property owners to the vacation of the alley.

Yours very truly,



Robert H. Nelson
OF KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN:cdr

cc: Oblinger and Smith
Woodlawn Highrise, Inc.
Nestor Weigand, Jr.



Mr. Robert H. Nelson
October 3, 1968
Page 2

be provided for those areas as indicated on the plan." It will also be necessary that the plan indicate a 10 foot planting strip along the west lines of Parcels A & B, and all such planting strips shall be clearly labeled as being such.

Item #5 shall be amended to read as follows:

Curbcuts as indicated on the plan and further defined as:

Maximum number allowed to Woodlawn - 2 points
Maximum number allowed to 13th Street - 2 points
Maximum number allowed to Brookfield - 3 points

An additional comment should be included under General Provisions as follows:

6. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the Plan or any portion thereof, but said Plan shall run with the land and be binding upon present owners, their successors and assigns.

Parcel A.

The building setbacks from Woodlawn shall read as 20 ft. and 35 ft., and from the North parcel line as 10 ft. and 35 ft. Parcel A shall also reflect on the plan itself, the 35 ft. setback from the North parcel line west of the parking garage, and the 20 ft. setback from the South parcel line.

Amend the statement regarding "parking ratio" as follows: "Parking ratio as required per zoning ordinance".

Parcel B.

Inserting a statement under Parcel B as follows: "Parking ratio as required per zoning ordinance".

Parcel C.

Amend the statement regarding "parking ratio" as follows: "Parking ratio as required per zoning ordinance".

Existing and future land use:

Employers Mutual Insurance Company or general offices.

Mr. Robert H. Nelson
October 3, 1968
Page 3

Parcel D.

The plan shall indicate a 35 ft. building setback from the north line of the adjacent alley, and the wording under Parcel D shall be amended to reflect a 15 foot building setback from the north parcel line accordingly.

Amend the statement regarding "parking ratio" as follows: "A parking ratio of 1.5 shall be provided for any apartment development, or per requirements of the zoning ordinance if developed for offices."

Indicate the 5 - 8 foot and 3 foot screening wall adjacent to the north line of Parcel D as per General Provision 4(a).

It is also the recommendation of the Planning Department that the applicant provide for the vacation of the alley adjacent on the north and expand the boundaries of the Community Unit Plan accordingly, or in lieu thereof the applicant shall install or guarantee the installation of the paving of said alley.

It will now be necessary that 15 copies of the corrected development plan be submitted to our office no later than 5:00 p.m. of October 16, 1968, if this matter is to be scheduled for public hearing by the Planning Commission on November 14, 1968.

A marked copy of the preliminary development plan is enclosed for your review and should be given to Oblinger and Smith upon your approval so that corrections can be made. If you have any questions concerning this matter, please call.

Sincerely,

John D. Gist
Planner III

JDG:js

cc: Woodlawn Highrise, Inc.
% Robt. H. Nelson

Oblinger & Smith
1st Nat'l Bank Bldg.

October 3, 1968

Mr. Robert H. Nelson
816 Union Center Building
Wichita, Kansas 67202

Subject: DP-32 - Highland House Community
Unit Plan at the northeast corner of 13th
Street and Woodlawn

Dear Mr. Nelson:

We have reviewed the original submission of the community unit plan for Highland House and find several items which need to be clarified prior to advertising for public hearing and forwarding of the plan to the Planning Commission. Therefore, it is the recommendation of the Planning Department that the plan be amended as follows:

General Provisions

Since Parcel B indicates a proposed land use of office with supporting, related commercial, it is suggested that the applicant may desire that Item #1 under General Provisions be expanded to allow a maximum sign height of 30 feet for Parcel B only. Item #1 shall also indicate that "No billboards shall be permitted".

Item #2, under General Provisions, should be amended to read as follows: Maximum building coverage shall not exceed 30% on Parcels B, C, and D, and in no event shall the maximum building coverage exceed 30% of the total site.

Item 4(a) should be amended as follows: "A five of Parcel "D" but shall be reduced to 3 feet in height within the 35 foot setback from Brookfield Lane, if the service street".

Item #4(b) should be amended as follows: "A planting strip no less than 10 feet in width, consisting of low shrubbery, shall

KAHRS, NELSON, FANNING, HITE & KELLOGG

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

AUSTIN M. COWAN (1888-1949)
W. A. KAHRS
ROBERT H. NELSON
H. W. FANNING
RICHARD C. HITE
DARRELL D. KELLOGG
ROGER M. SHERWOOD
RICHARD L. HONEYMAN

AREA 316
AMHERST 2-3777

September 11, 1968

Mr. John Gist
Metropolitan Area Planning Commission
City Building
Wichita, Kansas 67202

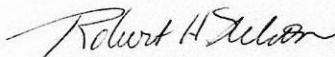
Re: CUP - Woodlawn Highrise, Inc.

Dear John:

I am enclosing herewith application for community unit plan on behalf of the above owner of the property described as Lot 8, Block 5, McEwen's 6th Addition to Sedgwick County, Kansas.

You have had delivered to you a proposed CUP and I will furnish within the next few days an abstractor's certificate of the owners of the property within 500 feet of the above-described property.

Yours very truly,



Robert H. Nelson
OF KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN:cdr

Enclosure

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 Woodlawn Highrise, Inc.
 C/o Robert H. Nelson
Address 816 Union Center, Wichita Phone AM2-3777
Agent Robert H. Nelson
Address 816 Union Center, Wichita Phone AM2-3777
- b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- 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 LC and legally described as Lot (*)
8, Block (*) 5,
McEwen's 6th Addition.
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

OK for legal

- II.B There are 6.7 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) _____.

The general location is (use appropriate section)

- a. at the ~~northwest~~ northeast corner of Woodlawn
and 13th _____; 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.

By _____ WOODLAWN HIGHRISE, INC.
Authorized Agent (if any) By Robert H. Wilson
Authorized Agent (~~if any~~)

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
3:00 ~~AM~~ PM on Sept. 11, 1968 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ NONE. (required by ordinance)

John R. Hight Name
III Title

KAHRS, NELSON, FANNING, HITE & KELLOGG

ATTORNEYS AT LAW
UNION CENTER BUILDING

WICHITA, KANSAS 67202

September 12, 1968

AREA 316
AMHERST 2-3777

AUSTIN M. COWAN (1888-1949)
W. A. KAHR
ROBERT H. NELSON
H. W. FANNING
RICHARD C. HITE
DARRELL D. KELLOGG
ROGER M. SHERWOOD
RICHARD L. HONEYMAN

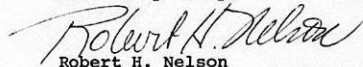
Mr. John Gist
Metropolitan Area Planning Commission
City Annex Building
Wichita, Kansas

Re: CUP - Woodlawn Highrise, Inc.

Dear John:

I am enclosing herewith the ownership list of the property within a radius of 500 feet of Lot 8, Block 5, McEwen's 6th Addition which has been prepared by the Security Abstract and Title Company.

Yours very truly,



Robert H. Nelson
OF KAHRS, NELSON, FANNING, HITE & KELLOGG

RHN:cdt

Enclosure

OWNERSHIP LIST

Lot	Block	Addition	Property owner
18	A	McEwen 5th Addition	Prairie Village, Inc. Address unknown
1	4	McEwen 6th Addition	✓ Joe N. Brock and Ida C. Brock 6401 Abbotsford, Wichita, Kansas, 67206
2	"	"	✓ John E. Tangeman and Martha Jan Tangeman, 6405 Abbotsford Wichita, Kansas, 67206
3	"	"	✓ Leslie M. Woodward and Josephine A. Woodward, 6409 Abbotsford Wichita, Kansas, 67206
4	"	"	✓ Hilton J. Brown and Josephine M. Brown, 6413 Abbotsford Wichita, Kansas, 67206
5	"	"	✓ Albert O. Beyer and Elizabeth E. Beyer, 6501 Abbotsford Wichita, Kansas, 67206
6	"	"	✓ Howard A. Handran & Anne M Handran, 6505 Abbotsford Wichita, Kansas, 67206
7	"	"	✓ Gary Thompson and Betty V. Thompson, 6509 Abbotsford Wichita, Kansas, 67206
8	"	"	✓ Carl H. Prewitt and Carol C. Prewitt, 6513 Abbotsford Wichita, Kansas, 67206
9	"	"	✓ Joseph B. Brungardt, Jr. & Rita M. Brungardt, 6517 Abbotsford, Wichita, Kansas 67206
10	"	"	✓ Harold V. Bauer, 1112 N. Armour Wichita, Kansas, 67206
16	"	"	✓ Ralph E. Moyer and Adele L. Moyer, 6702 E. 14th St. Wichita, Kansas, 67206
17	"	"	✓ J. Neal Johnson & Yvonne W. Johnson, 6614 E. 14th St. Wichita, Kansas, 67206
18	"	"	✓ Fred N. Glaze & Edith E. Glaze 6610 E. 14th Street Wichita, Kansas, 67206
19	"	"	✓ Bruce R. Johnston and Sue A. Johnston, 6606 E. 14th Street Wichita, Kansas, 67206

Continued page 2

Lots	Block	Addition	Property Owner
20	4	McEwen 6th Addition	✓ Joseph Milton Smith & Annette K. Smith, 6602 E. 14th St., Wichita, Kansas, 67206
21	"	"	✓ Milton D. Pollitt and Gwen L. Pollitt, 6510 E. 14th Street Wichita, Kansas, 67206
22	"	"	✓ Joseph W. Dwerlkotte and Dorothy A. Dwerlkotte, 6506 E. 14th St. Wichita, Kansas, 67206
23	"	"	X Wichita Methodist District Union, Inc., Address unknown
24	"	"	✓ John T. Leach and Shirley L. Leach, 6414 E. 14th St. Wichita, Kansas, 67206
25	"	"	✓ George Jerome Worden and Merry Kate Worden, 6410 E. 14th St. Wichita, Kansas, 67206
26	"	"	✓ Robert L. Ream and Betty V. Ream, 6406 E. 14th St. Wichita, Kansas, 67206
27	"	"	✓ Claude Post, Jr and Virginia L. Post, 6402 E. 14th St. Wichita, Kansas, 67206
1	5	"	✓ Thomas E. Greef and Elinor B. Greef, 5403 E. 14th St. Wichita, Kansas, 67206
2 & 3 4 exc. E 29'	"	"	<i>returned of report to 534 Brookfield 06</i> ✓ Alice T. Ritchie 6415 E. 14th St. Wichita, Kansas, 67206
E 29' of 4 all of 5	"	"	✓ Edward R. Asmann and Bertha T. Asmann, 6425 E. 14th St. Wichita, Kansas, 67206
6	"	"	✓ Melvin D. Loveland and Mary V. Loveland, 6503 E. 14th St. Wichita, Kansas, 67206
7	"	"	✓ Clifford P. Sickles and Mary C. Sickles, 1435 Brookfield Wichita, Kansas, 67206
8	"	"	Q Woodlawn High Rise, Inc. Address unknown
2	6	"	✓ Marc E. Kilmer, 6707 E. 14th St. Wichita, Kansas, 67206

Continued page 3

Lot	Block	Addition	Property Owner
3	6	McEwen 6th Addition	✓ Shirley A. Curran, 6701 E. 14th Wichita, Kansas, 67206
4	"	"	X Geraldine R. Burge Address unknown
5	"	"	✓ Conway H. John and Odessa B. John, 6607 E. 14th St. Wichita, Kansas, 67206
6	"	"	✓ David H. Tripp & Ardis M. Tripp 6601 E. 14th Street Wichita, Kansas, 67206
8	"	"	✓ William J. Drummond, Jr and Alice Drummond, 1421 N Stratford Wichita, Kansas, 67206
9	"	"	✓ Paul E. Sutoris and Ann C. Sutoris, 1425 N. Stratford Lane Wichita, Kansas, 67206
10	"	"	✓ Adrian L. Monnat and Margaret D. Monnat, 1429 N. Stratford Lane Wichita, Kansas, 67206
2	7	"	✓ Robert R. Freeman and Cora B. Freeman, 1426 N. Stratford Lane Wichita, Kansas, 67206
3	"	"	✓ Charles L. Ortleb and Ruth V. Ortleb, 1422 N. Stratford Lane Wichita, Kansas, 67206
4	"	"	✓ Thomas M. Oaks and Patricia S. Oaks, 1418 N. Stratford Lane Wichita, Kansas, 67206
5	"	"	✓ Maurice D. Corwine and Dolores Corwine, 1414 N. Stratford Lane Wichita, Kansas, 67206
6	"	"	✓ Kenneth C. Peters, 1410 N. Stratford Lane, Wichita, Kansas 67206
7 & N 2' of 8	"	"	✓ Bernard R. Schwan and Helen K. Schwan, 1406 N. Stratford Lane Wichita, Kansas, 67206
8 exc. N 8'	"	"	X Joseph A. Hutterer and Gladys I. Hutterer, Address unknown
1	A	Replat of Lot 7, Blk 6 McEwen 6th Addition	✓ John D. Cunningham & Ann Marie Cunningham, 1419 N. Stratford Lane, Wichita, Kansas, 67206
2	"	"	✓ L. L. Hayes and Vera Hayes 1417 N. Stratford Lane Wichita, Kansas, 67206

Continued page 4

Lot	Block	Addition	Property Owner
3	A	Replat of Lot 5, Blk 6 McEwen 6th Addition	X Duane T. Smith and Christine T Smith, Address unknown
4	"	"	✓ R. Virgil Owen and Gladys P. Owen, 1411 N Stratford Lane Wichita, Kansas 67206
5	"	"	✓ Oscar F. Belin and Alta M. Belin 1407 N. Stratford Lane, Wichita, Kansas, 67206
6	"	"	✓ Lawrence E. Woodard and Marjorie I. Woodard, 1405 N. Stratford Lane, Wichita, Kansas, 67206
7	"	"	✓ A. M. Stump & Minnie Stump 1401 N. Stratford Lane Wichita, Kansas, 67206
8, 9, 10, 11, 12, 13 & 14	"	"	✓ Woodlawn High Rise, Inc. Address unknown
9	3	4th Addition to Pine Valley Estates	✓ Catholic Diocese of Wichita 424 N. Broadway Wichita, Kansas, 67202
N 150' of W. 150' of 10	"	"	X Lawanda D. Guthrie, Address unknown, ✓ Sidney L. Foulston, Jr 625 S. Armour, Wichita, Kansas, 67206 and Margaret Brewer, Address unknown
10 exc. N 150' " of W. 150'	"	"	X Highland Square, Inc. Address unknown.
1		Replat of Block 7, 4th Addition to Pine Valley Estates	✓ Lawrence, Inc. 6701 E. 13th St. Wichita, Kansas, 67206
2	"	"	✓ Herbert H. Stephens, & Iris L. Stephens, 1308 N Stratford Lane Wichita, Kansas, 67206
3	"	"	✓ Laurens Joseph Rossillon and Ruth H. Rossillon, 1302 N. Stratford Road, Wichita, Kansas, 67206
53		Replat of Spring Acres	✓ Elden A. Papke and Mary Ann Papke, 1400 Homestead Wichita, Kansas, 67203
54, 55 & 56	"	"	✓ Dora T. Siefken 1450 Spring Drive, Wichita, Kansas, 67203
57	"	"	✓ Robert N. Partridge and Priscilla A. Partridge 1444 Homestead Wichita, Kansas, 67203

Continued page 5

Lot	Addition	Property Owner
57 A	Replat of Spring Acres	✓ William H. Peachee and Leda R. Peachee, 1458 Homestead Wichita, Kansas, 67208
58	"	✓ Dora T. Siefken 1450 Spring Drive Wichita, Kansas, 67208
58 A	"	✓ Warren W. Schmidt and Elaine V. Schmidt, <u>Address unknown</u>
60	"	✓ Wilbur C. Bradley and Nancy C. Bradley, 1559 N. Woodlawn Blvd. Wichita, Kansas, 67208

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 500 foot radius of Lot 8, Block 5, in Sixth Addition to McEwen Estates, Wichita, Sedgwick County, Kansas, as shown by the last deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 11th day of September, 1968 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Lucille Schroeder*
Vice-President

Order No. 157355

*

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

Roll # 1

*