

POSTED
11-26-80
24

ACTION

DATE

COMMITTEE

M.A.P.C. Approved subject to 12-18-80
condition

B.C.C./B.S.C. Approved as L13-81
it relate to Parcel 3 and 6
and refer Parcel 8 back to MAPC
for re-nomination with 2-28-81.

MAPC Approved use on 2-12-81
Parcel 8 subject to
condition

B.C.C. Approved as 3-10-81
re-nominate

Map No. 5848B
Sec. 13
Twp. 27S
Range 1E

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #
DP - 45
Filed 11-19-81

Associated
Cases: Z-2297
Z-2298
Z-2299

APPLICATION REQUEST: Approval of proposed Amendment to
C-K-M
(Residential) (Commercial) Community Unit Plan.

- Applicant Plaza del Sol, Inc. & Carl Chuzy
Address 6572 E. Central, Suite 103, 67206 555 N. Woodlawn, Suite 103 67208 Phone 686-7274
- Agent Robert W. Kaplan
Address 430 North Market, 67202 Phone 262-5175
- General Location: Northwest corner of Central and Woodlawn.
Address
- Proposed Use:

AREA DATA:

- Acres: 37.0 (1250 ft. by 1300 ft.)
- Existing Zoning "AA" "RS" "RR" & "LC" Proposed Zoning
- Area (is) (is not) platted. Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
12-18-80	Approved sub to conditions
2-12-81	Approved case for Parcel 8 subject to conditions

2. Governing Body

Date	Action
1-13-81	Approved as it relates to Parcls 3 and 6 and refer parcel 8 case to MAPC for reconsideration with 7-27-85
3-10-81	Approved to Amend

NOTES:

NO. 2-183C
NATHANIEL H. JOHNSON, CH.
LOG ANGELO, ASST. CH.
ROBERTSON, TRUSTEES, HOUSTON, TEXAS
U.S.A.

DP 450

Please
With Be Paid
by
Addressee

Map No. 5848B
Sec. 13
Twp. 27S
Range 1E

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #1
DP - 45
Filed 11-19-80

Associated
Case #: Z-2297
Z-2298 &
Z-2299

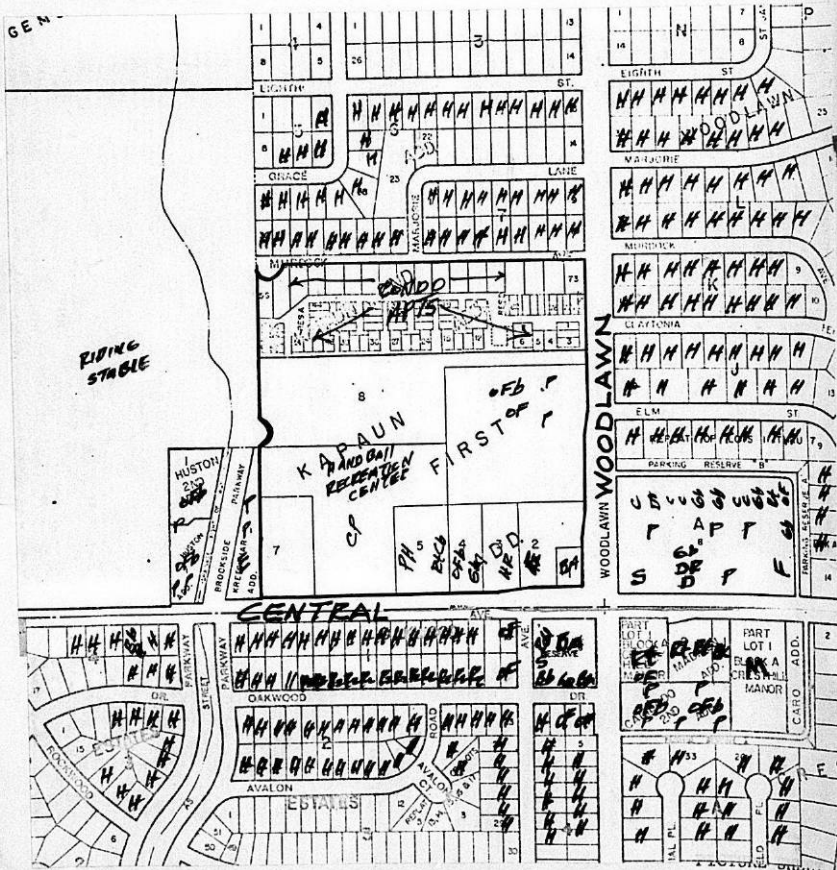
APPLICATION REQUEST: Approval of proposed Amendment to
C-K-M
(RESIDENTIAL) (Commercial) Community Unit Plan.

1. Applicant Plaza del Sol, Inc. & Carl Chuzy
Address 6572 E. Central, Suite 103, 67206 ^{side site 105 67208} Phone 686-7274
2. Agent Robert W. Kaplan
Address 430 North Market, 67202 Phone 262-5175
3. General Location: Northwest corner of Central and Woodlawn.
Address _____
4. Proposed Use: _____

- AREA DATA:
1. Acres: 37.0 (1250 ft. by 1300 ft.)
 2. Existing Zoning: "AA", "R5", "BB" & "LC"
 3. Land Use: East SINGLE FAM. SHOPPING CENTER South SINGLE FAM. BANK OFFICE
West OFFICE BLDG. ELECTRIC UTILITY REFR. North SINGLE FAM.
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: APARTMENTS OFFICE BLDG. BANK, REFRIGERATOR, CLUB
 6. Area (is) (is not) platted. _____

PHOTO DATA:
Taken by _____ Date _____ Time _____

DP-45



September 13, 1984

Mr. Carl Chuzy
555 North Woodlawn
Building 1, Suite 200
Wichita, Kansas 67208

RE: DP-45: C-K-M Community Unit Plan. Access Control between
Parcels 3 and 6.

Dear Mr. Chuzy:

The Planning Department was recently asked to review a site plan submitted by the Landmark Construction Corporation for a proposed commercial building on Parcel 3 of the above-referenced C.U.P. (Lots 2, 3, & 4 of Kapaun Fourth Addition). General Provision #16 of the C.U.P. requires that access control be provided between Parcels 3 and 6 except over the east 60 feet. It goes on to state that the control will be provided by circulation design and existing covenants.

When Kapaun Fourth Addition was being platted a few years ago, Bob Kaplan submitted a letter on your behalf promising to control the access between these two parcels by either a landscape barrier, a raised curb or a fence-type barrier. A copy of that November 9, 1982 letter is attached. Previous memos in our file indicate that this need for access control was discussed when both phases of the building on the east portion of Parcel 3 were constructed. Site plans submitted to us indicated that a six-inch curb was to be constructed to prohibit access between parcels.

Under current conditions, it is possible to travel north from Central all the way to the north line of your office development at two locations at least. One is on the west near Supreme Court East and one is west of the Traveler's Insurance building and the commercial building housing the Phone Center, a Chinese restaurant, etc. Both of these access ways are in violation of the C.U.P.

Carl Chuzy
September 13, 1984
Page Two

With the development of the proposed commercial building on Lots 2, 3 and 4 of Kapaun Fourth, it is time to provide for closing off all access between Parcels 3 and 6 except over the east 60 feet. No site circulation plan will be approved for Lots 2, 3 and 4, Kapaun Fourth until the site plan indicates how this will be accomplished.

If you have any questions about this matter, please call me at 268-4421.

Sincerely,

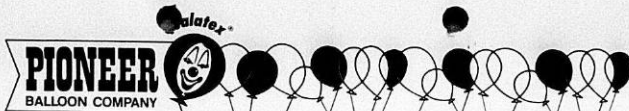
Louise Olivarez
Senior Planner

cc: Robert Kaplan, 430 North Market, Wichita, KS. 67202

Phil Newman, Landmark Construction Corporation, P.O. Box 13298
Wichita, Kansas 67213

Dolores Mast, Plans Examiner, Central Inspection Division

*Kaplan was told that the CUP
could not be administratively
adjusted unless Ashburn agreed
in writing. An amendment (for
compliance with the CUP) would be
required if they could not get
Ashburn's approval.*



Executive Offices: East Side Financial Center / Suite 800 / Wichita, Kansas 67207 / (316) 685-2266

August 2, 1983

Mr. Robert Feldner
Superintendent of Central Inspection
City Hall
Wichita, Kansas 67201

Mr. Robert Lakin
Director - Metropolitan Area Planning Department
City Hall
Wichita, Kansas 67201

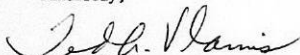
Gentlemen:

In accordance with our letter of December 7, 1982, we reiterate our commitment to install screen planting along our west boundary if the property to the west of us does indeed end up as residential development.

We have submitted a performance bond to the city in the amount of \$2,500.00. We are attaching a letter from Margaret Jones, Landscape Architect, stating that this planting can be accomplished for well under the amount of the bond.

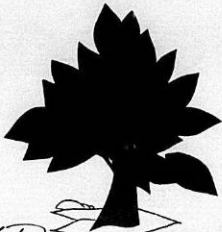
This should meet all the requirements of the C.U.P. Please let us know if you have any additional questions.

Sincerely,


Ted A. Vlamis
President

TAV/to
Att.

cc: Ms. Margaret Jones
Mr. Paul D. Merrill, Jr.



Margaret R. Jones Landscape Architect

721 W. NINTH • WICHITA, KS. • 67203 • PH. 262-4525

August 2, 1983

TO: Ted Vlamis
Pioneer Balloon Co.
7701 E. Kellogg

FROM: Margaret R. Jones, L.A.

RE: Screen Planting
Pioneer Balloon Co.
555 N. Woodlawn

The proposed screen planting at the NW corner of your property, as shown in the landscape plan dated 6/21/83, will consist of small flowering trees such as fruitless Crabapples or Hawthorn. The plantings will be designed and will be spaced to continue the appearance and screening effect of the existing screen planting. The cost of the planting will not exceed \$1,000.00.

Please call if you have any questions.

M. R. J.

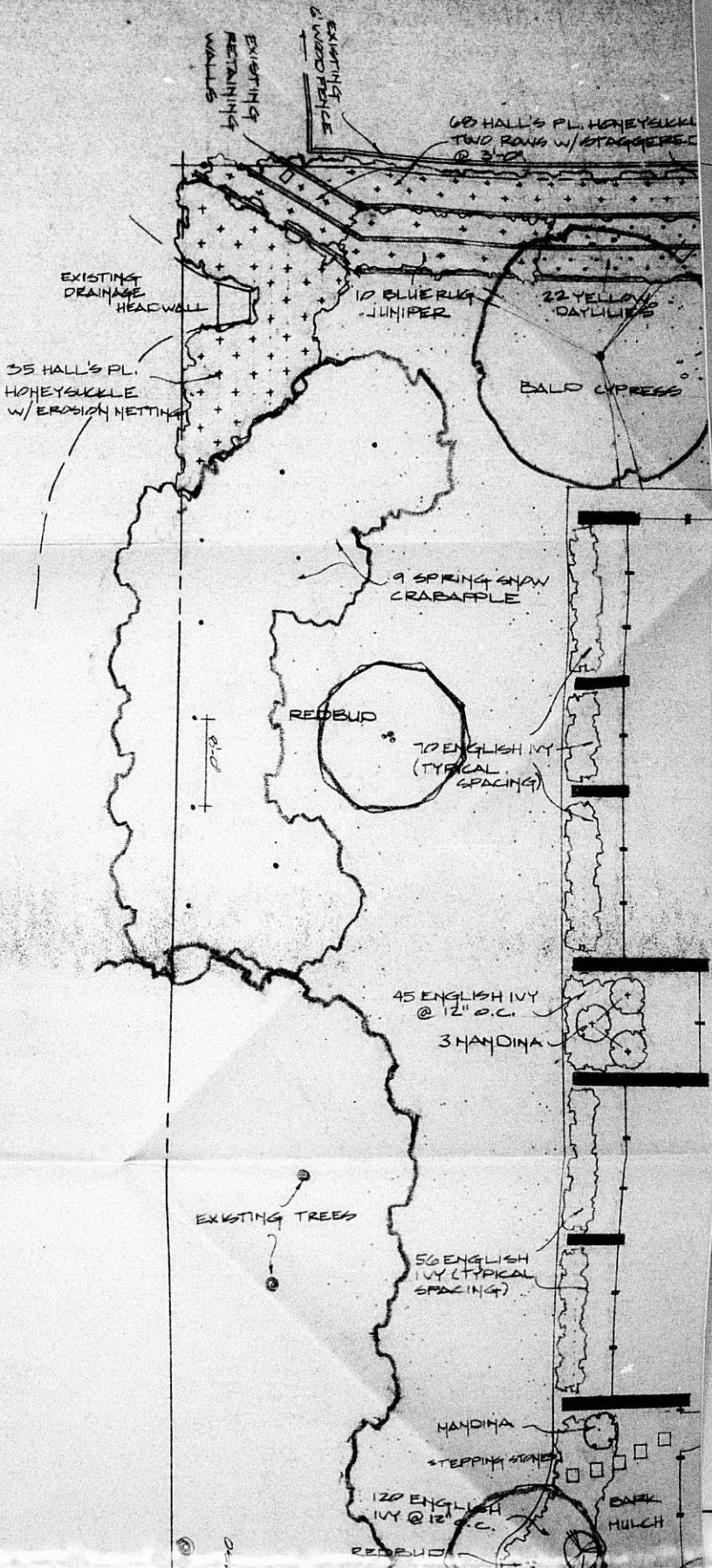
PIONEER BALLOON COMPANY

555 N. WOODLAWN AVE.

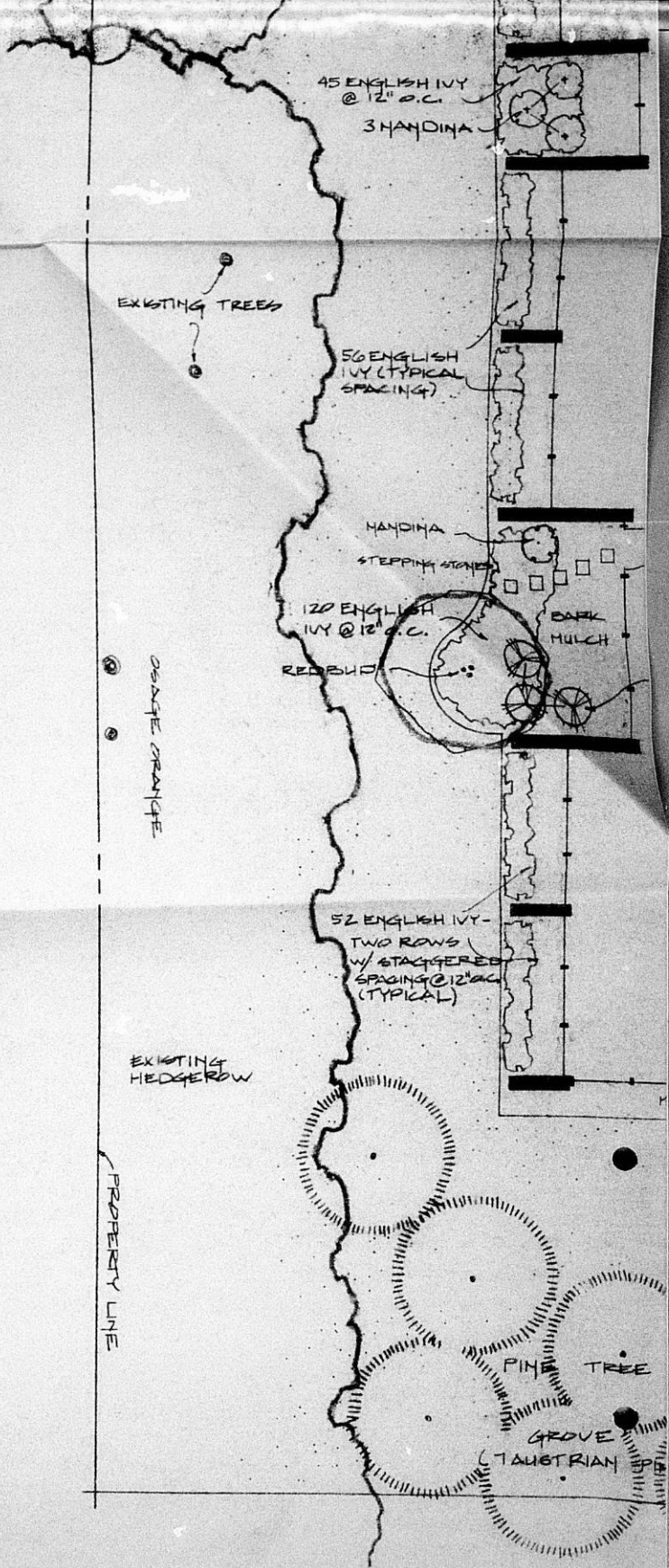
SCALE: 1/8" = 1'-0"



NORTH



NY



SCREEN PLANTING

- 9 - SPRING SNOW FRUITLESS CRABAPPLE (6-8" B&B)
- 1 - EASTERN REDBUD (1 1/2 - 1 3/4" CAL. B&B)
- 35 - HALL'S PURPLELEAF HONEYSUCKLE (1 GAL. CONT.)

December 30, 1982

Ted A. Vlamis, President
Pioneer Balloon Company
East Side Financial Center, Suite 800
Wichita, Kansas 67207

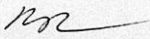
Re: DP-45 - CKM C.U.P. Landscaping
along west side of Parcel 6.

Dear Mr. Vlamis:

We have reviewed your letter regarding the landscaping requirements for the west side of Parcel 6 in the above referenced C.U.P. As you mentioned there is a zone case and C.U.P. currently in progress that would change the zoning on the "Bruce" farm. However, at the December 2, 1982 MAPC meeting, the area immediately to the west of your office building site was deleted from the C.U.P. That area was originally designed as a storm water retention/detention facility and open space buffer. Now the developer has indicated that he will put in an open channel which will leave an area that can be developed with residential uses.

Therefore, it is my opinion that the landscaping should be planted as required by the C.U.P. You will need to submit four copies of the landscape plan to this office for review and approval. The type and specifications of the plant material should be shown on the plan as well as the proposed method of watering. If you have any questions about the landscaping requirements please call Art Chambers or Jack Galbraith of my staff at 268-4421.

Sincerely,


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner, Superintendent
of Central Inspection

RAL:ADC:el



Executive Offices: East Side Financial Center / Suite 800 / Wichita, Kansas 67207 / (316) 685-2266

December 7, 1982

*Per Comments
10-24-82
Planning Dept.*

Mr. Robert Feldner
Superintendent of Central Inspection
City Hall
Wichita, Kansas 67201

Mr. Robert Lakin
Director - Metropolitan Area Planning Department
City Hall
Wichita, Kansas 67201

Re: Active Building Permit, Pioneer Balloon Company,
Plaza del Sol Office Park

Gentlemen:

Pioneer Balloon Company is constructing an office building on the northwest corner of the Plaza del Sol Office Park. It is our understanding that the owners of the property directly to the west of ours (Bruce Farm) are planning to request rezoning from residential to office use.

In conjunction with the issuance of a formal Building Permit, this letter acknowledges that if such rezoning is not requested or granted, Pioneer will plant a landscaping buffer or construct a screen fence as required by the Metropolitan Area Planning Department.

Sincerely,

Ted A. Vlamis
President

TAV/to

cc: Mr. Monty Robson - Robson and Associates
Mr. Jim Bender - Landmark Construction Company

November 15, 1982

Robert Feldner, Superintendent of Central Inspection
Jim Jorgensen, Plans Examiner

Louise Olivarez, Senior Planner

General Provision No. 16 of DP-45 (C-K-M Community Unit
Plan) as amended March 10, 1981

The above-referenced C.U.P. provision states that no vehicular access will be allowed between Parcels 3 and 6 except across the east sixty (60) feet thereof. When a portion of Parcel 3 was replatted recently (see Kapaun's Fourth Addition), the Planning Department asked the applicant to provide a site circulation plan detailing the type of barrier which would be provided. The applicant was undecided about the type of barrier and, in lieu of the detailed plan, submitted a letter promising to install a vehicular barrier whenever parking surfaces are installed on any portion of Kapaun Fourth Addition. This letter of commitment was accepted by Planning staff and a copy is being sent to you with this memo.

At such time as building permits are requested on lots in Kapaun Fourth Addition, circulation plans indicating the required vehicular barriers are to be submitted to the Planning Department for approval as required by Provision No. 16.

If you have any questions regarding this matter, please call me or Art Chambers at Centrex 4421.

Louise Olivarez
Senior Planner

LO:bb

Attach.

LAW OFFICES
KAPLAN AND MCMILLAN

ROBERT W. KAPLAN
CALVIN MCMILLAN

CHARLES F. HARRIS

LAW BUILDING
430 NORTH MARKET
WICHITA, KANSAS 67202

316-262-5175

November 9, 1982

Metropolitan Area Planning Department
City Hall
455 North Main
Wichita, KS 67202

Attn: Louise Oliverrez

RE: Kapaun Fourth Addition

Gentlemen:

This correspondence will serve to confirm the meeting of Monday, November 8, 1982, between myself, my client Carl Chuzy, architect, Keith Parker, Brent Wooten from the office of Baughman Company, Art Chambers and Louise Oliverrez reference the prior submittal from Keith Parker regarding the platting requirement of the "raised access control" between parcels 3 and 6 of the Kapaun Community Unit Plan, as amended. It will further confirm the telecon had between myself and Louise Oliverrez of the same date when I understand that after conferring on the matter, several alternatives are available for meeting the requirement subject to submission of a final plan prior to installation.

Therefore, be advised that the developer does hereby commit to the installation of access control between community unit plan parcels 3 and 6, now Kapaun Fourth Addition and Lot 8, Kapaun First Addition, providing total access control between Kapaun Fourth and Lot 8 of Kapaun First. The access control will be accomplished by either:

- (a) A landscaping barrier not less than ten feet in width sufficient to effectively prohibit vehicular traffic;
- (b) A raised curb installed either to the north or south to avoid the easement which presently exists between the said Lot 8 and Kapaun Fourth Addition; or
- (c) A fence-type barrier consisting of poles and steel cable or such other type fencing as will prohibit vehicular traffic.

The conditions of installation are as follows: Once an asphalt or improved parking surface is put on any portion of Kapaun

RECEIVED

NOV 10 1982

METROPOLITAN PLANNING

ROUTE Louise

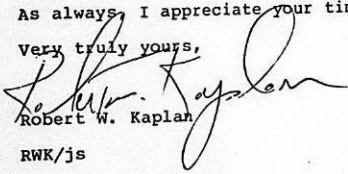
Metropolitan Area Planning Department
November 9, 1982
Page Two

Fourth Addition which is contiguous to Lot 8, Kapaun First Addition, the traffic barrier will be installed in an easterly and westerly direction for the same distance as the asphalt pour. In other words, we will provide the requisite barricade in any area where a hard-surfaced roadway or parking lot exists bordering Lot 8. I make the request that we install only as we progress with construction so as to not prohibit the ingress and egress of construction vehicles to the building sites from Central Avenue. If we barricaded at the present time all vehicular traffic to and from the construction sites, including concrete trucks, personnel and heavy equipment will have to come in the Woodlawn entryway just south of the Ashbriar Homeowners Association fence which is what we are seeking to avoid. Further, that roadway is not, as of the writing of this letter, completed to the west end of the property, and the only current access to the site is across the new Kapaun Fourth Addition. It is extremely unlikely since the majority of Lot 8 is unimproved that any passenger car traffic or shopping center traffic is going to seek the unimproved area to exit out on Woodlawn, since without a jeep or heavy truck it becomes exceedingly difficult driving.

I believe that this is the commitment that you require to process the plat for recordation, and I would appreciate this being done as soon as possible as we have a commitment for Lot 1, Kapaun Fourth Addition, for the erection of a building to serve as an art gallery, and I would like to be afforded the opportunity to commence construction before the weather prohibits.

As always, I appreciate your time and assistance.

Very truly yours,


Robert W. Kaplan

RWK/js

cc: Mr. Carl Chuzy

June 9, 1982

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning


DP-45 - G-K-M C.U.P. Generally located at the northwest corner of Central and Woodlawn. Request for administrative adjustment of 30 foot building setback line between Parcels 3 and 6.

We are in receipt of a letter from Keith E. Parker requesting that the 30 foot building setback line be moved from the north line of Parcel 3 to the south line of Parcel 6 (see attached site plan).

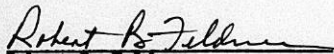
After reviewing the request and the case file, I feel that the requested adjustment is not a substantial deviation from the intent and purpose of the provisions of the C.U.P., inasmuch as a 30 foot setback will still be maintained between the proposed structure on Parcel 3 and any future buildings on Parcel 6.

Upon your review of this matter, your signature of approval will indicate that you agree that this request is not a substantial deviation from the intent and purposes of the C.U.P. provisions.

By copy of this memorandum, others will be notified of our joint action approving this request. If you have any questions concerning this matter, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:GLS:el
Attachment

cc: Keith E. Parker, 239 Pattie, Suite 2, Wichita 67211
Carl Chuzy, 555 N. Woodlawn, Bldg. 1, Suite 105, 67208

May 24, 1982

Keith Parker
239 Pattie, Suite 2
Wichita, Kansas 67211

Re: DP-45 - C-K-M Commercial C.U.P.
Administrative Adjustment

Dear Keith:

We have reviewed your letter of May 21, 1982, and accompanying site plan, requesting an administrative adjustment of the boundary between Parcels 3 and 6. I see no reason why the boundary cannot be relocated administratively. However, the proposed commercial building cannot be located on land zoned "BB". That would create confusion in the future in trying to administer and enforce the C.U.P. provisions. Therefore, I would suggest that you submit five copies of the site plan showing the existing parcel boundary, the relocated boundary and the location of the proposed building existing on the "LC" zoning. The site plan should also show what type of traffic diverter will be used to maintain the complete access control between Parcels 3 and 6.

If you desire to locate the new building as shown on the site plan dated October 30, 1981, you will need to submit a rezoning request. At the same time, it would be beneficial to amend the C.U.P. to show the new parcel boundaries and to reflect the 30-foot building setback on the north side of the parcel boundary.

Upon receiving the revised plans, we will attempt to obtain approval from Bob Lakin and Bob Feldner. If you have any questions please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el



May 21, 1982

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

Re: Plaza del Sol CUP
Central and Woodlawn
Wichita, Kansas

Dear Mr. Galbraith:

This is our formal request for your review and administrative adjustment of the above mentioned Community Unit Plan. As you will see from the enclosed CUP as well as the site development plan for this project, we are requesting the adjustment of the northerly parcel line between parcels 6 and 3 for a distance of approximately 158 feet. As you can see because of existing drives and parking relationships, this adjustment is required for best site utilization. The land referred to on both tracts is currently owned by the same property owner and he will retain ownership in same.

We respectfully request this adjustment since it does not in any way change the intent or purpose of the original CUP.

Thank you for your time and consideration.

Sincerely,

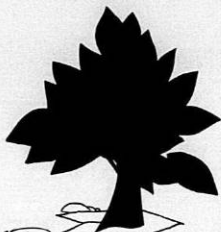
KEITH PARKER ASSOCIATES

Keith E. Parker
Keith E. Parker, A.I.A.

KEP:ep

Enclosure

*Letter amended to request
the relocation of the 30'
building setback to the
north side of the parcel
boundary line between 3 & 6.
JEP*



Margaret R. Jones Landscape Architect

721 W. NINTH • WICHITA, K.S. • 67203 • PH. 262-4525

Eye Clinic of Wichita -

Copies for:

Bob Lakin

Jack Galbraith

Art Chambers

*Rec'd 5/4/82
1:35pm*

EYE CLINIC OF WICHITA

MACK A. CARTER, M.D.
DONALD A. RELIHAN, M.D.
LOWELL W. WILDER, M.D.
JUSTIN T. COHEN, M.D.

LARRY G. KNACKSTEDT
ADMINISTRATOR

DOUGLAS K. BLACKMAN, O.D.
RANDALL S. RAMSEY, O.D.
THOMAS R. LENTZ, O.D.

April 30, 1982

TO: RESIDENTS OF WOODLAWN AND MURDOCK AREA

RE: Landscaping plan for Eye Clinic
of Wichita (655 N. Woodlawn)

The meeting room at the United American Bank and Trust, 6030 E. Central, has been reserved for 1:00 P. M., Saturday, May 8, 1982, to meet with all area residents regarding our landscaping proposal. Dr. Lowell W. Wilder, of the Eye Clinic, Margaret Jones the Landscape Architect, and a member of the Metropolitan Area Planning Commission will be at this meeting to respond to all interested persons.

If a resident of the area has been missed by this notice, please feel free to invite them to attend. We sincerely hope you will be able to attend and look forward to seeing you on Saturday, May 8, 1982.

Sincerely,

Larry G. Knackstedt

Larry G. Knackstedt,
Administrator

jcm

Art -

*Hope to see you or a member at our meeting.
Please advise Mr. Hobbs and Mr. Robinson Larry K.
-Thank-*

SUITE ONE (LOWER LEVEL)

3333 EAST CENTRAL

(316) 684-5158

WICHITA, KANSAS 67208

RECEIVED

MAY 3 1982

METROPOLITAN PLANNING
ROUTE *art*

CONSEQUENCES:

As a general observation, vending of foodstuffs increases in the summer and during economic downturns. Probably a number of unemployed persons will decide to go into the retail vending business and there probably will be an increase in street sales of ice cream, candy and foods this summer and perhaps next year. If this happens, the Health Department will face additional problems and littering can be anticipated to increase. While these possibilities seem real, we doubt very much that reasonable efforts will control them.

CASE NO.: A-5328

ISSUE: Approval for construction details

DEPARTMENTS: Engineering, Central Inspection, and Planning

*From Fred Linde
Governance Officer
March 29, 1982*

CASE SYNOPSIS:

Construction recently started on a medical building. In 1981 conditional approval was given for zoning by the Planning Commission. One of the requirements was to provide a "berm" at the north edge of the site. The mound of dirt, with plantings, is supposed to deflect noise from the nearby residential area.

The preliminary design of the berm was to put it inside the sidewalk/parking easement and to be more or less continuous and without any architectural features, that is, similar to a river levee.

After the Planning Commission hearing the architect gave a site plan to the Engineering Department, and in September, 1981 was given a "minor street privilege". The permit, sold for a nominal annual fee, allows the developer to extend the berm into the parking, i.e., the area between the property line and the street curb. In effect the minor street privilege gives the owner about five or six extra feet within the property limits. The site plan had not been referred to the Planning Department before the minor street privilege was granted, and the Planning Department had had no opportunity to judge it.

The next step was a building permit. It was granted by Central Inspection and, since the minor street privilege had already been issued and incorporated into the specifications, no question was raised about the berm. Planning was not consulted.

The apparent discrepancy was discovered by residents of the neighborhood. They are in total opposition to putting the berm on the parking. Also, they are opposed to the design which is for discontinuous pieces of the berm between standing matured trees. If the design is not changed, the "levee" effect, and some noise attenuation, will be lost.

INVESTIGATION:

The neighbors are correct. The berm at this time will be located on the parking.

CONCLUSION:

The case has not yet been resolved, but the Planning Department is requiring the plans to be resubmitted for review.

CONSEQUENCES:

Even though three departments are involved none of the three really made a mistake. If there was a breakdown it was the failure to make absolute the clearance of the design by Planning.

Fortunately, construction has not yet progressed to the point where a change will be impossible.

SNIPPETS OF CITY LIFE

CASE NO.: A-5253

A former apartment tenant asked how she could get money returned from the former landlord. She had rented an apartment and had paid a total of \$575 for rent and deposit. She decided not to take the apartment and asked for the return of the rent and deposit. Not surprisingly, the landlord said "No". She went into court and got a judgment for the full amount. Then the landlord said he couldn't pay because, "The bank won't let me have my money." We were asked what to do. We suggested she talk to her lawyer again or hire a bill collector and get him to collect on the judgment.

Submitted to C.I.D. with
building plans. Does NOT
meet the administrative
adjustment requirement.
Joe Iniguez in C.I.D. was informed
of this.

L.O. 10-20-61



JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

Jeff Krehbiel Associates AIA

OCT 15 1981

RECEIVED

October 7, 1981

Mr. James H. Williams Sr.
6230 E. Central
Wichita, Kansas

Re: Building Setback
Lot 2, Kapaun 1st Addition

Dear Jim,

We are proposing to construct a remote drive-up banking facility consisting of six (6) drive up lanes for Mid-Kansas Federal Savings & Loan Association. The C-K-M Community Unit Plan for the parcel of land indicates a thirty (30) foot setback along Mid Kansas west property line in lot 2. We had requested an administrative adjustment from the City of Wichita to reduce this setback to fifteen (15) feet. This reduction in set back requirements was approved by the City subject to your approval.

*Subject to
Williams agreement
to a 15' setback
on HIS property*

If you are in agreement to a reduction of the required set back from thirty (30) feet to fifteen (15) feet, please sign and return one copy to our office.

Should you have any questions, do not hesitate to contact me.

Sincerely,

JEFF KREHBIEL ASSOCIATES

Donald E. Rosemann
Donald E. Rosemann

James H. Williams
James H. Williams
Barbara J. Williams
Barbara J. Williams

10 - 14 - 81
Date

10 - 14 81
Date

cc: Dave Gegen

Enclosure
1021-1 east waterman wichita, kansas 67211 (316) 267-8233

December 2, 1981

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-45 - C-K-M C.U.P. Generally located at the northwest corner of Central and Woodlawn. Request for an administrative adjustment for Parcel 3.

We are in receipt of a letter (copy attached) from Robert W. Kaplan representing the owner of Parcel 3, requesting an administrative adjustment permitting subject parcel to have an additional curb cut to Woodlawn. Attached also is a copy of the site and landscape plan for the new building proposed on Parcel 3. A letter from Kenneth P. Brasted II, President of Mid Kansas, is included permitting Parcel 3 to have one of the curb openings that Parcel 7 is authorized to have which is not used or proposed to be used.

We have viewed the area in the field and in our opinion the location of an additional curb cut at the north edge of Parcel 3 will not have an adverse effect on the residential use to the east as the driveway approach will face that residence's rear yard, which is screened by mature evergreen vegetation.

General Provision 16 reads as follows:

"Access control provided between Parcels 3 and 6 except the east 60 feet. Control to be provided by circulation design and existing covenants. Circulation design for each building to be approved by Planning Department prior to building permits on said parcels being issued."

Regarding this condition, the applicant did not recall that they were required to obtain Planning Department approval on site circulation plans for Parcels 3 and 6. The plan does reflect, however, that a 6 inch curb is to be constructed between Parcels 3 and 6, except for the east 60 feet. This curb will prohibit access through Parcel 6, which adjacent residents in the townhouses to the north objected to.

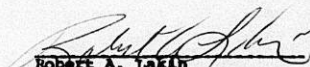
General Provision No. 13 requires the submission of a landscape plan for all of the 10 foot planting areas indicated on the plans. In this instance, there is a required 10 foot planting area in front of this proposed building. The plant material, specification and location of the proposed trees are satisfactory, and the landscape plan is approved.

Page Two
Robert B. Feldner
December 2, 1981

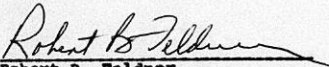
Upon your review of this curb cut request, your signature of approval will indicate that you agree that this request is not a substantial deviation from the intent and purpose of the C.U.P. provisions. This request represents a shift of an authorized curb opening from Parcel 7 to the north edge of Parcel 3 on Woodlawn and does not increase the total number of curb openings to Woodlawn. Your signature will also indicate that the request is approved subject to the following:

1. Development of this site will be in conformance with the attached site plan. The curb shall be constructed as indicated along the north so as to prohibit vehicular traffic from traveling between Parcels 3 and 6 except for the parking area next to Woodlawn.
2. All official copies of the C.U.P. will reflect the change in the number of curb openings to Parcel 7, which was originally approved for two openings. Parcel 7 is now considered to be permitted only one access point to Woodlawn, and the frontage along Woodlawn for Parcels 5 and 3 gains one opening which is to be constructed along the north side of Parcel 3, as indicated on the approved site plan.

By copy of this memorandum, others are notified of our joint approval of this request. This is also to be considered our approval of the site circulation plan for this building and the required landscape plan. If you have any questions on these matters, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:JHG:el
Attachments

cc: Robert W. Kaplan, 430 N. Market, Wichita 67202
Kenneth P. Brasted II, Pres. Mid-Kansas Federal
Savings and Loan Association, 230 S. Market, 67202
Keith Parker, 239 Pattie, Suite 2, Wichita 67211

LAW OFFICES
KAPLAN, McMILLAN AND KLINGE

ROBERT W. KAPLAN
CALVIN McMILLAN
RICHARD M. KLINGE
CHARLES F. HARRIS

LAW BUILDING
430 NORTH MARKET
WICHITA, KANSAS 67202
316-262-5175

November 23, 1981

City of Wichita
Planning Department
City Hall
Wichita, Kansas

ATTENTION: Jack Galbraith

RE: Request for administrative adjustment C.K.M.
Community Unit Plan last amended 3-2-81

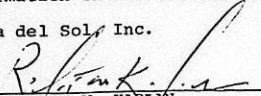
Dear Mr. Galbraith:

Request is made for administrative adjustment to the C.K.M.
Community Unit Plan most recently amended March 2, 1981
as follows:

By reason of new construction on the south
portion of Lot 9 Kapaun First Addition to Wichita, Sedgwick
County, Kansas, an additional curb cut and driveway approach
is requested as indicated on the attached site plan submitted
for plan review for both temporary and permanent permit.
The Kapaun Community Unit Plan as originally approved
provided for two curb cuts into Lot 1, Kapaun First Addition,
from Woodlawn Avenue and only one of those curb cuts was
utilized. Lot 1 was thereafter sold to Mid-Kansas Federal
Savings & Loan Association and you will find enclosed herewith
correspondence from Kenneth P. Brasted II, President of
Mid-Kansas, relinquishing the unused curb cut in Lot 1 and
subject to approval of the City permitting the same to be
shifted to service Lot 9 and the new construction as indicated
on the site plan.

I appreciate your prompt consideration of my clients' request
and I am available to answer any inquiries or furnish any other
information should the same be required.

Plaza del Sol, Inc.

By: 
ROBERT W. KAPLAN
Attorney and Agent

RWK:jgb

Enclosures

REC-115
NOV 23 1981
METROPOLITAN DISTRICT
ROUTE 1

July 31, 1981

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-45 - C-K-M C.U.P. Generally located at the northwest corner of Central and Woodlawn. Request for an administrative adjustment for Parcels 5 and 7,

We are in receipt of a letter (copy attached) from Donald Rosemann, representing Mid Kansas Federal Savings and Loan Association, requesting an administrative adjustment to relocate a portion of the building setback lines for Parcels 5 and 7. According to Mr. Rosemann's letter, Mid Kansas owns all of Parcel 7 and the northeast portion of Parcel 5. A legal description of the property owned by Mid Kansas is contained in Mr. Rosemann's letter.

Specifically, the request is to delete the setback lines along the north line of Parcel 7. Mid Kansas wishes to expand their facility to the north across the north line of Lot 1, Kapaum 1st Addition. In addition, they wish to construct a canopy in Parcel 5 that would be used in conjunction with the expanded building. *Original in file* A copy of the proposed site plan showing building locations and setbacks is attached. A lot split (L/S-0236) was approved on May 5, 1976 for that portion of Parcel 5 included in this request.

After reviewing the request and the case file, I feel that the requested adjustment is not a substantial deviation from the intent and purpose of the provisions of the C.U.P. The major street setbacks shown on the C.U.P. are to remain as originally approved. The proposed site plan shows sufficient building setbacks along the west and south boundaries of the site for access to the rear of the buildings. However, the setback line along the west boundary of the area containing the "drive-up canopy" should be increased to 30 feet unless the property owner to the west agrees to a 15 foot setback line on his property.

Upon your review of this matter your signature of approval will indicate that you agree that this request is not a substantial deviation from the intent and purposes of the C.U.P. provisions. This request represents a boundary shift between Parcels 5 and 7 and does not change the permitted uses for the Parcels. Your signature will also indicate that the request is approved subject to the following:

Page Two
Robert B. Feldner
July 31, 1981

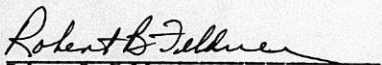
1. Development of this area will be in conformance with the attached site plan. The setback line along the west boundary (east of the canopy) shall be increased to 30 feet or a letter submitted, from the owner of the property to the west, stating that he/she agrees to observe a 15 foot setback.

2. Completion of the case (V-1090) vacating the utility easement on the north boundary of Parcel 7. *11-4-81 BCC vacated*

By copy of this memorandum others will be notified of our joint action approving this request. If you have any questions concerning this matter, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:el

Attachment

cc: Don Rosemann, Jeff Krehbiel Associates
1021-1 East Waterman 67211



JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

July 24, 1981

Mr. Robert A. Lakin
Director of Planning
City of Wichita
455 North Main St.
Wichita, Ks 67202

Re: Request for Administrative Adjustment on
Parcels 7 and 5 of DP-45, C-K-M C.U.P.

Dear Mr. Lakin,

I am requesting an administrative adjustment pertaining to the above referenced parcels, but limited to lot 1, and the north part of lot 2, Kapaun 1st Addition, concerning required building setbacks. Our client, Mid Kansas Federal Savings & Loan Association, owns lot 1, Kapaun 1st Addition and part of lot 2 described as: beginning at the northeast corner lot 2, then south along the east line of lot 2 166.78' to the northeast corner of lot 1; then west along the north line of lot 1 extended west 235' to the west line of lot 2; then north along the west line of lot 2 165.7' to the northwest corner thereof; then east 250' to the point of beginning, except the north 30 feet.

It is our intent to maintain the existing recorded setbacks except as requested by this letter which would permit expansion of the existing branch facility to the north. We requested the required setback between lots 1 & 2 owned by Mid Kansas be waived to permit the proposed expansion. It is our belief that this adjustment is in keeping with the intent of the C.U.P. provisions and does not deviate from the approved development plan.

Should you have any questions, do not hesitate to contact me.

Sincerely,

JEFF KREHBIEL ASSOCIATES

Donald E. Rosemann

DER:ml

Enclosure

cc: Mr. Dave Gegan

RECEIVED

JUL 27 1981

METROPOLITAN PLANNING

ROUTE

JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

project:

1110 KANSAS FEDERAL

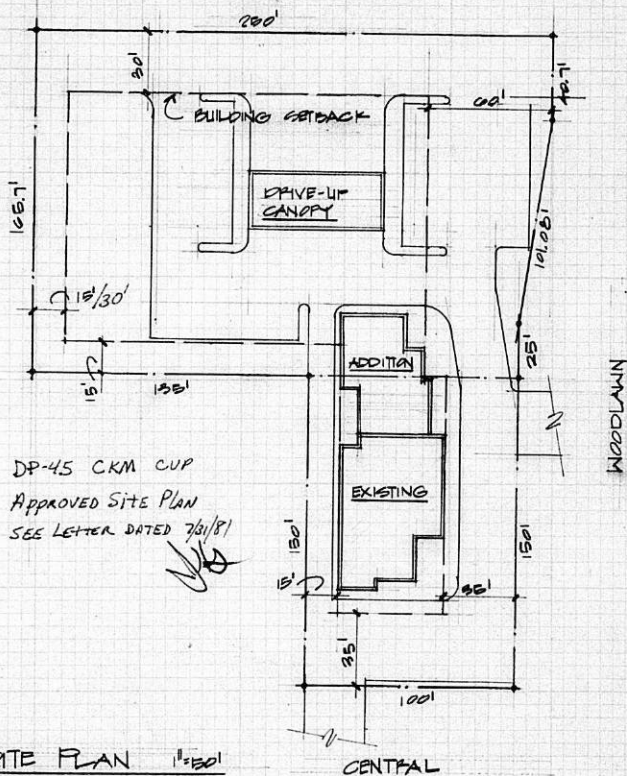
date

JULY 25, 1981

page

of

821-1 821-2 821-3 821-4 821-5 821-6 821-7 821-8 821-9 821-10
821-11 821-12 821-13 821-14 821-15 821-16 821-17 821-18 821-19 821-20
821-21 821-22 821-23 821-24 821-25 821-26 821-27 821-28 821-29 821-30



March 25, 1981

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-45 - C-K-M C.U.P. - Revised Landscape Plan for Parcel 4.

Attached are two copies of the approved revised landscape plan for Parcel 4 of the above captioned C.U.P. for your files. The existing landscape plan for Parcel 4 should be marked superseded. If you have any questions please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments
cc: Dan Pratt, 2009 South Ridgewood, Wichita, 67218

DAN PRATT
Landscape Architect

2009 South Ridgewood, Wichita, Kansas 67218

March 25, 1981

Author D. Chambers
Met. Area Planning Department
City Hall-Tenth Floor
455 North Main
Wichita, KS 67202

Dear Mr. Chambers,

Please find enclosed a revised planting plan for the United American Bank and Trust building at 6030 East Central. (Lot 7, Kapaun 1st Addition.)

Please note that this is a partial plan with only that portion requiring approval being submitted.

The owner will assume responsibility for the care and watering of the turf areas and plant materials. An automatic, underground irrigation system has been installed to provide water for all turf areas, trees and shrubs, including those between the curb and sidewalk.

If you require more information, please call. Thank you for your time and consideration.

Sincerely,

Dan Pratt

Dan Pratt

ArtiScape

Artistic Landscape Construction

Telephone: 685-4574



Roger's Nursery, Inc.

February 21, 1981

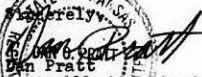
Mr. Jack Galbraith
Current Plans Division
Metropolitan Planning Dept.
455 North Main
Wichita, KS. 67202

Dear Mr. Galbraith,

Please find attached four (4) copies of a revised landscape plan for the United American Bank and Trust facility located at 6030 East Central, Wichita, KS. This is Lot 7, Kapaun 1st Addition.

On behalf of the owner I am requesting a variance from the original PUD landscape development plan to what is shown on this revised plan. Changing the bank sign location has rendered it difficult to use the specified Goldraintrees as originally shown; and thus this request to eliminate them from the plan.

Thank you for your time and consideration.


Dan Pratt
Landscape Architect
c/o W. W. Kram Seitz

STATE OF KANSAS
Seal of the State of Kansas
Seal of the State of Kansas
Seal of the State of Kansas

March 19, 1981

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

DP-45 - C-K-M Commercial and Residential C.U.P. Generally located at the northwest corner of Central and Woodlawn.

The Board of City Commissioners considered the above referenced case on January 13, 1981 and on March 10, 1981. Their action was to approve the C.U.P. subject to the following conditions.

a. General Provision No. 10 should be reworded as follows:

A landscape plan for the 10 foot landscape areas as shown on the plan, indicating the type, location, method of watering, and specification of plant materials, shall be submitted to the Planning Department for review and approval prior to the issuance of any building permits on Parcel 3. A landscape plan for the area on the south boundary was approved by the Planning Department on August 20, 1976.

b. The plan shall be revised to show the maximum building height for Parcel 3 as 55 feet.

c. A General Provision shall be added stating that there is complete access control between Parcels 3 and 6 except for the east 300 feet.

d. The plan shall be revised to show the following changes:

A 30 foot building setback between Parcels 3 and 5; show the existing 30 foot easement along the north boundary of Parcel 6; an existing easement serving the easternmost building in Parcel 6; add a note identifying the traffic barrier; and the firelane and access area on the north side of Parcel 6 shall be included in Parcel 6 and the parcel descriptions for Parcels 2 and 6 revised to reflect the change in size and floor area permitted.

e. The plan shall be changed to include, as a general provision, the additional restrictions for Parcel 8 as shown on the revised plans submitted to the Planning Department, dated February 9, 1981.

f. The following items in the parcel descriptions for Parcel 8 shall be changed to read:

Page Two
Robert B. Feldner
March 19, 1981

Proposed General Use: Ophthalmologist, including sales and dispensing of optical items, medical offices and office uses included in the "BB" Zoning District.

Maximum Gross Floor Area	24,000 square feet
Maximum Land Coverage	12,000 square feet

- g. The plan shall be revised to show complete access control from Parcel 8 to Murdock and one opening to Woodlawn from Parcel 8.
- h. Replatting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- i. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- j. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- k. 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 residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Please note that prior to the issuance of any building permits and in accordance with condition "h" above, the area contained in Parcel 8 must be replatted. Replatting was not a condition for the balance of the C.U.P.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please call.

JHG:ADC:el
Attachments

Jack H. Galbraith
Chief Planner

October 19, 1978

Mr. James R. Williams
Williams Hardware, Inc.
4729 East Central
Wichita, Kansas 67208

Re: Landscape Plan Amendment on
C-K-M Community Unit Plan
(DP-45)

Dear Mr. Williams:

We have received and reviewed your plan showing the proposed landscaping modifications to the approved Landscape Plan for a parcel of the C-K-M Community Unit Plan on the north side of Central in an area west of Woodlawn Avenue.

On the basis of our review, we offer the following comments for you to consider in carrying out your intended landscape treatment:

Although there is no dimensional scale on the submitted planting diagram, the spacing between the proposed Golden Rain tree and the existing Pin Oak does not appear adequate. The proposed Golden Rain tree would be more appropriately located further to the east within a spacing radius of approximately 20 feet from the driveway.

The small evergreens proposed on each end of the 10 foot wide planting strip do not appear to be consistent with the scale and intent of the originally approved landscape plan. It is suggested that these be removed and replaced with small ornamental trees such as Honey Locust, Golden Rain, or Flowering Crab. Proper pruning and care of the trees which now exist and those proposed will minimize any view obstruction of businesses from the street by police. Observation of the trees now existing along the street indicates that most are in need of care and maintenance by the property owner(s). Some provision should be made to provide adequate water to plant materials which exist and those to be planted.

Page Two
Mr. James R. Williams
October 19, 1978

The introduction of a red rock ground cover into the 10 foot wide planting strip was not proposed or anticipated in the original landscape plan. The originally approved plan calls for the area to be seeded with K-31 Tall Kentucky Fescue. The use of the red rock, although considered an appropriate and acceptable exterior accent material, breaks the intended continuity of the continuous planting strip along the southern border of the Community Unit Plan area. It is suggested that greenery in the form of small shrubs and low ground cover, such as common periwinkle, angorra juniper or others, be used whenever possible in the planting strip to soften the transitional effects of the red rocks.

I have enclosed a copy of your proposed plan marked to indicate our suggestions. We would appreciate your review of these suggestions with your nurseryman and the subsequent submission of four copies of a revised plan to our office for transmittal to the Office of Central Inspection. If you have any questions concerning this item, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:RLY:el

Enclosure

JAMES WILLIAMS
JAMES R. WILLIAMS

PHONE 684-5145

WILLIAMS HARDWARE, INC.
4729 EAST CENTRAL
WICHITA, KANSAS 67208

October 3, 1978

Mr. John Riddel
Department of Public Works
Central Inspection Division
City Hall - Seventh Floor
455 No. Main
Wichita, Kansas 67202

Dear Mr. Riddel:

With reference to Mr. Feldner's letter dated September 25, 1978 concerning Lot 3, Kapaun 1st Addition in Parcel 5 on DP-45, C-K-M Community Umit Plan as not complying in full with a landscaping plan.

The landscaping plan calls for, I believe, two Golden Rain Trees to be planted on the south edge of the property. The long severe winter prevented any tree planting to occur, as well as the parking lot work.

My intentions to beautify my property are sincere, but the tree planting season can only start after a good frost.

I would, however, like to propose a change to the landscaping plan. To plant two Golden Rain Trees would cause the removal of a healthy Pin Oak, because of spacing. Therefore I propose that only one tree be planted in the area indicated on the attached diagram. It might be noted that to many trees or bushes would obstruct the view of a business from the street by the police.

I shall wait to hear from you or be happy to meet with you.

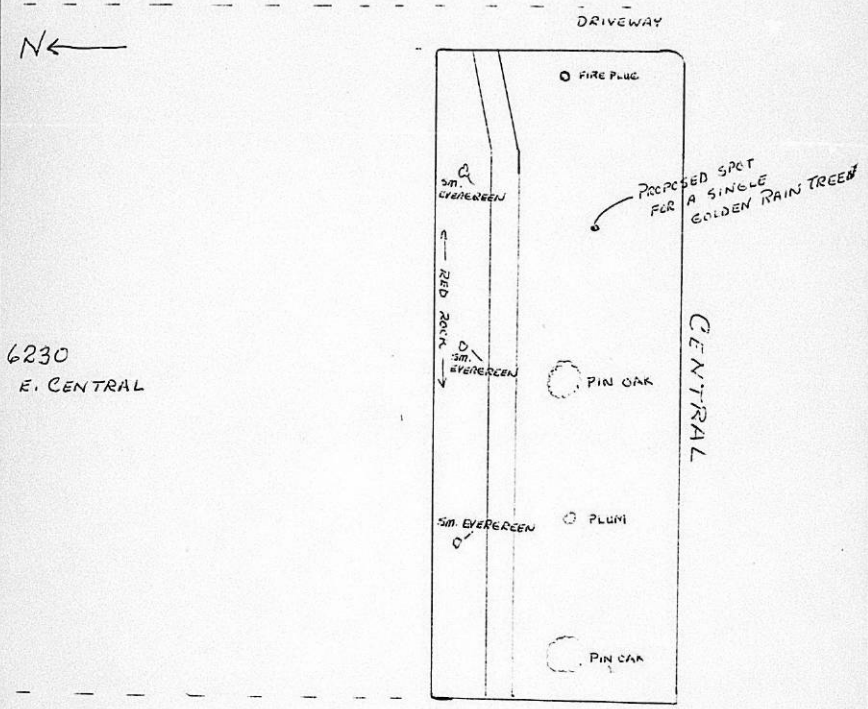
Sincerely,

James R. Williams
James R. Williams

JAMES WILLIAMS
JAMES R. WILLIAMS

PHONE 684-5145

WILLIAMS HARDWARE, INC.
4729 EAST CENTRAL
WICHITA, KANSAS 67208



6230
E. CENTRAL

CENTRAL

March 9, 1981

Mr. Dan Pratt
Roger's Nursery, Inc.
3500 North Hillside
P.O. Box 8005
Wichita, Kansas 67298

Dear Mr. Pratt:

In regard to the requested changes in the landscape plan originally approved for Lot 7, Kapaum 1st Addition, this is to advise you that we are not agreeable to the revised plan. First of all, for the entire frontage of this lot, the plan only proposes two trees - an Ash in each corner of the required 10 foot landscape area; and second, I understand that there are two Pin Oaks in the street right-of-way. We don't believe that these four trees are a reasonable substitute for the seven trees on the original approved plan.

The change in the sign location presents no problems, but the removal of the four Golden Raintrees along Central Avenue is unacceptable. Presumably the removal of the trees is to allow better visibility of the sign in its new location. The problem is the lack of screening for the property across Central Avenue, which is zoned "AA" Single Family. To ameliorate this situation, the planting of a group of Juniperus pfitzeriana, or other reasonably low non-deciduous plant material would both provide some screening of the parking lot and still allow the sign to be visible.

When you redo the plan, it is not necessary for you to submit the planting plan for the entire site. Only the 10 foot front planting area and the area from curb to sidewalk is required to be approved. Please include only existing trees that are to be retained and any trees or other plant materials that are approved. It is confusing to show the four goldenrain trees when they are not proposed or existing. Also, indicate how the plant materials will be cared for and watered. If a hydrant exists and it is proposed to use that instead of an

Page Two
Mr. Dan Pratt
March 9, 1981

underground system, that information should be reflected on the plan.

Please submit four (4) copies of the revised plan to this office. If you have any questions or comments, please contact this office.

Sincerely,

Arthur D. Chambers
Senior Planner

ADC:el

October 19, 1979

Mr. Kile R. Morrison
Goodvin and Associates Architects
2525 East Central
Wichita, Kansas 67214

Dear Mr. Morrison:

This is to advise that we have received and reviewed your proposed amendment to the approved Landscape Plan for the C-K-M Community Unit Plan. We understand that your proposed amendment concerns the planting strip along the south side of Lot 4 on Kapaun First Addition (part of Parcel 5 on the approved Community Unit Plan). We further understand that your plan showing the proposed amendment accurately locates the two existing Pin Oak trees, the location of the additional plant materials, and the location and method of providing water to the plant materials.

We find that your proposed landscape plan amendment is acceptable. We will, by copy of this letter, notify the Superintendent of Central Inspection of the approval of your proposed amendment. If you have any questions concerning this matter, please contact our office.

Sincerely,

J.H.G. by R.L.G.
Jack H. Galbraith
Chief Planner

JHG:AC:e1

cc: Robert B. Feldner, Superintendent of Central Inspection
Carl Chusy, 5920 East Central, 67206₈

6572

GOODVIN & ASSOCIATES

Architects / 2525 East Central / Wichita, Kansas 67214 / (316) 883-5846

October 19, 1979

Mr. Art Chambers
Metropolitan Area Planning Department
Wichita, Kansas

Dear Mr. Chambers:

Attached are four copies of the proposed landscaping revisions for 6200 E. Central in C.U.P. DP-45. This plan is similar to that submitted on Wednesday except that it also shows sprinkler and water hydrant locations and Pin Oak (existing) locations. This is submitted at your request.

Sincerely,

GOODVIN & ASSOCIATES



Kile R. Morrison

KRM:mjs

Enclosures

GOODVIN & ASSOCIATES

Architects / 2525 East Central / Wichita, Kansas 67214 / (316) 883-5848

October 17, 1979

Mr. Jack Galbraith
Metropolitan Area Planning Department
City of Wichita
455 N. Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

Attached is a drawing of the proposed revisions to the planting plan for our current project at 6200 E. Central, in C.U.P. DP-45.

Originally, we had planned to leave the existing Pin Oak trees, plant four new thornless Honey Locust trees, and plant the entire area between the asphalt parking lot and Central Avenue in K-31 fescue. All of the above is in compliance with the original C.U.P. requirements.

We are proposing certain changes to the area between the sidewalk and the parking lot. In addition to the four thornless Honey Locust trees, we would add several other plantings. In lieu of the K-31 fescue, we would use a lava rock to match that installed at William's Hardware, 6230 E. Central. The design that is attached is intended to continue the theme of the William's Hardware planting.

No changes to the original plan are proposed for the area between the sidewalk and the street. This area will be planted with K-31 fescue and the existing Pin Oak trees will remain.

This will give the planted area between the access roads that border the 6200 and 6230 E. Central properties a more homogenous appearance. We therefore feel that this will enhance rather than detract from the overall continuity of the C.U.P.

Sincerely,

GOODVIN & ASSOCIATES


Kile R. Morrison

KRM:mjs

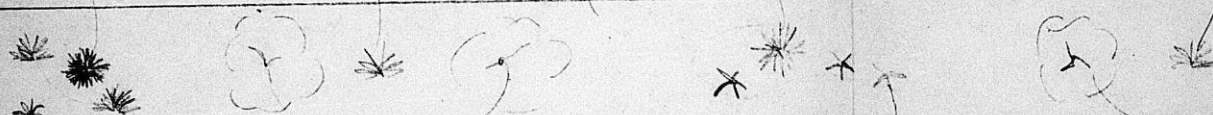
Enclosure

HOLLAND
JUNIPER 7g

VARRIATED
BLUE FEITZIA 7g

JAPANESE
BLACK PINE 6-7'

RED LAVA



SIDEWALK

JAPANESE
FEROCIA 5g

2 SEA GREEN
NUMBER 5g

2 WOODY LOBSTER 14-15"

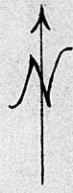
3 PAVED IN JUNIPER 5g

2 WOODY

K: 31 FESCUE

E. CENTRAL

DESIGN BY:
MARILYN MOSTELLE
SUNSHINE NURSERY
LEICHTEN, KE
SCALE 1" = 8'



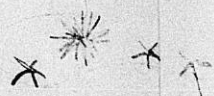
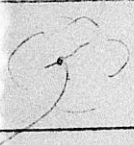
PRELIMINARY

RED
FEATHER 7g

JANUS
BLACK PINE 6-7'

VARRIATED
BLUE PEZZEE 7g

RED LAVA



SIDEWALK

1 LOCUST 14-18"

3 BARBARI JUNECKER 5g

2 LOCUST 14-18"

5 MANHATTAN
EUONYMUS 5g

K: 31 FESCUE

DESIGN BY:
MARLIN MOSTCER
SIDEWALK NURSERY
WICHITA KS
SCALE 1"=8'

FOR:
GOODWIN & ASSOCIATES
HEART TRAIL
6200 E CENTRAL
WICHITA KS

HAL

February 12, 1979

Norman Arensdorf, Assistant Plans Examiner

Mike Meek, Senior Planner

Landscape Plan on Lot 6 of Kapaun First Addition
(Parcel #3, DP-45 - C.K.M. Community Unit Plan)

We have reviewed the proposed additional access drive on the above referenced lot and its relationship to the approved landscape plan. In our opinion, the additional access does not constitute a major deviation from the approved landscape plan. In making the determination, it has been noted that no plant materials are proposed to be moved or omitted and that said access drive is consistent with the access controls on the approved Community Unit Plan.

We have marked our approved landscape plan to depict the additional access point. Should you have questions, please let me know.

Mike Meek
Senior Planner

MM:el

December 7, 1978

Mr. Kile R. Morrison
Goodwin and Associates Architects
2525 East Central
Wichita, Kansas 67214

Dear Mr. Morrison:

This is to advise that we have received and reviewed your proposed amendment to the approved Landscape Plan for the C-K-M Community Unit Plan. We understand that your proposed amendment concerns the planting strip along the south side of Lot 4 on Kapaun First Addition (part of parcel 5 on the approved community unit plan). We further understand that your plan showing the proposed amendment accurately locates two existing Pin Oak trees where three had been indicated as existing on the originally approved landscape plan and you propose to amend the original plan by adding an additional thornless honey locust tree.

We notice that the additional honey locust tree is proposed to be located outside the 10 foot wide planting strip along the southern property line. It is recommended that the proposed tree be located further north within the 10 foot wide planting strip. We also notice that there is no indication on the face of the plan concerning the means by which adequate water will be provided to the plant materials. If you have not already done so, we suggest that you determine some method by which a continuous and adequate water supply can be furnished to the plant materials to minimize the risk of loss during the periods of hot-dry weather that frequently occur in south central Kansas.

Subject to these concerns, we find that your proposed landscape plan amendment is acceptable. We will, by copy of this letter, notify the Superintendent of Central Inspection of the approval of your proposed amendment. If you have any questions concerning this matter, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner
JHB:RLY:bh

cc: Robert Feldner, Superintendent of Central Inspection
Carl Chusy, 5920 E. Central, 67206

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE November 28, 1978

File
File
DP45

TO Ray W. Bruggeman, Director of Public Works
Robert A. Lakin, Director of Planning

FROM Robert G. Finch, Deputy City Manager

SUBJECT C-K-M Community Unit Plan -
Screening and Landscaping Plans

On November 28, 1978, the City Commission waived the screening requirements on the subject CUP until such time as the residential portion of the plan is developed and subject to the posting of appropriate guarantees.

Building and occupancy permits can be issued upon the filing of the appropriate guarantees.


Robert G. Finch
Deputy City Manager

RGF/sw
cc: John Dekker, Director of Law



JAMES WILLIAMS
JAMES R. WILLIAMS

PHONE 684-5145

WILLIAMS HARDWARE, INC.
4729 EAST CENTRAL
WICHITA, KANSAS 67208

Oct. 25, 1978

Dear Mr. Galbraith,

With reference to your letter dated Oct. 19,
1978 regarding my landscaping plan, I
will comply with your recommendation.

It will be completed by April 15, 1979.

Thank you for taking time to study my
plan.

Sincerely yours,
Jim Williams



LB

UA United American Bank & Trust Company

750 East 21st Street / 2001 North Broadway / 2323 South Hydraulic
P.O. Box 970 / Wichita, Kansas 67201 / (316) 262-5111

September 28, 1978

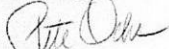
Robert B. Feldner
Central Inspection, City Hall
455 North Main
Wichita, Kansas 67202

Dear Mr. Feldner,

In response to your letter of September 19, 1978, this is to notify you that we have completed the planting of fescue grass in accordance with requirements specified for Parcel 4 on DP-45, C-K-M Community Unit Plan, Lot 7, Kapaun 1st Addition. Required tree planting will be completed as per the enclosed letter from Brady Nursery.

Should this not meet C.U.P. requirements, please let me know.

Sincerely,



Pete Ochs
Assistant Vice President & Manager

PO:hs

encl.

cc: Jack Galbraith, Metropolitan Area Planning
Sam Mobley, Building Code Administrator



"Landscaping With a Plan"

Brady Nursery

1428 South Tyler Rd.

Wichita, Kansas 67209

June 24, 1978

J. J. Brady, Owner

Phone PArkston 2-3041

Mr. Pete Uels
United American Bank - Trust Co.
790 East 21st St.
Wichita, Kansas 67219

Dear Mr. Uels:

This letter is to confirm that we will plant the following trees and grass at the new United Savings Bank at Boulevard & Central Streets:

3 Golden Rain Trees 8' tall B.B.
2 Pin Oak Trees 12' tall B.B.

The fescue grass lawn will be planted in early September and the trees after November 1st.

Thank you for calling us about this project.

Sincerely,
Joseph J. Brady
Joseph J. Brady

JJB:cb



16

September 19, 1978

United American Bank & Trust
750 East 21st Street
Wichita, Kansas 67214

Gentlemen:

We are in the process of inspecting all Community Unit Plan Developments within the City of Wichita, for the purpose of verifying the installation of, and maintenance of screening, landscaping, off-street parking and open space, as required by the approved Community Unit Plan for each development.

The records at the Sedgwick County Court House indicate the owner of Lot 7, Kapaun 1st Addition is as follows:

United American Bank & Trust
750 East 21st Street
Wichita, Kansas 67214

Lot 7, Kapaun 1st Addition is identified as Parcel 4 on DP-45, C-K-M Community Unit Plan. The site location is at 6030 East Central.

Requirements specified for Parcel 4 on the approved C-K-M Community Unit Plan are as follows:

1. A planting strip no less than 10 feet wide shall be placed along the south boundaries of parcels 3, 4 and 5, when adjacent to AA, A RB, or B zoning, and when separated by an alley, public way, or street.
2. A landscape plan for the 10 foot planting area along the perimeter of the site, indicating the location, type, and specifications of planting materials, shall be submitted to the Planning Department for approval prior to issuance of any building permit.

Our inspection report for Parcel 4, C-K-M Community Unit Development shows that the required 10 foot planting strip has not been installed. If installation of the planting strip deviates from the approved plan, a revised landscaping plan shall be submitted, with 4 copies, for approval.

This letter shall be considered as official notification that unless action is initiated within 60 days, to provide the required landscaping, we will take appropriate action to insure correction of this deficiency. Bonds guaranteeing such installation may be considered to be acceptable initial action.

Sincerely,

Robert B. Feldner
Superintendent of Central Inspection

RBF:cda

cc: Jack Galbraith, Metropolitan Area Planning
Sam L. Mobley, Building Code Administrator



September 25, 1978

Mr. James H. Williams
Williams Hardware
6230 E. Central
Wichita, KS 67208

Dear Mr. Williams:

We are in the process of inspecting all Community Unit Plan Development within the City of Wichita for the purpose of verifying the installation of and maintenance of screening, landscaping, off-street parking and open space as required by the approved Community Unit Plan for each development.

The records at the Sedgwick County Courthouse indicate the owner of Lot 3, Kapsun 1st Addition is as follows:

James H. Williams and wife
7310 Elm Court
Wichita, KS

Lot 3, Kapsun 1st Addition is identified as a portion of Parcel 5 on DP-45, C-K-M Community Unit Plan. The site location is at 6230 E. Central.

Requirements specified for Parcel 5 on the approved C-K-M Community Unit Plan are as follows;

A planting strip no less than 10 feet wide shall be placed along the south boundaries of parcels 3,4 and 5 when adjacent to AA, A, RB or B zoning and separated by an alley, public way or street

A landscape plan for the 10-foot planting area along the perimeter of the site, indicating the location, type, and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permit.

A landscape plan was approved on August 24, 1976 for the planting strip on Central.

Our inspection report for Parcel 5, C-K-M Community Unit Development shows the required 10-foot planting strip in front of Williams Hardware deviates from the plan approved in 1976. You have the option of adding the additional plantings approved earlier, or of submitting 4 copies of a revised landscaping plan showing the landscaping as installed for approval of the Planning Department.

This letter shall be considered as official notification that unless action is initiated within sixty days to provide the landscaping as approved or to submit revised plans for approval, we will take appropriate action to insure correction of this deficiency.

Sincerely,

Robert B. Feldner
Superintendent of Central Inspection

RBF:kda

cc: ✓ Jack Galbraith, Metropolitan Area Planning
Sam L. Mobley, Building Code Administrator



September 19, 1978

Mr. Carl Chuzy
Carl Chuzy Company, Realtors
5920 E. Central
Wichita, KS 67206

Dear Mr. Chuzy:

We are in the process of inspecting all Community Unit Plan Developments within the City of Wichita for the purpose of verifying the installation of and maintenance of screening, landscaping, off-street parking and open space as required by the approved Community Unit Plan for each development.

The records at the Sedgwick County Courthouse indicate the owner of Lot 6 except the north 194.3 feet West 200 feet thereof, Kapaun 1st Addition is as follows:

Chuzy, Carl Etux

The owner of the North 194.3 feet West 200 feet Lot 6 Kapaun 1st Addition is as follows:

KGG Properties
330 N. Main

Lot 6, Kapaun First Addition is identified as Parcel 3 on DP-45, C-K-M Community Unit Plan. The site location is at 6100 E. Central.

Requirements specified for Parcel 3 on the approved C K-M Community Unit Plan are as follows:

1. A 5'-0" to 8'-0" solid or semi-solid wall of brick, stone masonry, architectural tile or similar material shall be constructed within the 10' planting strip along the northern boundary of Parcel 3. A planting strip no less than 10' wide shall be placed along the south boundaries of parcels 3, 4 & 5 when adjacent to AA, A, RB, or B zoning and separated by an alley, public ways, or street.

2. A landscape plan for the 10 foot planting area along the perimeter of the site, indicating the location, type, and specifications of planting materials, shall be submitted to the Planning Department for approval prior to issuance of any building permit.

Our inspection report for Parcel 3, C K-M Community Unit Development shows the required provision listed in 1 above has not been met. Building permits have been issued for 2 buildings on Parcel 3. An application for a remodel permit for a tenant in the shell building has been received and is now being reviewed.

Our inspection further revealed that a revision to the landscape plan approved in 2 above will be required because of the location of the curb cuts and drives serving the buildings on Central. The existing drives on Lot 4 and 5, Parcel 3 will be required to be closed when the properties are developed and a common drive is installed serving those lots.

This letter shall be considered as official notification that unless action is initiated within sixty days to provide the above listed landscaping and screening, we will take appropriate action to insure correction of these deficiencies. Detailed plans shall be submitted for approval (2 sets for screening and 4 sets for landscaping). Bonds guaranteeing such installation may be considered to be acceptable initial action.

It will be necessary to withhold approval for building permits for construction on Parcel 3 until such time that the above deficiencies have been corrected.

Sincerely,

Robert B. Feldner
Superintendent of Central Inspection

RBF:kda

cc: Jack Galbraith, Metropolitan Area Planning
Sam L. Mobley, Building Code Administrator

KGG Properties
330 N. Main

July 11, 1978

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-45, C-K-M Community Unit Plan -
Northwest corner of Central and Woodlawn.

An approved landscape plan, required by condition number 12 of the referenced CUP, details the landscaping to be provided along Central Avenue. A recent check of this site revealed that of 20 pin oak trees, shown on the plan as existing trees, only 14 remain. It was observed that none of the designated new trees have been planted, although two new trees have been planted at the extreme east end of the site that were not required by the approved plan.

Development of the site along Central is beginning to progress at a rapid rate and, therefore, we would urge a careful monitoring of this development to assure that the landscaping is established as required. It would appear that the area in front of the occupied Williams Hardware building is not in compliance with said plan. Also, there is a new building under construction on Parcel 3 which is required to comply with the landscaping plan along Central, as well as the landscaping plan and wall requirements along the north line of Parcel 3.

Jack H. Galbraith
Chief Planner

JHG:LD:el

cc: Sam Mobley, Central Inspection
Nonresidential Buildings Section

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 23, 1978

Mr. Thomas E. Pott
McVay Schmidt Allen
Architects and Planners
1133 East Second Street
Wichita, Kansas 67214

Re: Request for temporary waiver
of planting plan requirement
on detached facility for
United American Bank in the
Kapaun First Addition

Dear Mr. Pott:

As we discussed by phone this morning, we have reviewed your letter of May 15, 1978, regarding a waiver of the planting plan requirement for a temporary banking facility on Parcel 7 of DP-45, CKM Community Unit Plan, until such time as a permanent structure is developed. On August 24, 1976, our office approved a landscape plan prepared by Parker Krehbiel Associates, for all the planting areas required under the present C.U.P. The approved plan requires that three (3) Golden Rain-trees, and three (3) Pin Oaks be planted in the ten (10) foot area adjacent to Parcel 7 with the ground to be seeded with K-31 Tall Kentucky Fescue. A zerox copy of this plan is enclosed, and copies are available for inspection at our office or in the Office of Central Inspection.

Regarding your request, we assume that even with a temporary structure, a curb cut and parking lot will be constructed in conjunction with the building. Inasmuch as it takes several years for plant materials to mature once established, we would encourage you to plant the required materials at the time of construction of the temporary facility. If, however, you believe that construction of the permanent structure programmed for the future will require disruption of the ten (10) foot planting strip, it will be necessary that a financial guarantee be submitted for the plant materials to be established in the

WICHITA - SEDGWICK COUNTY

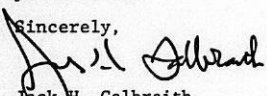
Page Two
May 23, 1978
Mr. Thomas E. Pott

future. In conjunction with this guarantee, we require a contract with a nursery/garden center of your choice which guarantees that they will establish the required plant materials at the date of permanent building construction for the price specified in the financial guarantee.

The lack or non-maintenance of required landscaping on Commercial C.U.P.'s has been an object of controversy in the City over the last few months, and both neighborhood groups and the City Commission have been adamant in their desire to see required landscaping either planted or financially guaranteed prior to issuance of occupancy permits. We assume that this has been done on other recent construction on this C.U.P., and by copy of this letter we are requesting that the Office of Central Inspection review the recent construction to insure that required plant materials are being established/guaranteed.

Should you have further questions regarding this matter, please call.

Sincerely,


Jack H. Galbraith
Chief Planner
Current Plans Division

JHG:MM:bbc
Attachment - Landscape Plane

cc: Carl Chuzy, 5920 E. Central,
Wichita, Kansas 67208
Robert Feldner, Supt. of Central
Inspection (Attd. Copy 5/15/78 Pott ltr.)

August 20, 1976

Mr. Keith Parker
Parker-Krehbiel Associates
1021-1 East Waterman
Wichita, Kansas 67211

Re: DP-45 - Landscape Plan

Dear Mr. Parker:

The Planning Department and the Superintendent of Landscape and Forestry for the City of Wichita have reviewed your proposed landscape plan associated with the C-K-M Community Unit Plan (DP-45) at the northwest corner of Central and Woodlawn (Kapaun Shopping Center). On the basis of the review, this letter is to advise that the landscape plan is approved as proposed and a copy will be forwarded with a copy of this letter to the Superintendent of Central Inspection to advise him that the landscape plan requirement of the approved community unit plan has been satisfied.

During the course of the review, the Superintendent of Landscape and Forestry indicated that the heavy clay soil in the area would require that the landscape materials be carefully maintained and that replacement of some materials should be expected. It was also pointed out that the landscape strip along the north side of Central should be planted during the current growing season to establish as soon as possible, the landscaped setting for future commercial buildings in this portion of the total site.

It would also appear desirable and appropriate to move the existing pin oak trees that are located on or within the vehicular driveways indicated on the plan. Several of the individual trees on the plan are proposed to be located on public right of way outside the 10-foot landscape strip. The Superintendent of Landscape and Forestry indicates that their proposed location is acceptable and that the responsibility for maintaining these materials will continue to remain with the property owner.

Mr. Keith Parker
August 20, 1976
Page 2

Based on our review, your proposed landscape plan is hereby approved subject to the following conditions:

1. The landscape planting strip along the north side of Central Avenue shall be planted during the current 1976 fall planting season; and
2. The landscape planting strip and screening fence along the north boundary of parcel three shall be installed in the first planting season following completion of construction on parcel three or completion of construction on the portion of parcel two adjoining the landscape strip, whichever occurs first.

We hope that these comments assist you in the execution of your plans, and if you have any questions regarding the same, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:RLY:rme

cc: Robert Feldner, Superintendent of Central Inspection
Carl Chuzy, 5920 E. Central, 67208



parker krehbiel associates

(316) 263 6251 1021-1 east waterman wichita, kansas 67211
architects planners commercial consultants

to: METRO. PLANNING DEPT.
CITY OF WICHITA.

attn: MR. JACK GALBRAITH

project: KAPPAU SHOPPING
CENTER

we send you herewith under separate cover
3EA. LANDSCAPE PLAN FOR ABOVE REF.
PROJECT.

these are:

- for your review and approval. please return 1 copies with approval or corrections noted.
- for your information. for your files
- reviewed for compliance with contract documents.
- reviewed and required corrections noted. send _____ sepia transparencies and _____ ozalid prints of corrected drawings.
- revise and resubmit per required corrections. send _____ sepia transparencies and _____ ozalid prints of corrected drawings. send _____ copies of submittal data.
- rejected. see contract documents.
- _____

remarks: _____

cc:

by: Keith E. Parker
date: 8-17-76

transmittal

July 8, 1976

Mr. Keith Parker
Parker, Krehbiel Associates
1021-1 East Waterman
Wichita, Kansas 67211

Dear Mr. Parker,

Attached please find two copies of a drawing from your firm. These were recently found on a table in our offices. In checking with other members of the Planning staff, we were unable to determine when, why or how these drawings arrived in our office. It appears that the drawing addresses itself in part to the landscape plan requirements of the Kapaun C.U.P. If the drawing is intended to meet the landscape plan requirements of the C.U.P., it is not sufficient in that condition No. 12 of the approved C.U.P. states:

"12. A landscape plan for the 10 foot planting area along the perimeter of the site, indicating the location, type, and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permit."

The C.U.P. indicates a required 10' planting strip on the north side of Central Avenue along the southern perimeter of Parcels 3,4, and 5. The drawings contain no landscaping proposals for these areas. It was also noted that the drawing does not contain a scale, nor listings of total numbers of plant materials by type or condition (balled and burlaped or bare-root). This information usually appears on landscape plans as well as information on staking, backfilling or other appropriate specifications covering the materials and planting operation. If you

Mr. Keith Parker
July 8, 1976
Page 2

any questions concerning the conditions of the C.U.P. or if
we have mis-interpereted the purpose of the drawing, please
contact our office.

Sincerely yours,



Robert L. Young
Principal Planner

RLY:gb
Attachment

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF AMENDED
COMMERCIAL & RESIDENTIAL C.U.P.
AND REQUEST FOR ZONING

CASE NO. DP-45(Parcel 8) and , CONSIDERED BY MAPC: 12-18-80
Z-2298 CONSIDERED BY BCC: 1-13-81 & returned
REQUEST FOR: Approval of amended RECONSIDERED BY MAPC: 2-12-81
C.U.P. & zone change "AA" & "R-5" to "BB"
REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Construction of an office for eye doctors."

GENERAL LOCATION: Southwest corner of Murdock and Woodlawn.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
December 18, 1980 and February 12, 1981).

APPLICANT: Plaza del Sol, Inc., & Carl Chuzy, 6572 E. Central, Suite 103.

AGENT FOR APPLICANT: Robert W. Kaplan, attorney, 430 N. Market.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North and East, "AA"; South, "R-5"; West, "AA" & "R-5".

LAND USE: North and East, Single-family; South, Apartments; West, Single-family and apartments.

CPO RECOMMENDATION:

CPO Council Area "I" voted 5-3 that zone case Z-2298 be approved.

PLANNING COMMISSION RECOMMENDATION:

That zone case Z-2298, at the southwest corner of Murdock and Woodlawn, be approved subject to replatting within one year; and that the C.U.P. be approved as it relates to Parcel 8, subject to conditions as shown in excerpt from Planning Commission minutes of February 12, 1981. Bayouth moved, Jones seconded and it carried unanimously. Martens was not present. Savina and Shook were absent.

NOTE: 73.59% of the property owners within 200 feet have filed valid protest petitions as provided by law. Therefore, a 4/5ths vote on the part of the City Commission will be required in order to approve the zone change.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and CUP subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 18, 1980

- 14a. Case No. DP-45 - Plaza del Sol, Inc., & Carl Chuzy request approval of amendment to the C-K-M Commercial Community Unit Plan for Kapaun First Addition and Kapaun Second Addition to Wichita, All in Sedgwick County, Kansas. Generally located at the northwest corner of Central and Woodlawn.
- 14b. Case No. Z-2297 - Plaza del Sol, Inc., requests zone change from "R-5" to "BB" for that portion of Lot 8, Kapaun First Addition to Wichita, Sedgwick County, Kansas, described as follows: commencing at the southwest corner of Lot 8 thence East 750.47 feet; thence North 329.64 feet; thence West 750.47 feet; thence South to the point of beginning, except the cul-de-sac. Generally located in an area north of Central and west of Woodlawn.
- 14c. Case No. Z-2298 - Carl Chuzy requests zone change from the "AA" & "R-5" to "BB" for Lots 70 through 82 inclusive, Reserve D, Reserve E, and Reserve F, all in Kapaun Second Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Woodlawn and Murdock.
- 14d. Case No. Z-2299 - Plaza del Sol, Inc., requests zone change from the "BB" to "LC" for that portion of Lot 9, Kapaun First Addition to Wichita, Sedgwick County, Kansas, commencing at the southwest corner of said Lot 9, thence North 262.94 feet; thence East 197 feet; thence south 57 feet; thence East 323 feet; thence South 205.94 feet; thence West 520.0 feet to the point of beginning. Generally located in an area north of Central, and west of Woodlawn.

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

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted proposing several amendments to an approved residential and commercial C.U.P. located at the northwest corner of Central and Woodlawn. The amended development plan shows the changes which include revised parcel boundaries to allow expanded commercial and office activities, creation of a parcel to allow an ophthalmological office, and several minor changes to the parcel descriptions and the general provisions in order to bring the C.U.P. up-to-date.

Zone change Z-2297 is proposing to extend "BB" zoning to the west boundary of the C.U.P. This additional "BB" is shown as the western half of Parcel 6. The proposed uses include offices and uses permitted in the "B" district except residential.

Zone change Z-2298 is located at the southwest corner of Murdock and Woodlawn and is shown as Parcel 8. This area was originally approved for single-family and multiple-family uses. The proposed uses for this area include an ophthalmologist office (including the filling of optical prescriptions) and other uses permitted in the "B" zoning district. Other uses permitted in the "B" district include medical offices, boarding houses, clinics, schools, green-houses, day care centers, private clubs, and multiple-family

dwellings with a density of up to 75 dwelling units per acre. This would be 106 units permitted on Parcel 8.

Zone change Z-2299 is proposing to extend "LC" zoning north of Woodlawn to a point approximately 600 feet north of Central. This additional "LC" area is shown as a part of Parcel 3 (North of Parcel 5). The proposed use would be a shopping center which is the same as originally approved for Parcel 3.

2. Staff is generally supportive of the additional "LC" zoning being requested. The C.U.P. provisions and the quality of the surrounding development would seem to indicate that additional light commercial uses would not have significant negative impacts on neighboring properties. Likewise the staff is generally supportive of the extension of Parcel 6 and "BB" zoning to the west boundary of the C.U.P.

In September 1980 an administrative adjustment to permit parking on the west portion of Parcel 6 was approved. One of the conditions was that traffic from the commercial area to the south not be permitted to circulate through the parking lot or the area to the west of the parking lot. The Planning Commission may wish to restrict access between Parcels 3 and 6 to the east 300 feet in order to reduce the impact on the residential area to the north.

In regard to the establishment of "BB" zoning and the creation of Parcel 8 at the southwest corner of Murdock and Woodlawn, staff is of the opinion that the proposed uses are inappropriate for the area. Staff feels that the existing residential uses permitted are the appropriate uses for this area and office uses should not be introduced into a predominately residential area. If this area is approved for "BB" the Department of Engineering has suggested that the plan should be changed to show one access point to Parcel 8 from Woodlawn and complete access control to Murdock. Staff also feels that since any use permitted in the "B" district would be allowed in Parcel 8, a sketch of the proposed layout of apartments and the maximum density be shown or the uses be restricted to an optholmologist.

One other concern that staff has is the building heights for Parcels 3 and 6. With the existing one and two-story development in the area, staff questions the need and appropriateness of 80 foot high buildings in Parcel 3. Likewise, staff feels that 55 foot high buildings are inappropriate for the western portion of Parcel 6 due to the two-story residential development to the north.

3. Should the Planning Commission determine that the rezoning proposed in Z-2298 (southwest corner of Murdock and Woodlawn) is appropriate, the recommendation of approval should be subject to the replatting of the subject property within one year from the date of the zone change approval by the Board of City Commissioners or the case be denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
4. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval.
 - a. General Provision No. 10 should be reworded as follows:

A landscape plan for the 10 foot landscape areas as shown on the plan, indicating the type, location, method of watering, and specification of plant materials, shall

be submitted to the Planning Department for review and approval prior to the issuance of any building permits on Parcel 3. A landscape plan for the area on the south boundary was approved by the Planning Department on August 20, 1976.

- b. The plan shall be revised to show one opening to Parcel 8 from Woodlawn and complete access control to Murdock from Parcel 8.
- c. The plan shall be revised to show the maximum building height for Parcel 3 as 55 feet and for Parcel 6 as 35 feet.
- d. A General Provision shall be added stating that there is complete access control between Parcels 3 and 6 except for the east 300 feet.
- e. The plan shall be revised to show the following changes: A 30 foot building setback between Parcels 3 and 5; show the existing 30 foot easement along the north boundary of Parcel 6; an existing easement serving the easternmost building in Parcel 6; add a note identifying the traffic barrier; show the floor area ratio for Parcel 8 as .33 and the firelane and access area on the north side of Parcel 6 shall be included in Parcel 6 and the parcel descriptions for Parcels 2 and 6 revised to reflect the change in size and floor area permitted.
- f. The plan shall be revised to show a residential alternative for Parcel 8. The alternative shall show a proposed building layout, maximum density, maximum number of dwelling unit and parking ratio.
- g. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- h. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- i. 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 residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH reviewed the history of the application area. He said that the staff's primary concern with these applications was the site at Murdock and Woodlawn. This corner was one of the controversial issues when this case was presented in 1972 and 1973. He said that the staff felt that this tract of land, developed as residential, was still the best buffer that could be offered to that neighborhood if the development is comparable and compatible with the existing single family homes. GALBRAITH pointed out that a letter was received from James T. Cleary, 6308 E. Murdock, requesting a deferral of this case. The letter setting out a concern of short notification, a desire of having others

out of the city being able to attend and discuss this case and a desire to be able to hire legal counselor. GALBRAITH mentioned that CPO Council Area "I" recommended, by a vote of 8-0, approval of zoning applications Z-2297 and Z-2299, subject to some modifications in the conditions as recommended by staff. They recommended, by a vote of 5-3, approval of zoning request Z-2298, subject to some modification of staff comments, and some additional conditions of approval of their own.

ROBERT W. KAPLAN, attorney, representing the applicant, stated that the application site was acquired from the Catholic Diocese in 1971. He said that zoning and platting was completed in 1973 at which time it was zoned and platted for single family, multiple family, office and light commercial lots. He pointed out that the applicant, Carl Chuzy, is not now, was not then, and has not been a developer of residential properties. Approximately the north 8 acres were zoned for single family and "R-5". At that time, Mr. Chuzy conveyed that property to a residential developer, except he held out the corner of Woodlawn and Murdock. The remainder of the tract (approximately 30 acres) was developed with approximately 6 acres of "BB" Office, 6 acres was still in "R-5" zoning, and the remainder was developed with light commercial uses.

KAPLAN stated that what has happened to bring about the request is that the office park market is very strong in that area.

MOTION: That Mr. Kaplan be allowed an additional three minutes to finish his presentation. Gardner moved, Wright seconded and it carried unanimously. Hennessy, Jones and Martens were absent.

KAPLAN said that if the office district is approved, to the west property line, it will give the applicant an additional six acres of office zoning, and he will not need the south portion of Parcel 6 for "BB". He would like to put that area into "IC" uses. KAPLAN said that they did not want to plat Parcel 8. It was platted by Mr. Vosburgh. They were advised that rather than leave the corner unplatted, that it should be included in the Kapaun Second plat.

DR. LOWELL W. WILDER, 3333 East Central, stated that their practice started 50 years ago with Dr. E. D. Carter, who performed regular eye examinations, performed surgery in the local hospitals, and dispensed glasses. He said that their clinic today performs some of the same functions and they would like a clinic setting that is nicer for their patients to come to with better parking and would be a better facility to work in. He said that they have a proposed building plan and purchased the property for their use pending the approval of the rezoning. WILDER said the building that they are proposing at this point is a one-story building. It will be a building constructed primarily of brick which will be consistent with the color schemes of the neighborhood. The proposal includes a 4-foot berm which is located along Murdock and comes down Woodlawn to the driveway entrance. This will also be connected with a greenbelt which will surround the parking area. WILDER said that at the CPO meeting Tuesday night they worked out certain agreements. One was that, at the southwest corner of their property, there is a sharp corner which has been a traffic hazard. They would like to provide the necessary property there to round off that corner. The second concern expressed was that they would purchase the property with "BB" zoning, and then they would sell it. The vote to approve was based upon an agreement that this would be constructed for their eye clinic

only, and they have no other intent. He said that the "BB" zoning is necessary because they dispense glasses. He said that they wanted to shade the parking area lights so that they will not be of any bother to the surrounding residents. WILDER said that they would like to build a very attractive medical building on this piece of land.

BAYOUTH asked if they would have complete access control to Murdock. WILDER said that there would be no access to Murdock. The entire Murdock side contains a proposed four foot berm.

JIM GORDON, 6403 East Murdock, stated that the main objections that he has heard is in regard to traffic. He said that in his opinion this is a valuable piece of land in the heart of Wichita that is going to be developed some way, some day, so there is going to be traffic. He said that he was in favor of the present proposal provided that it is a one-story building and meets the architectural requirements that Mr. Chuzy has had in the past.

VERNON HAWTHORNE, 6404 Claytonia, said that he was in favor of the zone change request.

EVERETT FETTIS, attorney for some of the area residents, said that he wanted to speak in opposition for the portion of application which is the tract at the corner of Murdock and Woodlawn. He said that he represents the residents of Ashbriar with about 60 homes there. FETTIS said that he talked to Mr. Vosburgh who still retains ownership of 15 of these home sites and he authorized him to also speak in his behalf in opposition to the commercial use at this corner. FETTIS said that he was rather interested in the observation that was made by Mr. Kaplan in his closing remarks. Kaplan said that it was not intended by Mr. Chuzy to use this particular corner for residential use. FETTIS said that was the thing that anger some of the residents in this area. He felt that it was contrary to all of the principals of the Commission to spot a commercial area such as this that would be surrounded by residential uses. This is a clear case of spot zoning that is contrary to the standards that the Planning and City Commissions have adopted. The area residents are quite unanimous in their opposition to this "BB" Office request.

GARDNER asked Fettis if he acknowledged that the proposed use was a limited amount of office. FETTIS said he did acknowledge that fact, but when he referred to it as commercial, he is referring to commercial as opposed to residential.

FETTIS asked for a show of hands of area residents present in opposition. About 20 people were present in opposition.

JAMES CLEARY, 6308 East Murdock, speaking in opposition, stated that he lived directly across the street from this proposed project. He said that Ashbriar was developed on the premise that this would continue to be residential. Most of the people that have purchased their homes there, purchased them on that premise. He stated that Murdock Street is a deadend street and they would expect to get some traffic parking along this narrow street if the request is approved. Any parking along Murdock adds to their problem. He said that since this is a residential area, they object to any type of commercial operation, be it an office building or any other use.

SAVINA asked Mr. Cleary if he was opposed to all of the zoning or just at the corner. CLEARY said that he was opposed to just Parcel 8 at the corner of Murdock and Woodlawn.

MRS. MARY HOLLAND, 641 North Woodlawn, Unit 69, speaking in opposition, said that she and her husband were concerned with the zoning change at Murdock and were against it. She said that Mr. Jim Gordon mentioned that he was in favor of the application.

He has a fence around his entire house and yard. One of the restrictions in condo living is not being able to build a fence, therefore they are looking at the prospect of having a parking lot and an office building in their back yard. She said that when they purchased their townhouse three years ago, they were told at that time it was zoned residential and would always be residential, and that was one reason they purchased it. She added that they live a very quiet lifestyle and like that kind of living, and this will be an invasion of their privacy. It will also devalue their property. HOLLAND pointed out that there was already an increase of traffic on Woodlawn, not due to townhouses, but due to businesses. She said that if their residential area was invaded by this change of zoning, she would like to know where it will end.

SAVINA asked if Mrs. Holland was opposed to Parcel 8 only. She said that was correct.

CHARLES BLACK, 641 North Woodlawn, Unit 22, President of Ashbriar Homeowners Association, stated that they did not receive a notice of this zone change in time to have a formal meeting. Therefore, the Association does not have a comment to make which is the consensus of opinion of the Association itself.

SAVINA asked if Mr. Black received notice of the December 16 CPO meeting. BLACK said yes, and they were there.

MRS. JACK COURTNEY, 641 North Woodlawn, Unit 68, stated that when the notice of the zone change request was received, her husband called Mr. Black and asked him if he would call a meeting of the homeowners, and if he would also get a lawyer to represent them. She said that Mr. Black refused. Therefore they were not represented at the CPO meeting, and Mr. Black indicated that he was for Parcel 8 being commercial. MRS. COURTNEY said that they wished to keep the area residential.

FETTIS commented that he should have made it plain in his first remarks that he did not represent the Association and they did not formally hire an attorney. He mentioned that Mr. Vosburgh told him this morning to speak on his behalf and state that when he sold a lot in this area, he was asked, by 90 percent of the buyers, what would happen to this corner because they were all concerned about it. Vosburgh said that he has told them each that this was designed and zoned for residential, and that it was his understanding that it would not be changed to any other use other than residential.

KAPLAN felt that it was important for him to say that they would go forward with a community unit plan, and they will restrict in the C.U.P. the use of this entire site to an eye doctor's clinic and no other use. He said that he was satisfied with a "B" zoning if Dr. Wilder can practice ophthalmology and fill his own prescriptions. KAPLAN pointed out that there was an existing 6-foot high cedar fence along the south side of the property.

BAYOUATH asked of the applicant could live with "B" zoning.

GALBRAITH reviewed the text.

KAPLAN said that they have no problems with the staff comments with the exception of item (f) (the plan shall be revised to show a residential alternative for Parcel 8). This item will not be relevant because they are asking only for a use as an eye doctor and for no other use. KAPLAN said that item (d) (a general provision shall be added stating that there is complete access control between Parcels 3 and 6 except for the east 300 feet) could be eliminated because he has already met with the Ashbriar Homeowners Association. He said that on staff comment (c) (the plan shall be revised to show the maximum building height for

Parcel 3 as 55 feet and for Parcel 6 as 35 feet) he has no problem because they have come in with the heights originally allocated to them. KAPLAN said that he would like to retain the 55 feet on Parcel 6.

GALBRAITH said that in reviewing the office classification in the City's zoning ordinance, it lists several things that would clarify that this proposed use must have "BB" Office zoning. Medical offices are listed first under "B" Multiple Family, but apothecary and dispensing of prescriptions is listed first under "BB" Office as is "optician" which is singular. He said that Dr. Wilder advised him that they have three professional opticians in their clinic, and he did not feel that there was any question that it would take "BB" Office zoning.

HAROLD NAY, 6320 Marjorie Lane, speaking in opposition, was opposed to an office building in the residential area.

MRS. ALICE OAKS, 6208 East Murdock, speaking in opposition, said that she has lived in her home since 1955. She said that when Mr. Chuzy bought this land they were all very upset, and since then they have had meetings and more meetings with Mr. Chuzy, and they won their case with the City Commission in 1973. At that time this corner was supposed to be residential, and that was what they agreed to. She said that she was a little bit tired of everyone coming in and making a fast buck at the expense of the homeowners and the taxpayers. She felt that Parcel 8 should remain as it is platted and zoned.

CHET SPADE, 6320 East Murdock, speaking in opposition, said that he had only owned his home six months, and figured that he was moving into a residential neighborhood. He asked if this property was made commercial, would the Commission make his commercial also. He is in the appliance business, and will be retiring in a few years and would like to fix a few appliances and dispense a few parts which would be no different than the eye doctor across the street dispensing eyeglasses.

LAKIN commented that he would agree with Mr. Kaplan that he did not remember Mr. Chuzy saying anything committing himself to develop this area as residential in the long term. He agreed that the staff was the one who insisted that, when the C.U.P. went through, they be platted into residential lots. That was because they were concerned that once the library, which was talked about, fell through, that Parcel 8 would be the subject of additional zone changes. He felt that the course of action as intended at that time from staff's viewpoint was that it should be residential. They continue to hold to that view today and advised the developers when they initially contacted staff, that staff felt the residential was appropriate at this location.

BAYOUTH felt that there would be a lot more traffic from a library than there would be from an eye doctor.

SHOOK commented that the Zoning Committee had the opportunity to visit the site, and he personally would concur with the position of most of the people who spoke that the development contiguous to Parcel 8 is residential. It was his opinion that any zoning which would not reflect a residential use would be inappropriate. SHOOK said that he would agree with the remaining zone changes that are being proposed. He commended the developer for a fine development. It is attractive and well-maintained.

LOFTON said that he would be opposed to putting a doctor's office in a residential area. He felt this Commission should give serious consideration to what they are doing to the residential areas.

KEITH PARKER, Architect and Land Planner, said that his firm was responsible for the majority of the planning work on this tract. In the latter part of October he was before the Commission for some change at the corner of Broadmoor and 21st Street which has "A" zoning to the west, "AA" and "A" zoning to the north, and Multiple Family to the east. At that time the Commission ruled to approve a 2-acre tract for a doctor's office at the half mile line between Woodlawn and Rock Road in the middle of a residential area. He said that he did not understand, because there were no houses built there except across the street, and it was granted a "BB" use. As a planner, he said he was a little bit at a loss to know which way to go.

GARDNER responded that there was probably all the difference in the world between a matured neighborhood and one that is substantially undeveloped, and that comparison can probably be made between the 21st Street site and this site. The thing that makes the consideration of office use on this particular corner a difficult issue probably has to relate to the initial land use plan and the travail that was gone on between Parker and the neighborhood in developing a compatible arrangement. In addition, there is the fact that there is an expansion of office zoning and commercial zoning in the nearby and very adjacent proximity that is being looked upon favorably and supported by residents who are also opposed to the rezoning of Parcel 8. He concurred with Parker that the location on Woodlawn, due to traffic, is one of the least desirable settings for residential uses that he could think of. The properties that back on Woodlawn are probably among the least desirable in the entire Ashbriar setting. Residential development of that corner is going to be extremely difficult.

SAVINA asked if there was an architectural control committee for this tract.

KAPLAN said that Mr. Chuzy has been the architectural control committee for the "BB" and "LC" areas, but not on Parcel 8.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood, the zoning and uses of nearby properties, the suitability of the subject property for the uses to which it has been restricted, and the opposition of neighborhood residents; I move that we recommend to the governing body that zone case Z-2298 at the southwest corner of Murdock and Woodlawn be denied. Wright moved, Shook seconded and it carried with a vote of 6 in favor (Wright, Savina, Lofton, Gardner, Shook and Goebel), and 1 opposed (Bayouth). Hennessy, Jones and Martens were absent.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood, the zoning and uses of nearby property, support of neighborhood residents, and in consideration of the recommendations of staff; I move that we recommend to the governing body that zone cases Z-2297 and Z-2299 be approved subject to the approval of the associated Community Unit Plan, and that we recommend that DP-45 be approved subject to the following conditions:

- a. That the area shown as Parcel 8 should be changed to reflect the permitted residential uses as approved by the Planning Commission on January 18, 1973 and the City Commission on February 20, 1973. The parcel descriptions and general provisions shall be revised to reflect the deletion of Parcel 8.
- b. General Provision No. 10 should be reworded as follows:
- A landscape plan for the 10 foot landscape areas as shown on the plan, indicating the type, location, method of watering, and specification of plant materials, shall be submitted to the Planning Department for review and approval prior to the issuance of any building permits on Parcel 3. A landscape plan for the area on the south boundary was approved by the Planning Department on August 20, 1976.
- c. The plan shall be revised to show the maximum building height for Parcel 3 as 55 feet.
- d. A General Provision shall be added stating that there is complete access control between Parcels 3 and 6 except for the east 300 feet.
- e. The plan shall be revised to show the following changes: A 30 foot building setback between Parcels 3 and 5; show the existing 30 foot easement along the north boundary of Parcel 6; an existing easement serving the easternmost building in Parcel 6; add a note identifying the traffic barrier; and the firelane and access area on the north side of Parcel 6 shall be included in Parcel 6 and the parcel descriptions for Parcels 2 and 6 revised to reflect the change in size and floor area permitted.
- f. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- g. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- h. 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 residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Bayouth moved, Gardner seconded and it carried unanimously. Hennessy, Jones and Martens were absent.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 12, 1981

RETURNED BY CITY COMMISSION:

- 8a. Case No. DP-45 - Plaza del Sol, Inc., & Carl Chuzy request approval of amendment to the C-K-M Commercial Community Unit Plan for Kapaun First Addition and Kapaun Second Addition to Wichita, All in Sedgwick County, Kansas. Generally located at the northwest corner of Central and Woodlawn.
- 8b. Case No. Z-2298 - Carl Chuzy requests zone change from the "AA" & "R-5" to "BB" for Lots 70 through 82 inclusive, Reserve D, Reserve E, and Reserve F, all in Kapaun Second Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Woodlawn and Murdock.

GALBRAITH reviewed some of the history of the cases. He said that when the City Commission considered this case, it was Mr. Kaplan, the applicant's attorney that asked that the C.U.P. as it related to Parcel 8 be returned to the Planning Commission because they had additional information that they desired to present to the Commission. GALBRAITH pointed out that there was a 73 percent protest on the zone case. GALBRAITH said that the staff's concern was the same as previously expressed, in that it is an encroachment into the neighborhood and that it would be difficult not to grant "BB" Office requests for other homeowners that want to remodel or change from single family uses to office. He said the staff's preference would be that this property be developed as platted and zoned and as indicated on the approved C.U.P. now, rather than to establish this spot of "BB" zoning.

ROBERT W. KAPLAN, attorney representing the applicant, stated that since the matter was referred back from the City Commission, they have had negotiations with the neighborhood and believe now that they have unanimity among the applicant and the neighbors. He said that they have presented a revised Community Unit Plan, and it contain conditions requested and agreed upon by the Ashbriar Homeowners Association, as well as by others that live across the street to the north. They have also prepared and delivered to Mr. Fettis, the attorney for the neighbors, a private covenant speaking to the use of the property.

WRIGHT asked if, when Mr. Kaplan met with the neighbors, he was able to contact all of the neighbors who were in opposition.

KAPLAN said that there was a meeting of the Ashbriar Homeowners Association called by the President of the Association and they met with them. He said that he made a written request to Mr. Fettis for another meeting and his request was circulated to other neighbors in the notification area that wished to attend. He said that it was his honest belief that he had spoken to everyone who wished to discuss the matter.

WRIGHT asked how legally binding was the covenant. KAPLAN said that in his opinion the covenant was absolutely, categorically and unequivocally binding for 20 years.

EVERETT FETTIS, attorney speaking on behalf of most of the neighbors in the area, stated that his clients were originally opposed to the zone change as was the staff. The City Commission suggested that the applicant should take another look at this, which they did. He said that meetings had been held. He said that he understood that the C.U.P. was to be amended to provide for the berm and for the complete access control on Murdock which was of considerable concern for the Murdock residents. He said that they asked that a private covenant be granted. They were

primarily concerned in the covenant with the one story building and the size of the building because in "BB" zoning a multiple story structure could be constructed. The owner of the property has stated three things in the private covenant. The conditions are that the building would be; limited to medical and/or office building use; limited to no more than 12,000 square feet of building coverage; and limited to a one story building. He said that with the covenant and with the further statements to be incorporated into the C.U.P., the neighbors, as far as he knew, were now willing to voice no further objections to this request.

JIM GORDON, 6403 East Murdock, stated that he was also speaking for his neighbor on the northeast corner of Claytonia and Woodlawn and they were both in favor of this project because they feel that a one-story, rather quiet doctor's office, operating five days a week from 8 to 5, would be an asset to the neighborhood as opposed to what the future might hold.

WRIGHT commented that Galbraith had mentioned the staff's concern of further encroachment upon the neighborhood by this kind of use. She said that it would seem to her that although "BB" would be appropriate for this part of the Community Unit Plan that a very strong case could be made for denying further office zoning in that vicinity on Woodlawn and Murdock. She felt that this consideration of not looking with favor on additional "BB" should be in the record when the decision is made on this case.

GALBRAITH stated that there was a number of comments made by Mr. Fettis about wanting to be assured that the applicant would limit this building to one-story. The applicant does state that the building would be not more than one-story 22 feet high. He said that they applicant specifies 12,000 square feet of floor area at ground level and excluding basement. GALBRAITH said that perhaps a floor area ratio is needed that includes the basement floor area. Staff would suggest limiting the building to a floor area not to exceed 24,000 square feet.

KAPLAN added that the doctor does anticipate a full basement under the building and that fact has been made quite clear to the neighborhood. That is why they indicate 12,000 square feet excluding the basement, and another 12,000 square feet is anticipated in the basement. He assumed that a 24,000 square foot maximum floor area would be agreeable.

FETTIS said that it was alright with the neighbors, so long as the ground floor area was retained at 12,000 square feet. He asked that the Commission make a requirement, in the motion, that the applicant proceed, execute and file the covenant.

GARDNER explained that the Planning Commission has no power to require or enforce private restrictive covenants and that the covenants would have to be between the applicant and the neighborhood.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the "BB" zoning to the south; the offices to the south; the unsuitability of the subject property for the uses to which it has been restricted; and the withdrawal of opposition by some neighborhood residents after an agreement had been reached between the applicant and the neighborhood regarding fencing, berms, land coverage, and floor area; I move that we recommend to the governing body that zone case Z-2298, at the southwest corner of Murdock and Woodlawn, be approved subject to replatting within

one year; and that the C.U.P. be approved as it relates to Parcel 8, subject to the following conditions:

- a. The plan shall be changed to include, as a general provision, the additional restrictions for Parcel 8 as shown on the revised plans submitted to the Planning Department, dated February 9, 1981.

- b. The following items in the parcel description for Parcel 8 shall be changed to read:

Proposed General Use: Ophthalmologist, including sales and dispensing of optical items, medical offices and office uses included in the "BB" Zoning District.

Maximum Gross Floor Area	24,000 square feet
Maximum Land Coverage	12,000 square feet

- c. The plan shall be revised to show complete access control from Parcel 8 to Murdock and one opening to Woodlawn from Parcel 8.
- d. Replatting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- e. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Bayouth moved, Jones seconded and it carried unanimously. Martens was not present. Savina and Shook were absent.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 266-4561

February 17, 1981

Robert W. Kaplan
430 North Market
Wichita, Kansas 67202

Re: DP-45 - Approval of Amended
Commercial & Residential C.U.P.
Z-2298 - "AA" & "R-5" to "BB"

Dear Mr. Kaplan:

At its regular meeting on February 12, 1981, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend that zone case Z-2298, at the southwest corner of Murdock and Woodlawn, be approved subject to replatting within one year. The Planning Commission recommended approval of the C.U.P., as it relates to Parcel 8, subject to the following conditions:

- a. The plan shall be changed to include, as a general provision, the additional restrictions for Parcel 8 as shown on the revised plans submitted to the Planning Department, dated February 9, 1981.
- b. The following items in the parcel description for Parcel 8 shall be changed to read:

Proposed General Use: Ophthalmologist, including sales and dispensing of optical items, medical offices and office uses included in the "BB" Zoning District.

Maximum Gross Floor Area	24,000 square feet
Maximum Land Coverage	12,000 square feet

- c. The plan shall be revised to show complete access control from Parcel 8 to Murdock and one opening to Woodlawn from Parcel 8.
- d. Replatting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.

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

In addition to the conditions approved in relation to Parcel 8, the plan needs to be revised to include a general provision stating that there is complete access control between Parcels 3 and 6 except for the east 300 feet. This was a condition of approval adopted by the City Commission when they approved the C.U.P. on January 13, 1981.

It is necessary that we receive 10 copies of the corrected C.U.P. by Friday, February 27, 1981 so that these cases can be scheduled for consideration by the City Commission at its regular meeting of March 10, 1981. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,



Jack H. Galbraith
Chief Planner

JHG:sad

cc: Keith Parker, Keith Parker Associates, 239 Pattie, Suite 2,
Wichita 67211
Dr. Lowell W. Wilder, 3333 East Central, Wichita 67208
Jim Gordon, 6403 East Murdock, Wichita 67206
Vernon Hawthorne, 6404 Claytonia, Wichita 67206
Carl Chuzy, Plaza del Sol, Inc., 6572 East Central, Suite 103,
Wichita 67206

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Everett Fettis, Attorney, One Twenty Building, 120 South
Market, Wichita 67202

Mr. James Cleary, 6308 East Murdock, Wichita 67208

Mary Holland, 641 North Woodlawn, Unit 69, Wichita 67208

Charles Black, 641 North Woodlawn, Unit 22, Wichita 67208

Mrs. Jack Courtney, 641 North Woodlawn, Unit 68, Wichita 67208

Donald Gust, 6321 Marjorie Lane, Wichita 67208

Alice Oaks, 6208 East Murdock, Wichita 67208

Chet Spade, 6320 East Murdock, Wichita 67208

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

February 12, 1981

Cases No. DP-45 - C-K-M Commercial Community Unit Plan; and
Z-2298 - "AA" & "R-5" to "BB"

Referred back to the Metropolitan Area Planning Commission
for reconsideration.

Location

Southwest corner of Woodlawn and Murdock.

Case History

DP-45 - MAPC - 12-18-80 - Planning Commission Recommendation:
That this case be approved subject to conditions as
shown in excerpt from Planning Commission minutes of
December 18, 1980. Bayouth moved, Gardner seconded and
it carried unanimously. Hennessy, Jones and Martens
were absent.

Z-2298 - MAPC - 12-18-80 - Planning Commission Recommendation:
That this application be denied. Wright moved, Shook
seconded and it carried with a vote of 6 in favor (Wright,
Savina, Lofton, Gardner, Shook and Coebel), and 1 opposed
(Bayouth). Hennessy, Jones and Martens were absent.

DP-45 & Z-2298 - BCC - 1-13-81 - Referred back to the
Metropolitan Area Planning Commission for reconsideration.

City Commission Minutes of January 13, 1981 are attached.

COMMISSIONERS PROCEEDINGS

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DP-45 - AMENDMENT
JD C-K-M CUP FOR
KAPAUH 1ST & 2ND

DP-45 - REQUEST FOR APPROVAL OF AMENDMENT TO THE C-K M COMMUNITY UNIT PLAN FOR DAPAUN FIRST ADDITION AND KAPUAN SECOND ADDITION GENERALLY LOCATED AT THE NORTHWEST CORNER OR CENTRAL AND WOODLAWN, presented.

Z-2297 - ZONE CHANGE
FROM "R-5" TO "BB"

Z-2297 - ZONE CHANGE FROM "R-5" GENERAL RESIDENCE TO "BB" OFFICE DISTRICT IN AN AREA LOCATED NORTH OF CENTRAL AND WEST OF WOODLAWN, presented.

Z-2299 - ZONE CHANGE
"BB" TO "LC"

Z-2299 - ZONE CHANGE FROM "BB" OFFICE DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT IN AN AREA LOCATED AT THE NORTHWEST CORNER OF WOODLAWN AND MURDOCK, presented. (Corrected per later discussion)

The Planning Commission recommended that the zone cases Z-2297 and Z-2299 be approved subject to approval of the associated Community Unit Plan and that DP-45 be approved subject to conditions outlined in information provided the City Commission.

Jack Galbraith

Jack Galbraith, Chief Planner, outlined on a map the C.U.P. area and the amendments as they related to Parcels 3 and 6, and also Zone Cases No. Z-2297 and Z-2299, noting that no protest was received on them. He advised the Commission that item 7, Zone Case No. Z-2298 on the agenda, was also associated with Item 6 and was shown as a separate item due to a 73.5% protest of neighboring property owners, which was related to Parcel 8 only, but should be considered with the C.U.P. He answered questions by the Commission, noting that the general location of the area referred to in Item 7 was in error and should read "the southwest corner of Murdock and Woodlawn".

Motion --

Casado moved that having reviewed the record of hearing before the MAPC and in accordance with Policy No. 10 of the MAPC previously adopted by this Board and having reviewed the factors contained therein and the factors stated by the MAPC in connection with Zoning Case No.'s Z-2297 and Z-2299, that the Commission approve Z-2297 and Z-2299 and the C.U.P. subject to the recommended conditions, and the ordinance establishing zoning be placed on first reading. Motion carried 4 to 0. (Later this action was reconsidered. See later action for Item 6 on page 9737.

-- carried

Z-2298 - ZONE CHANGE
"AA" & "R-5" TO
"BB"

Z-2298 - ZONE CHANGE FROM "AA" SINGLE FAMILY AND "R-5" GENERAL TO "BB" OFFICE DISTRICT GENERALLY LOCATED ON THE SOUTHWEST CORNER OF MURDOCK AND WOODLAWN, presented.

The requested zone change is associated with Cases DP-45, Z-2297 and Z-2299 (Item 6).

The Planning Commission recommended that the application be denied.

Comm. Casado

Commissioner Casado noted that since this was a zoning case matter with considerable opposition, it should be returned to the MAPC for further hearing as there may be new evidence which was not properly considered.

Motion --

Casado moved that the application be returned to the MAPC for reconsideration and hearing new evidence. Motion carried 3 to 1. Porter "no". (Later this action was reconsidered. See later action for Item 7 on page 9737.

-- carried

Discussion

Discussion was had regarding the action just taken, in an attempt to clear up any confusion.

Motion --

Porter moved that Item 6 be reconsidered.

Jack Galbraith

Jack Galbraith stated that the confusion stemmed from the fact that by the action taken just prior, the C.U.P. was approved subject to the conditions set out by the MAPC, which requires Parcel 8 to be developed residentially as first approved in 1973, yet on Item 7 the zone case was referred back to the Planning Commission and it relates to Parcel 8. He further stated that no letter had been filed requesting a rehearing based on new evidence to be presented, in accordance with the City Commission policy.

Motion --

Knight moved that Items 6 and 7 be reconsidered. Motion carried

-- carried 4 to 0.

Discussion

Discussion was had and it was also determined that Case No. Z-2299 caption was incorrect as shown on the agenda and should have read "Request for Zone Change from "BB" Office District to "LC" Light Commercial District in an Area Located at the Northwest Corner of Woodlawn and Murdock".

Jack Galbraith

Mr. Galbraith again reviewed the C.U.P. and the parcels affected by the respective amendments and zone changes.

Robert Kaplan

Robert Kaplan, representing Carl Chury, the developer, acknowledged that he wanted Parcel 8 to be considered separately as that was the area which received the protest. He felt that the C.U.P. should be approved as it relates to Parcels 3 and 5, the zone changes in Item 6 be approved and that the C.U.P. as it relates to Parcel 8 be returned to the MAPC for further consideration.

COMMISSIONERS PROCEEDINGS

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Everett Fettis

Everett Fettis, representing the protestors in that area, noted that the 734 protest petition was significant and opposed the return of Z-2298 to the MAPC for reconsideration of Parcel 3 for other than residential use.

Robert Kaplan

Mr. Kaplan spoke further concerning the history of platting subject property and contended that the residential configuration came about because of other platting, not as a commitment made by Mr. Chuzy. He further stated that the Doctors had met and heard objections from area property owners and were willing to make some concessions. That is the reason he felt it should go back. Mr. Kaplan also stated that Dr. Wilder is willing to meet with the neighbors, work with them, and stated that this would be restricted to the Sja Doctor's Building only.

Everette Fettis

Mr. Fettis again spoke and stated that Mr. Chuzy had previously agreed that Parcel 3 would be retained for residential development, and the people are expecting that agreement to be honored.

Discussion

The following persons spoke in opposition to any change to Parcel 3, favoring retention of "AA" zoning:

Alice Oaks, 6208 East Murdock
Mary Holland, 641 North Woodlawn
Chat Spade, 6230 Woodlawn

Discussion

Discussion was had and Mr. Galbraith suggested that if the Commission desired to make a change on Item 7 relative to Parcel 3, both the C.U.P. and the zone change needed to be returned to the MAPC and keep both cases open.

(Item 6)
Motion --

Knight moved that having reviewed the record of hearing before the MAPC and in accordance with Policy No. 10 of the MAPC previously adopted by this Board and having reviewed the factors contained therein and the factors stated by the MAPC in connection with Zoning Case No. Z-2297 and Z-2299, that the Commission approve Z-2297 and Z-2299 and the C.U.P. as it relates to Parcels 3 and 5, subject to the recommended conditions, the ordinance establishing zoning be placed on first reading and the C.U.P. as it relates to Parcel 3 be referred back to the MAPC for reconsideration with Z-2298. Motion carried 4 to 0.

-- carried

ORDINANCE

Z-2297

An ordinance changing the zoning classifications or district of certain lands located in the City of Wichita, Kansas, under the authority granted by Section 28.04.210, the Code of the City of Wichita, Kansas, introduced and under the rules laid over. (Z-2297)

ORDINANCE

Z-2299

An ordinance changing the zoning classifications or district of certain lands located in the City of Wichita, Kansas, under the authority granted by Section 28.04.210, the Code of the City of Wichita, Kansas, introduced and under the rules laid over. (Z-2299)

(Item 7)
Motion --

Casado moved that the zoning application Z-2298 be returned to the MAPC for reconsideration together with Parcel 3 on the associated C.U.P., DP-45. Motion carried 4 to 0.

-- carried

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 12-18-80

Case No. DP-45 Request: Approval of Amended
Commercial & Residential
C.U.P.
Z-2297 "R-5" to "BB"
Z-2298 "AA" & "R-5" to "BB"
Z-2299 "BB" to "LC"

Location: Northwest corner of Central and Woodlawn

Reason: To permit the establishment of additional office and commercial uses.

Acres: DP-45 37 Size: 1250' x 1300'
Z-2297 5.6 329' x 750'
Z-2298 1.4 200' x 310'
Z-2299 2.7 262' x 520' (irregular)

	Land Use	Zoning
Existing	Single-family, condominiums, office, commercial	"AA", "R-5", "BB" & "LC"
North	Single-family	"AA"
East	Single-family, shopping center	"AA" & "LC"
South	Single-family, bank, offices	"AA", "A", "BB" & "LC"
West	Office, electric fixture repair & undeveloped	"AA", "BB" & "LC"

Platted: Yes

History:
Z-1414 "AA" to "LC" & "BB" 9-1-73 HPC Approved
10-31-72 BCC Return to MAPC
1-18-73 MAPC Approved in part
2-20-73 BCC Approved "R-5",
"BB" & "LC"
DP-45 1-18-73 MAPC Approved in part
2-20-73 BCC Approved "R-5",
"BB" & "LC"

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted proposing several amendments to an approved residential and commercial C.U.P. located at the northwest corner of Central and Woodlawn. The amended development plan shows the changes which include revised parcel boundaries to allow expanded commercial and office activities, creation of a parcel to allow an ophthalmological office, and several minor changes to the parcel descriptions and the general provisions in order to bring the C.U.P. up-to-date.

Zone change Z-2297 is proposing to extend "BB" zoning to the west boundary of the C.U.P. This additional "BB" is shown as the western half of Parcel 6. The proposed uses include offices and uses permitted in the "BB" district except residential.

Zone change Z-2293 is located at the southwest corner of Murdock and Woodlawn and is shown as Parcel 8. This area was originally approved for single-family and multiple-family uses. The proposed uses for this area include an ophthalmologist office (including the filling of optical prescriptions) and other uses permitted in the "B" zoning district. Other uses permitted in the "B" district include medical offices, boarding houses, clinics, schools, greenhouses, day care centers, private clubs, and multiple-family dwellings with a density of up to 75 dwelling units per acre. This would be 106 units permitted on Parcel 8.

Zone change Z-2299 is proposing to extend "LC" zoning north of Woodlawn to a point approximately 600 feet north of Central. This additional "LC" area is shown as a part of Parcel 3 (North of Parcel 5). The proposed use would be a shopping center which is the same as originally approved for Parcel 3.

2. Staff is generally supportive of the additional "LC" zoning being requested. The C.U.P. provisions and the quality of the surrounding development would seem to indicate that additional light commercial uses would not have significant negative impacts on neighboring properties. Likewise the staff is generally supportive of the extension of Parcel 6 and "BB" zoning to the west boundary of the C.U.P.

In September 1930 an administrative adjustment to permit parking on the west portion of Parcel 6 was approved. One of the conditions was that traffic from the commercial area to the south not be permitted to circulate through the parking lot or the area to the west of the parking lot. The Planning Commission may wish to restrict access between Parcels 3 and 6 to the east 300 feet in order to reduce the impact on the residential area to the north.

In regard to the establishment of "BB" zoning and the creation of Parcel 8 at the southwest corner of Murdock and Woodlawn, staff is of the opinion that the proposed uses are inappropriate for the area. Staff feels that the existing residential uses permitted are the appropriate uses for this area and office uses should not be introduced into a predominately residential area. If this area is approved for "BB" the Department of Engineering has suggested that the plan should be changed to show one access point to Parcel 8 from Woodlawn and complete access control to Murdock. Staff also feels that since any use permitted in the "B" district would be allowed in Parcel 3, a sketch of the proposed layout of apartments and the maximum density be shown or the uses be restricted to an ophthalmologist.

One other concern that staff has is the building heights for Parcels 3 and 6. With the existing one and two-story development in the area, staff questions the need and appropriateness of 30 foot high buildings in Parcel 3. Likewise, staff feels that 55 foot high buildings are inappropriate for the western portion of Parcel 6 due to the two-story residential development to the north.

3. Should the Planning Commission determine that the rezoning proposed in Z-2293 (southwest corner of Murdock and Woodlawn) is appropriate, the recommendation of approval should be subject to the replatting of the subject property within one year from the date of the zone change approval by the Board of City Commissioners or the case be denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
4. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval.

- a. General Provision No. 10 should be reworded as follows:

A landscape plan for the 10 foot landscape areas as shown on the plan, indicating the type, location, method of watering, and specification of plant materials, shall be submitted to the Planning Department for review and approval prior to the issuance of any building permits on Parcel 3. A landscape plan for the area on the south boundary was approved by the Planning Department on August 20, 1976.

- b. The plan shall be revised to show one opening to Parcel 3 from Woodlawn and complete access control to Murdock from Parcel 8.
- c. The plan shall be revised to show the maximum building height for Parcel 3 as 55 feet and for Parcel 6 as 35 feet.
- d. General Provision shall be added stating that there is complete access control between Parcels 3 and 6 except for the east 300 feet.
- e. The plan shall be revised to show the following changes: A 30 foot building setback between Parcels 3 and 5; show the existing 30 foot easement along the north boundary of Parcel 6; an existing easement serving the easternmost building in Parcel 6; add a note identifying the traffic barrier; show the floor area ratio for Parcel 3 as .33 and the firelane and access area on the north side of Parcel 6 shall be included in Parcel 6 and the parcel descriptions for Parcels 2 and 6 revised to reflect the change in size and floor area permitted.
- f. The plan shall be revised to show a residential alternative for Parcel 8. The alternative shall show a proposed building layout, maximum density, maximum number of dwelling unit and parking ratio.
- g. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- h. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- i. 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 residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.

✓
DP-45 &)
Z-2298)

64 joint notice of "Notice to Adjoining Property Owners"
mailed 1-29-81 for the MAPC MEETING for 2-12-81.
The notice advises property owners that the application
was returned to the MAPC by the BCC, and, therefore,
rescheduled for the aforementioned meeting.

1 to CPO Office

—
65 TOTAL

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

January 29, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

As a result of the City Commission referring the following cases back to the Planning Commission, this is to advise that the Wichita-Sedgwick County Metropolitan Area Planning Commission will reconsider the following items in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at its meeting beginning at 1:30 p.m., Thursday, February 12, 1981, at which time you may appear either in person or by agent or attorney if you so desire.

CASE NO. Z-2290

Zone change from the "AA" One Family Dwelling District and the "R-5" General Residence District to the "BB" Office District

Lots Seventy (70) through Eighty-two (82) inclusive, Reserve D, Reserve E, and Reserve F, all in Kapaun Second Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Woodlawn and Murdock.

CASE NO. DP-45

Amendment to the CKM Commercial Community Unit Plan as it relates to Parcel 8. The amendment would allow the permitted uses to change from residential to ophthalmologist. Parcel 8 encompasses the same area that is in Z-2290.

Jack H. Galbraith
Assistant Secretary

January 19, 1981

Robert W. Kaplan
430 North Market
Wichita, Ks. 67202

Re: DP-45 - Approval of Amended Commercial
& Residential C.U.P.
Z-2297 - "R-5" to "BB"
Z-2298 - "AA" & "R-5" to "BB"
Z-2299 - "BB" to "LC"

Dear Mr. Kaplan:

The above-captioned cases along with zone cases Z-2297 & Z-2299 were considered by the City Commission at its regular meeting of January 13, 1981. The action of the City Commission was to concur with the findings of fact of the MAPC and approve Z-2297 and Z-2299 and the C.U.P. as it relates to Parcels 3 and 6, subject to the recommended conditions, and place the ordinances establishing zoning on first reading; and refer the C.U.P. as it relates to Parcel 8 back to MAPC for reconsideration with Z-2298.

The C.U.P. (Parcel 8) and Z-2298 will be scheduled for reconsideration by the Planning Commission at its regular meeting of February 12, 1981. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas beginning at 1:30 p.m.

If you have any questions on these cases or have any additional information to provide as it relates to Parcel 8, please contact us prior to the Planning Commission meeting.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

Page 2

cc: Keith Parker, Keith Parker Associates, 239 Pattie, Suite 2,
Wichita 67211
Dr. Lowell W. Wilder, 3333 East Central, Wichita 67208
Jim Gordon, 6403 East Murdock, Wichita 67206
Vernon Hawthorne, 6404 Claytonia, Wichita 67206
Carl Chuzy, Plaza del Sol, Inc., 6572 East Central, Suite 103,
Wichita 67206
Everett Fettis, Attorney, One Twenty Building, 120 South
Market, Wichita 67202
Mr. James Cleary, 6308 East Murdock, Wichita 67208
Mary Holland, 641 North Woodlawn, Unit 69, Wichita 67208
Charles Black, 641 North Woodlawn, Unit 22, Wichita 67208
Mrs. Jack Courtney, 641 North Woodlawn, Unit 68, Wichita 67208
Donald Gust, 6321 Marjorie Lane, Wichita 67208
Alice Oaks, 6208 East Murdock, Wichita 67208
Chet Spade, 6320 East Murdock, Wichita 67208

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE December 18, 1980

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, CPO Administrative Aide

SUBJECT DP-45: C-K-M Commercial Community
Unit Plan, Northwest corner of Central
and Woodlawn and associated zoning
changes Z-2297, Z-2298, and Z-2299.

At its December 16th meeting, Area "I" CPO Council considered the captioned cases. Robert Kaplan and Keith Parker were present representing the applicant. Thirty residents were in attendance.

The Council voted unanimously, 8-0, to recommend approval of requested zoning changes Z-2297, "R-5" to "BB", and Z-2299, "BB" to "LC" subject to MAPD staff comments 4a, b, c (except Parcel 6), e, g, h, and i. No one spoke in opposition to this action.

Many of the area residents voiced strong opposition to proposed zoning change Z-2298, "R-5" and "AA" to "BB". The residents stated that the proposed use for this property is inappropriate for the residential neighborhood. Concerns were expressed that the zoning change would increase traffic congestion, decrease property values, and disrupt the residential nature of the area.

The Council voted, 5-3, to recommend approval of requested zoning change Z-2298 with MAPD staff comments 4a, b, e, g, h, and i, plus the following recommended requirements.

1. A berm be placed on the north, west, and south sides of Parcel 8 to a height of four feet.
2. An agreement requiring the owners of Parcel 8 to place a rounded curb and fence on the southwest corner of Parcel 8 bordering with the Ashbriar development to correct a blind intersection.
3. Exterior lighting be blocked to prevent lighting encroachment in surrounding residential areas.
4. Limit the use of Parcel 8 to the eye clinic only.

Please inform the MAPC of the Council's action and resident opposition when the case is considered on December 18.

Dean Kruthof
Dean Kruthof
CPO Administrative Aide

DK:m1

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

Dec 17, 1980

Metropolitan Area Planning Commission,
Wichita, Ks. 67202

Dear Members,

This is with reference to
Zoning case No Z-2298 at the
southwest corner of Murdock +
Woodlawn. A group of neigh-
boring property owners including
those in Ashburn Estates are
objecting to the proposed rezoning +
appeared at the CPO meeting of
Dec 16.

The CPO Council at this
meeting voted for the rezoning.
We are therefore asking for a
postponement of the hearing to
be held Dec 18 at 1:30 P M
for from three to four

weeks to allow us as a neighborhood group to prepare fully to meet the proposed change.

This is necessary because the first notice of any kind the neighborhood received of the proposal was about one week prior to the CPC meeting, & because of the short (1½ days) time between the CPC meeting & the MAPC meeting.

Furthermore, we have appointed an attorney, who is to be out of town when the MAPC meets, & he will need time to prepare.

also it is understood that Mr. J. Vosburgh, the developer of Ashbur Estates adjacent will assist the neighbors, but is out of town so a delay is needed for this reason.

I will be present at the
MAFC hearing Dec 18 to formally
request the postponement.

James T. Cleary
6308 E. Murdock
Wichita, Ks. 67208

James T. Cleary
6308 E. Murdock
Wichita, KS 67208

Metropolitan area Planning
Commission

Wichita, Ks. 67202

attn: Roberta Fabin, Secy.
Case NO Z-2298

December 19, 1980

Everett Fettis, Attorney
One Twenty Building
120 South Market
Wichita, Ks. 67202

Re: DP-45, Z-2297, Z-2298 & Z-2299

Dear Mr. Fettis:

The Planning Commission at its regular meeting of December 18, 1980, considered the above-captioned requests, and their action was as indicated on the attached letter.

This is to advise your clients and others who own property within 200 feet of the application area if they desire to submit legal protest petitions, they must be submitted to the Office of the City Clerk no later than 5:00 p.m., Friday, January 2, 1981. Enclosed are 12 copies of the protest petition form, and if you have need for more forms, they may be obtained at our office. Enclosed to each of those receiving copies of this letter is a protest petition form.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad
Encl.

cc: James Cleary, 6308 East Murdock, Wichita 67208
Mary Holland, 641 North Woodlawn, Unit 69, Wichita 67208
Charles Black, 641 North Woodlawn, Unit 22, Wichita 67208
Mrs. Jack Courtney, 641 North Woodlawn, Unit 68, Wichita 67208
Donald Gust, 6321 Marjorie Lane, Wichita 67208
Alice Oaks, 6208 East Murdock, Wichita 67208
Chet Spade, 6320 East Murdock, Wichita 67208

December 19, 1980

Robert W. Kaplan
430 North Market
Wichita, Ks. 67202

Re: DP-45 - Approval of Amended
Commercial & Residential C.U.P.
Z-2297 - "R-5" to "BB"
Z-2298 - "AA" & "R-5" to "BB"
Z-2299 - "BB" to "LC"

Dear Mr. Kaplan:

At its regular meeting on December 18, 1980, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend that zone case Z-2298 at the southwest corner of Murdock and Woodlawn be denied. The Planning Commission recommended zone cases Z-2297 and Z-2299 be approved subject to the approval of the associated C.U.P. Their action was to recommend the approval of DP-45 subject to the following conditions:

a. That the area shown as Parcel 8 should be changed to reflect the permitted residential uses as approved by the Planning Commission on January 18, 1973 and the City Commission on February 20, 1973. The parcel descriptions and general provisions shall be revised to reflect the deletion of Parcel 8.

b. General Provision No. 10 should be reworded as follows:

OK
A landscape plan for the 10 foot landscape areas as shown on the plan, indicating the type, location, method of watering, and specification of plant materials, shall be submitted to the Planning Department for review and approval prior to the issuance of any building permits on Parcel 3. A landscape plan for the area on the south boundary was approved by the Planning Department on August 20, 1976.

- OK
- c. The plan shall be revised to show the maximum building height for Parcel 3 as 55 feet.
 - d. A General Provision shall be added stating that there is complete access control between Parcels 3 and 6 except for the east 300 feet.
 - e. The plan shall be revised to show the following changes:
✓ A 30 foot building setback between Parcels 3 and 5; show the existing 30 foot easement along the north boundary of Parcel 6; an existing easement serving the easternmost building in Parcel 6; add a note identifying the traffic barrier; and the firelane and access area on the north side of Parcel 6 shall be included in Parcel 6 and the parcel descriptions for Parcels 2 and 6 revised to reflect the change in size and floor area permitted.
 - f. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - g. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - h. 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 residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.

It is necessary that we receive 10 copies of the corrected C.U.P. by Friday, January 2, 1981 so that these four cases can be scheduled for consideration by the City Commission at its regular meeting of January 13, 1981. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Page 3

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Keith Parker, Keith Parker Associates, 239 Pattie, Suite 2,
Wichita 67211
Dr. Lowell W. Wilder, 3333 East Central, Wichita 67208
Jim Gordon, 6403 East Murdock, Wichita 67206
Vernon Hawthorne, 6404 Claytonia, Wichita 67206
Carl Chuzy, Plaza del Sol, Inc., 6572 East Central, Suite 103,
Wichita 67206
Everett Pettis, Attorney, One Twenty Building, 120 South
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Chet Spade, 6320 East Murdock, Wichita 67208

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 12-18-80

Case No.	DP-45	Request:	Approval of Amended Commercial & Residential C.U.P.
	Z-2297		"R-5" to "BB"
	Z-2298		"AA" & "R-5" to "BB"
	Z-2299		"BB" to "LC"

Location: Northwest corner of Central and Woodlawn

Reason: To permit the establishment of additional office and commercial uses.

Acres:	DP-45 37	Size:	1250' x 1300
	Z-2297 5.6		329' x 750'
	Z-2298 1.4		200' x 310'
	Z-2299 2.7		262' x 520' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Single-family, condominiums, office, commercial	"AA", "R-5", "BB" & "LC"
North	Single-family	"AA"
East	Single-family, shopping center	"AA" & "LC"
South	Single-family, bank, offices	"AA", "A", "BB" & "LC"
West	Office, electric fixture repair & undeveloped	"AA", "BB" & "LC"

Platted: Yes

History:	Z-1414 "AA" to "LC" & "BB"	9-1-72	HEDC	Approved
		10-31-72	BCC	Return to MAPC
		1-18-73	MAPC	Approved in part
		2-20-73	BCC	Approved "R-5", "BB" & "LC"
DP-45		1-18-73	MAPC	Approved in part
		2-20-73	BCC	Approved "R-5", "BB" & "LC"

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted proposing several amendments to an approved residential and commercial C.U.P. located at the northwest corner of Central and Woodlawn. The amended development plan shows the changes which include revised parcel boundaries to allow expanded commercial and office activities, creation of a parcel to allow an ophthalmological office, and several minor changes to the parcel descriptions and the general provisions in order to bring the C.U.P. up-to-date.

Zone change Z-2297 is proposing to extend "BB" zoning to the west boundary of the C.U.P. This additional "BB" is shown as the western half of Parcel 6. The proposed uses include offices and uses permitted in the "BB" district except residential.

Zone change Z-2293 is located at the southwest corner of Murdock and Woodlawn and is shown as Parcel 8. This area was originally approved for single-family and multiple-family uses. The proposed uses for this area include an ophthalmologist office (including the filling of optical prescriptions) and other uses permitted in the "B" zoning district. Other uses permitted in the "B" district include medical offices, boarding houses, clinics, schools, greenhouses, day care centers, private clubs, and multiple-family dwellings with a density of up to 75 dwelling units per acre. This would be 106 units permitted on Parcel 8.

Zone change Z-2299 is proposing to extend "LC" zoning north of Woodlawn to a point approximately 600 feet north of Central. This additional "LC" area is shown as a part of Parcel 3 (North of Parcel 5). The proposed use would be a shopping center which is the same as originally approved for Parcel 3.

2. Staff is generally supportive of the additional "LC" zoning being requested. The C.U.P. provisions and the quality of the surrounding development would seem to indicate that additional light commercial uses would not have significant negative impacts on neighboring properties. Likewise the staff is generally supportive of the extension of Parcel 6 and "BB" zoning to the west boundary of the C.U.P.

In September 1980 an administrative adjustment to permit parking on the west portion of Parcel 6 was approved. One of the conditions was that traffic from the commercial area to the south not be permitted to circulate through the parking lot or the area to the west of the parking lot. The Planning Commission may wish to restrict access between Parcels 3 and 6 to the east 300 feet in order to reduce the impact on the residential area to the north.

In regard to the establishment of "BB" zoning and the creation of Parcel 8 at the southwest corner of Murdock and Woodlawn, staff is of the opinion that the proposed uses are inappropriate for the area. Staff feels that the existing residential uses permitted are the appropriate uses for this area and office uses should not be introduced into a predominately residential area. If this area is approved for "BB" the Department of Engineering has suggested that the plan should be changed to show one access point to Parcel 8 from Woodlawn and complete access control to Murdock. Staff also feels that since any use permitted in the "B" district would be allowed in Parcel 3, a sketch of the proposed layout of apartments and the maximum density be shown or the uses be restricted to an ophthalmologist.

One other concern that staff has is the building heights for Parcels 3 and 6. With the existing one and two-story development in the area, staff questions the need and appropriateness of 50 foot high buildings in Parcel 3. Likewise, staff feels that 55 foot high buildings are inappropriate for the western portion of Parcel 6 due to the two-story residential development to the north.

3. Should the Planning Commission determine that the rezoning proposed in Z-2293 (southwest corner of Murdock and Woodlawn) is appropriate, the recommendation of approval should be subject to the replatting of the subject property within one year from the date of the zone change approval by the Board of City Commissioners or the case be denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
4. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval.

- a. General Provision No. 10 should be reworded as follows:

A landscape plan for the 10 foot landscape areas as shown on the plan, indicating the type, location, method of watering, and specification of plant materials, shall be submitted to the Planning Department for review and approval prior to the issuance of any building permits on Parcel 3. A landscape plan for the area on the south boundary was approved by the Planning Department on August 20, 1976.

- b. The plan shall be revised to show one opening to Parcel 3 from Woodlawn and complete access control to Murdoch from Parcel 8.
- c. The plan shall be revised to show the maximum building height for Parcel 3 as 55 feet and for Parcel 6 as 35 feet.
- d. General Provision shall be added stating that there is complete access control between Parcels 3 and 6 except for the east 300 feet.
- e. The plan shall be revised to show the following changes: A 30 foot building setback between Parcels 3 and 5; show the existing 30 foot easement along the north boundary of Parcel 6; an existing easement serving the easternmost building in Parcel 6; add a note identifying the traffic barrier; show the floor area ratio for Parcel 3 as .33 and the firelane and access area on the north side of Parcel 6 shall be included in Parcel 6 and the parcel descriptions for Parcels 2 and 6 revised to reflect the change in size and floor area permitted.
- f. The plan shall be revised to show a residential alternative for Parcel 8. The alternative shall show a proposed building layout, maximum density, maximum number of dwelling unit and parking ratio.
- g. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- h. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- i. 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 residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.

November 12, 1980

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

Jack H. Galbraith, Chief Planner

DP-45 - C-K-M Commercial C.U.P. Generally located
at the northwest corner of Central and Woodlawn

We have received the attached proposed amendment to the above captioned C.U.P. The changes include relocated parcel boundaries; change in use from residential to office for the west portion of Parcel 6; change in use from office to light commercial for the eastern portion of Parcel 3; and the creation of Parcel 8 for medical offices. These are the major changes proposed in the amended C.U.P.

We would appreciate receiving any comments you might have regarding the proposed uses, access, circulation, etc., by Wednesday, November 19. If you have any questions, please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment

DP-45 - 424 "Notice to Adjoining Property Owners" mailed 12-5-80 for the
MAPC meeting for 12-18-80.

1 (including map) to CPO Office
80 copies made to double stuffing in Z-2297, 98 & 99.

505 TOTAL

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

December 4, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, December 18, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the C-K-N COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-45 - Kapaun First Addition and Kapaun Second Addition to Wichita, All in Sedgwick County, Kansas. Generally located at the northwest corner of Central and WoodLawn.

The Development Plan of this area, originally approved on February 20, 1973, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the approved plan:

1. Creation of Parcel 8 at the southwest corner of Murdock and Woodlawn. Permitted uses include Ophthalmologist including optical prescription and uses permitted in the "B" District. (Associated zone change Z-2298)
2. Enlargement of Parcel 6 (office uses) to include the area west of the existing office buildings. (Associated zone change Z-2297)
3. Enlargement of Parcel 3 (retail uses) to include the area south of the existing office buildings. (Associated zone change Z-2299)
4. Changes to the general provisions and parcel descriptions to reflect changes to maximum floor area, permitted uses, and setback have been made on the Development Plan.

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

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

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

Robert A. Lakin
Secretary

November 26, 1980

Keith Parker
Keith Parker Associates
239 Pattie, Suite 2
Wichita, Kansas 67211

Re: DP-45 - C-K-M C.U.P., Z-2297, Z-2298,
and Z-2299. All generally located at
the northwest corner of Central and
Thirteenth.

Dear Keith:

We have reviewed the above referenced C.U.P. and the following are our comments, as well as those of other City Departments, regarding the project. This letter is also confirmation of your conversation on Tuesday, November 18, 1980 with Art Chambers of my staff, regarding needed changes to the C.U.P., such as revised parcel boundaries, setback lines, landscaping, easements and minor wording changes to the general provisions and parcel descriptions. The changes should improve the readability of the plan and make it easier to administer. If you have any questions about those changes, please contact Art.

The main reservation we have is the rezoning of Parcel 8 to the "BB" Office Classification. We feel that the creation of a spot of "BB" zoning, surrounded by residential uses, is inappropriate. Although, the proposed use may be less objectionable than general office we believe that residential uses are still the most appropriate for this location. If the zone change is approved, the Department of Engineering has indicated that they would like to have complete access control to Murdock so that access to Parcel 8 would be only from Woodlawn. You should change the C.U.P. to reflect one opening to Woodlawn from Parcel 8 and complete access control from Murdock to Parcel 8.

In regard to the expansion of the "BB" zoning (Parcel 6) and "LC" zoning (Parcel 3) we feel that, in light of the existing development in the area the proposed changes would not be inappropriate. One of the conditions of approval of the administrative adjustment granted earlier this year was that traffic from the commercial area to the south would not be permitted to circulate

Page Two
Keith Parker
November 26, 1980

through the west portion of Parcel 6. I feel that the plan should show complete access control between Parcels 3 and 6 except for the east 300 feet.

One other reservation that I have is the proposed maximum height for Parcels 3, 6 and 8. I believe that 55 feet is definitely inappropriate for Parcel 8 and should be reduced to 35 feet. In view of the one and two story buildings currently on Parcel 6 and the residential development to the north, I feel that a 35 foot maximum height for Parcel 6 would be more appropriate than 55 feet. Likewise, I feel that the 80 foot maximum height for Parcel 3 should be reduced.

These are the comments we have at this time. This C.U.P. is scheduled for the December 18, 1980 Planning Commission meeting. We need to receive fourteen (14) revised copies of the C.U.P. showing the changes noted above and at your meeting with Art by December 3, 1980. If you have any questions please call me or Art Chambers.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el

cc: Carl Chuzy, 6572 East Central, Suite 103, 67206
Robert W. Kaplan, 430 North Market, 67202

C-K-M. Connie cut.

DP. 45

5848B

2-2297
2-2298
2-2299

Sec 13
T275
RIE

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

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

a. Applicant Plaza del Sol, Inc. *565 N. Woodlawn Bldg, Suite #105 67208*
Address 6572 East Central, Suite 103 67206 Phone 686-7274

Agent Robert W. Kaplan
Address 430 North Market 67202 Phone 262-5175

b. Applicant Carl Chuzy
555 N. Woodlawn Bldg, Suite 105 67208
Address 6572 East Central, Suite 103 67206 Phone 686-7274

Agent Robert W. Kaplan
Address 430 North Market 67202 Phone 262-5175

c. Applicant Plaza del Sol, Inc.
555 N. Woodlawn Bldg, Suite 105 67208
Address 6572 East Central, Suite 103 67206 Phone 686-7274

Agent Robert W. Kaplan
Address 430 North Market 67202 Phone 262-5175

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

2. * a. The applicant hereby requests Community Unit Plan approval on property zoned _____ and legally described as Lot(s) _____, Block(s) _____, Addition. _____

use legal from ownership list

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

2. * b. There are _____ acres (round to nearest tenth) in the above described property.

3. * The general location is (use appropriate section)

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

b. on the _____ side of _____ (Avenue,
Street) between _____ (Avenue, Street) and
_____ (Avenue, Street).

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

Plaza del Sol, Inc.
By *Robert W. Kaplan*
Authorized Agent (if any)
Robert W. Kaplan

Carl Shuzy
By *Carl Shuzy*
Authorized Agent (if any)
Robert W. Kaplan

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

* See attached.

5. OFFICE USE ONLY

This application was received at the Planning Department at 1150
(AM, PM) on Nov 19, 1980 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200.00.

Arthur D. Chamberlain Name
 Sr Planner Title

ALL PROPERTIES WITHIN KAPAUN COMMUNITY UNIT PLAN, KAPAUN FIRST AND KAPAUN
SECOND ADDITIONS TO WICHITA, SEDGWICK COUNTY, KANSAS.

- a. 2. a. The applicant hereby requests Community Unit Plan approval
on property zoned "LC" and legally described as:

That portion of Lot 9, Kapaun First Addition,
to Wichita, Sedgwick County, Kansas, commencing
at the Southwest corner of said Lot 9, thence
North 262.94 feet; thence East 197 feet; thence
South 57 feet; thence East 323 feet; thence
South 205.94 feet; thence West 520.0 feet to
the point of beginning, and all of Lot 6.

2. b. There are 9.4 acres (round to the nearest tenth) in the
above described property.

3. The general location is the 500 block of North Woodlawn.

- b. 2. a. The applicant hereby requests Community Unit Plan approval
on property zoned "BB" and legally described as:

Lots Seventy (70) through Eighty-Two (82)
inclusive, Reserve D, Reserve E, and Reserve
F, all in Kapaun Second Addition to the City
of Wichita, Sedgwick County, Kansas.

2. b. There are 1.4 acres (round to the nearest tenth) in the
above described property.

3. The general location is at the southwest corner of Woodlawn
and Murdock.

- c. 2. a. The applicant hereby requests Community Unit Plan approval
on property zoned "BB" and legally described as:

That portion of Lot 8, Kapaun First Addition,
to Wichita, Sedgwick County, Kansas described
as follows: commencing at the Southwest corner
of Lot 8 thence East 750.47 feet; thence North
24.64 feet; thence East 197 feet; thence South
57 feet; thence East 323 feet; thence North 364.16
feet along the East line of Lot 9; thence West
1280.35 feet; thence South to the point of
beginning, except the cul-de-sac.

2. b. There are 9.6 acres (round to the nearest tenth) in the
above described property.

3. The general location is 570 feet north and 692 feet west
of the northwest corner of Central and Woodlawn.

DP. 45
amended file #1

OWNERSHIP LIST

Lot	Addition	Property Owner
lot 1	Ruffin 3rd Addition	✓ Rose M. Bruce 440 N. Quentin 67208
lot 1	Huston Addition	✓ Boyd Investment Co. Inc. 5900 East Central, Room 202 67208
north 80 feet lot 1	Huston Second Addition	✓ Leslie Rudd 3641 N. Hillside 67219
south 210 feet lot 1	Same	✓ John G. McCune, Don J. Schreck, Donald K. Stephan, Andeel & Andeel Properties 5900 East Central 67208
lot 1 except south 100 feet	Kretchmar Addition	D Raymond A. Kretchmar 3205 Somerset 67204
south 100 feet lot 1	Same	✓ Raymond A. Kretchmar and Pauline Kretchmar 3205 Somerset 67204
lot 1, west 25 ft lot 2, Blk 3	Courtland Addition	✓ Donald M. Brown & Ruth B. 232 N. Parkwood Lane 67208
east 45 ft lot 2 west 47½ ft lot 3 Block 3	Same	✓ Dean A. Rice and Marguerite P. Rice 6107 Jacqueline 67208
east 22½ feet lot 3, all lot 4, Block 3	Same	✓ Lorine Biggs 6115 Jacqueline 67208
lot 5, west 17½ ft lot 6, Block 3	Same	✓ Phillip Homer DeVoss and Patricia A. DeVoss 6201 Jacqueline 67208
East 52½ ft lot 6, west 35 ft lot 7 Block 3	Same	✓ James M. Maddox and Mary L. Maddox 6215 Jacqueline 67208
east 35 feet lot 7, Block 3	Same	✓ Hubert O. Kintzel and Georgia Rose Kintzell 6221 Jacqueline 67208
lot 8, Block 3 except east 17½ ft	Same	Same
east 17½ ft lot 8 all lot 9 Block 3	Same	✓ Martin V. Lyle and Audre T. Lyle 6227 Jacqueline 67208

Lot	Addition	Property Owner
lot 10, Block 3	Courtland Addition	Charles T. Laham and Margaret M. Laham 6301 Jacqueline 67208
lot 11, Block 3	Same	Louis Weidenbaum & Reva 6309 Jacqueline 67208
lot 12, Block 3	Same	Donald R. Boleski and Mary Kay Boleski 6315 Jacqueline 67208
lot 13, Block 3	Same	Beatrice McCurry and Judith Anne House 6321 Jacqueline 67208
lot 14, Block 3	Same	Raymond F. Shadid and Mary Louise Shadid 6320 East 8th St. 67208
lot 15, Block 3	Same	Paul F. Pickler and Estelle J. Pickler 6314 East 8th St. 67208
lot 16, Block 3	Same	John C. Dunlap and Wauneta E. Dunlap 6308 East 8th St. 67208
lot 17, Block 3	Same	Sherman A. Meyer Jr. and Helen O. Meyer 6302 East 8th St. 67208
lot 18, Block 3	Same	John G. McCune and Barbara J. McCune 6226 East 8th St. 67208
Lot 19, Block 3	same	James A. Jantz and Catherine L. Jantz 6220 E. 8th. St. 67208
East 20 Block 3 ft Lot 20	same	same
W 50 Ft. Lot 20 East 50 ft Lot 21 Block 3	same	Douglas Michael Carson Barbara A. Carson 6214 E. 8th St. 67208
W 20 ft. lot 21 all lot 22 Blk 3	same	C. George Immich and Rita I. Immich 6202 E. 8th St. 67208
Lot 23, E 25 ft lot 24, Blk 3	same	Patricia Zimmerman and John J. Zimmerman Rose Marie Zimmerman 6120 E. 8th St. 67208
W 45 ft lot 24, E 55 ft lot 25 Blk 3	same	Lewie L. Cooper and Jeraldine R. Cooper 6114 E. 8th St. 67208

Lot	Addition	Property Owner
W 15 ft lot 25, all lot 26, Blk 3	Courtland	Lawrence B. Salmon Nelle A. Salmon 6120 E. 8th St. 67208
Lot 1 Blk 4	"	William R. Kurz #3 Park Ave 67206
Lot 2 Blk 4	"	Homer C. Pratt Frances W. Pratt 6007 Jacqueline 67208
Lot 3, Blk 4	"	Howard D. Chambers Pearl L. Chambers 6015 Jacqueline 67208
Lot 4, Blk 4	"	Irving H. Jarus Nancy R. Jarus 6021 Jacqueline 67208
E 75 ft lot 5 Blk 4	"	Calen Graham Betty O. Graham 6020 E. 8th 67208
W 5 ft lot 5 E 69 ft lot 6 Blk 4	"	Donald L. Smith J. Dannette Smith 6014 E. 8th 67208
W 6 ft lot 6 E 70 ft lot 7 Blk 4	"	Ollie K. Thompson Mary Anne Thompson 6008 E. 8th 67208
W 5 ft lot 7 All lot 8 Blk 4	"	Marvin G. Way Juanita Way 6002 E. 8th 67208
Lot 1 Blk 5	"	Harry L. Eddy Jean M. Eddy 6001 E. 8th 67208
Lot 2 Blk 5	"	Ralph Foster Grace B. Foster 6007 E. 8th 67208
Lot 3 Blk 5	"	Sol Bachos Gloria M. Bachos 6015 E. 8th 67208
Lot 4 Blk 5	"	R. P. Knoblauch Christine Knoblauch 6021 E. 8th 67208
Lot 5 Blk 5	"	John R. Jones Alice M. Jones 6020 Grace Lane 67208
Lot 5 Blk 5	"	Harry W. Oller Nadene M. Oller 6014 Grace Lane 67208
Lot 7 Blk 5	"	Frederick A. Linde Francis Page Linde 6008 Grace Lane 67208
Lot 8 Blk 5	"	Keith L. Anderson Lois L. Anderson 6002 Grace Lane 67208

Lot	Addition	Property Owner
Lot 1 Blk 6	Courtland Addition	Don A. Brown ✓ Mary A. Brown c/o Grant Goodvin 6101 E. 8th 67208
Lot 2 Blk 6	"	✓ Clayton W. Hargadine Eleanor C. Hargadine 6107 E. 8th 67208
Lot 3 Blk 6	"	✓ Emel F. Knight Cora Lucile Knight 6115 E. 8th 67208
Lot 4 Blk 6	"	✓ Freda M. Montague 6121 E. 8th 67208
Lot 5, W 15 ft lot 6, Blk 6	"	✓ Charles K. Crum 6201 E. 8th 67208
E 55 ft of lot 6 W 33 ft lot 7 Blk 6	"	✓ Russell Martin Faye E. Martin 6207 E. 8th 67208
E 37 ft lot 7 W 55 ft lot 8 Blk 6	"	✓ William P. Timmerman Jewell Timmerman 6215 E. 8th 67208
E 15 ft lot 8 All lot 9 Blk 6	"	✓ Henry F. Filson Beverly P. Filson 6221 E. 8th 67208
Lot 10 & W 25 ft Lot 11, Blk 6	"	✓ Patricia Gillenwater 6301 E. 8th 67208
E 45 ft lot 11 W 50 ft lot 12 Blk 6	"	✓ Kansas District Council of the Assembly of God Inc. 1009 S. Broadway 67211
E 20 ft lot 12 & All lot 13 Blk 6	"	✓ Gary N. Pottorff Jo Ann Pottorff 6321 E 8th 67208
Lot 14 & E 25 ft lot 15 , Blk 6	"	✓ Leola Z. Free John N. Free Marjorie Jean Lichty 6320 Marjorie Lane 67208
W 45 ft lot 15 E 47 1/2 ft lot 16 Blk 6	"	✓ John Frederick Doornbos Vera Joann Doornbos 6310 Marjorie Lane 67208
W 22 1/2 ft lot 16 all Lot 17, Blk 6	"	✓ Mid Kansas Federal Sav. and Loan Assoc. 230 S. Market 67202
Lot 18 & E 30 ft lot 19, Blk 6	"	✓ Dennis R. Stalker Jane M. Stalker 6251 Marjorie Lane 67208
W 40 ft lot 19 E 50 ft lot 20, Blk 6	"	✓ John R. Burchfield Betty E. Burchfield 6244 Marjorie Lane 67208
W 20 ft lot 20 and all Lot 21, Blk 6	"	✓ Kenneth M. Schaeffer Kathryn M. Schaeffer 6232 Marjorie Lane 67208

<p>Lot Parts of Lot 22 and 23, Blk 6 Courtland Add. Beg, at SE cor Lot 22, th W alg Ft. line sd. lot 22, 80 ft. ; th NW 161 ft M or L to a pt in the N ln of lot 23, 57 ft W of NE cor of sd lot 23; th E 147 ft to NE cor of lot 22, th S 135 ft to pob</p>	<p>Property Owner ✓ Pearl A. Yourdon 6226 Marjorie Lane 67208</p>
<p>Part lot 23, Blk 6 , Courtland Add. Beg at SE cor lot 23, th N 85 ft, th W 126 ft M or L to a pt in the Wly ln sd Lot 23, 249 ft Sly fr NW cor of sd lot 23, th Sly alg W ln of sd lot 23, 85.55 ft M or L to SW cor of Lot 23, th E 140 ft to pob</p>	<p>✓ Harold S. Mindlin Janice R. Mindlin 6208 Marjorie Lane 67208</p>
<p>Part lot 23 Blk 6 in Courtland Add, desc. as Beg at a pt 85 ft N of the SE cor of lot 23, th N and NELY alg the ft ln of sd lot 23, 63 ft th NWly 130 ft, M or L to a pt in Wly in of sd Lot 23, 125 ft Sly fr NW cor sd Lot 23, th Sly alg the Wly ln of sd lot 23, 124 ft, th E 126 ft, M or L, to the pob</p>	<p>✓ John J. Hutchinson Anne J. Hutchinson 6214 Marjorie Lane 67208</p>
<p>Beg at the SW cor lot 22, Blk 6, Courtland Add, Th NELY alg the ft ln of sd lot 22, 10 ft, NWly 161 ft M or L to a pt on the N ln lot 23, 57 ft W of NE cor lot 23, W 63 ft to the NW cor lot 23, th Sly 125 ft SEly 130 ft M or L to Ft ln lot 23 th NELY 43.38 ft to pob</p>	<p>✓ Harold T. Howell 6220 Marjorie Lane 67208</p>
<p>Lot 24 Blk 6 Courtland Addition</p>	<p>✓ Lloyd M. Gobin Ruby F. Gobin 6120 E. Murdock 67208</p>
<p>Lot 25 Blk 6 "</p>	<p>✓ Max W. Blackwelder Blanche Blackwelder 6114 E. Murdock 67208</p>
<p>Lot 26 Blk 6 "</p>	<p>✓ Amzie D. Draper Ellen J. Draper 6108 E. Murdock 67208</p>
<p>Lot 27 Blk 6 "</p>	<p>✓ Walter J. Wentz Lynn E. Wentz 6102 E. Murdock 67208</p>
<p>Lot 28 Blk 6 "</p>	<p>✓ D. Warren Fisher Kathryn Fisher 6026 E. Murdock 67208</p>
<p>Lot 29 Blk 6 "</p>	<p>✓ Vernon Lee Yenne Janet M. Yenne 6020 E. Murdock 67208</p>
<p>Lot 30 Blk 6 "</p>	<p>✓ Edith O. Schmalian 6014 E. Murdock 67208</p>
<p>Lot 31 Blk 6 "</p>	<p>✓ Diana Lewis 6008 E. Murdock 67208</p>
<p>Lot 32 Blk 6 "</p>	<p>✓ J. R. Servis Nancy M. Servis 6002 E. Murdock 67208</p>
<p>Lot 33 Blk 6 "</p>	<p>✓ Homer L. Smith Dorothy T. Smith 6001 Grace Ln 67208</p>

Lot	Addition	Property Owner
Lot 34 Blk 6	Courtland	Janette O. Gray 6007 Grace Ln 67208
Lot 35 Blk 6	"	Ralph R. Kingsland Florence L. Kingsland 6015 Grace Ln 67208
Lot 36 Blk 6	"	James J. Snyder Nancy J. Snyder 6021 Grace Ln 67208
Lot 37 Blk 6	"	Carl Coover Catherine Coover 6027 Grace Ln 67208
Lot 38 Blk 6	"	Donald O. Young Marva J. Young 6033 Grace Ln 67208
Lot 39 Blk 6	"	John A Davis Vivia J. Davis 6039 Grace Ln 67208
Lot 40 Blk 6	"	Richard E. Roby Carolyn E. Roby 6045 Grace Ln 67208
Lot 1, W 24 ft lot 2, Blk 7	"	James Nicholas Wieland Anne M. Wieland 6227 Marjorie Ln 67208
E 46 ft lot 2 & W 42 ft lot 3, Blk 7	"	Shirley Jean Froelke 6233 Marjorie Ln 67208
E 28 ft lot 3, W 60 ft lot 4, Blk 7	"	Paul E. Nelson Bonnie E. Nelson 6245 Marjorie Ln 67208
E 10 ft lot 4, all lot 5, Blk 7	"	James A. Coulter Mary Alice Coulter 6251 Marjorie Ln 67208
Lot 14 Blk 7	"	George S. Young Verna M. Young 6226 E. Murdock 67208
Lot 15 Blk 7	"	Vernon L. Hillyard 6220 E. Murdock 67208
Lot 16 Blk 7	"	Howard W. Overstake Virginia M. Overstake 6214 E. Murdock 67208
Lot 17 Blk 7	"	W. Fred Oaks Alice M. Oaks 6208 E. Murdock 67208
Lot 18 Blk 7	"	Lloyd Nuckolls Aleen M. Nuckolls 6202 E. Murdock 67208
Lot 6 & W 16 ft lot 7 Blk 7	"	Frances A. Moritz Ray R. Moritz 6301 Marjorie Ln 67208

Lot	Addition	Property Owner
E 54 ft of lot 7 W 46 ft lot 8 Blk 7	Courtland	✓ Glen W. Zumwalt Carol C. Zumwalt 6311 Marjorie Ln 67208
E 24 ft lot 8 All lot 9 Blk 7	"	✓ Donald F. Gust Irene Gust 6321 Marjorie Ln 67208
Lot 10 Blk 7	"	✓ Winnie B. Winchester 7800 Dublin 67206
Lot 11 Blk 7	"	✓ Benjamin J. Mackiewicz Catherine G. Mackiewicz 6314 E. Murdock 67208
Lot 12 Blk 7	"	✓ James T. Cleary Eloise Cleary 6308 E. Murdock 67208
Lot 13 Blk 7	"	✓ Lloyd M. Clothier Mildred J. Clothier 6302 E. Murdock 67208
Lot 1	Kapaun First	D Mid Kansas Federal Savings and Loan 230 S. Market 67202
Part of Lot 2, Beg at NE cor lot 2, th S. alg E ln lot 2, 166.78Ft to NE cor lot 1, th W alg N ln lot 1 & extended 235 ft to W ln lot 2, th N alg W ln lot 2, 165.7ft to NW cor thereof, th E 250 ft to pob, exc N 30 ft	"	"
Beg SW cor Lot 2, th N alg W ln lot 2, 159 ft to pt W of N ln lot 1, extended W, th E 135 ft to NW cor lot 1, th S algn common to lots 1 & 2, 150 ft to SE cor lot 2, th W alg S ln lot 2, 135.65 ft to pob	"	✓ William L. Nichols Vivian L. Nichols 6370 E. Central 67208
Lot 3	"	✓ James H. Williams Barbara J. Williams 7310 Elm Court 67206
Lot 4	"	X City of Wichita 455 N. Main 67202
Lot 5	"	D Carl Chuzy Tola Chuzy 6572 E. Central 67208
That part lot 6 Kapaun First Add, desc. as beg. at NW cor thereof, th S alg the W ln lot 6, 194.3 ft; th E alg the N ln lot 7, 200 ft; th N 194.3 ft to the N ln of lot 6; th W alg the N ln lot 6, 200 ft to pob	"	✓ KCG Properties 330 S. Main 67202

Lot	Addition	Property Owner
Lot 6 except the above desc. portion	Kapaun First	<input checked="" type="checkbox"/> Carl Chuzy Tola Chuzy 6572 E. Central 67208
Lot 7	"	<input checked="" type="checkbox"/> United American Bank and Trust Co. 6030 E. Central 67208
Lot 8	"	<input checked="" type="checkbox"/> Plaza Del Sol Inc. 430 N. Market 67202
S 90 ft of N 313 ft lot 9 exc W 55 ft	"	<input checked="" type="checkbox"/> Toke Inc. 2630 E. Central 67214
Lot 9 exc. the above portion	"	<input checked="" type="checkbox"/> Plaza Del Sol Inc. 430 N. Market 67202
Lot 1	Kapaun Second	<input checked="" type="checkbox"/> R. D. Martens 4th Financial Center 67262
Lot 2	"	<input checked="" type="checkbox"/> Dorathea R. Kurt 641 N. Woodlawn 67208
Lot 3	"	<input checked="" type="checkbox"/> Mary E. Hess 641 N. Woodlawn 67208
Lot 4	"	<input checked="" type="checkbox"/> James R. Vosburgh Mary K. Vosburgh 1316 S. Mosley 67211
Lot 5	"	<input checked="" type="checkbox"/> Gene Friedman 641 N. Woodlawn 67208
Lot 6	"	<input checked="" type="checkbox"/> Wichita Builders Supply Company Inc. 1316 S. Mosley 67211
Lot 7	"	<input checked="" type="checkbox"/> Olin Hodge Betty L. Hodge 641 N. Woodlawn #7 67208
Lot 8	"	<input checked="" type="checkbox"/> James R. Vosburgh Mary L. Vosburgh 1316 S, Mosley 67211
Lot 9	"	<input checked="" type="checkbox"/> Marjorie B. Morgan 641 N. Woodlawn 67208
Lot 10	"	<input checked="" type="checkbox"/> Terry D. Lincoln Sharon T. Lincoln 641 N. Woodlawn 67208
Lot 11	"	<input checked="" type="checkbox"/> Lawrence L. Hill Evelyn A. Hill 641 N. Woodlawn 67208
Lot 12	"	<input checked="" type="checkbox"/> Michael F. Beets Rebecca A. Beets 641 N. Woodlawn 67208
Lot 13	"	<input checked="" type="checkbox"/> James R. Vosburgh Mary K. Vosburgh 1316 S. Mosley 67211

Lot	Addition	Property Owner
Lot 14	Kapaun Second ✓	William C. Goffrier Jr. Bernadine E. Goffrier ✓ 641 N. Woodlawn 67208
Lot 15	" ✓	✓ Martha Belle Ralph 641 N. Woodlawn 67208
Lot 16	" ✓	✓ Michael Robert Meacham 641 N. Woodlawn 67208
Lot 17	" ✓	✓ Virginia S. Fabian 641 N. Woodlawn 67208
Lot 18	" ✓	James R. Vosburgh Mary K. Vosburgh D 1316 S. Mosley 67211
Lot 19	" ✓	✓ Gilbert C. Georgeff Cara Georgeff 641 N. Woodlawn 67208
Lot 20 & N 8.33ft Lot 21	" ✓	Jack P. DeBoer Marilyn S. DeBoer ✓ 565 N. Broadmoor 67206
S 17 ft of lot 21 N 17 ft lot 22	" ✓	✓ Odon S. Davis Therese P. Davis 641 N. Woodlawn 67208
S 8.33 ft lot 22 All lot 23	" ✓	✓ Charles W. Black Elizabeth Black 641 N. Woodlawn 67208
Lot 24 exc W 2.6 ft	" ✓	✓ Merrill L. Carter Carolyn E. Carter 641 N. Woodlawn 67208
W 2.6 ft lot 24 Lot 25 exc W 2.6 ft	" ✓	✓ Barbara Jean Keating 641 N. Woodlawn 67208
W 2.6 ft lot 25 Lot 26 exc W 2.6 ft	" ✓	✓ Esther M. Mustard 641 N. Woodlawn 67208
W 2.6 ft lot 26 all Lot 27	" ✓	✓ Zina Freeman Jack Freeman 641 N. Woodlawn 67208
Lot 28 S 8.33 ft lot 29	" ✓	✓ Maurice M. Tinterow Jean H. Tinterow 641 N. Woodlawn 67208
N 17 ft of lot 29 S 17 ft of lot 30	" ✓	✓ Glen L. Montague Betty M. Montague 641 N. Woodlawn 67208
S 8.33 ft of lot 30 All lot 31	" ✓	✓ Opha Beal 641 N. Woodlawn 67208
Lots 32 & 33 and lot 34 exc S 7.99 ft	" ✓	James R. Vosburgh Mary K. Vosburgh D 1316 S. Mosley 67211

Lot	Addition	Property Owner
S 7.99 ft lot 34 All lot 35	Kapaun 2nd	✓ Lucille M. Wilkerson 641 N. Woodlawn 67208
Lot 37 and W 1 ft of S 66.83 ft of lot 36	"	✓ Thelma E. Carpenter Doris E. Groves 641 N. Woodlawn 67208
Lot 36 exc W 1 ft of S 66.83 ft	"	D James R. Vosburgh Mary K. Vosburgh 1316 S. Mosley 67211
Lot 38 E 1 ft of S 66.83 ft lot 39	"	✓ Pera Beth Swenson 641 N. Woodlawn 67208
Lot 39 exc E 1 ft of S 66.83 ft	"	✓ Robert A. Rawcliffe Jr. Mary E. Rawcliffe 641 N. Woodlawn 67208
Lot 40 & S 7.99 ft of lot 41	"	✓ Andrew J. Shirk 641 N. Woodlawn 67208
N 17.34 ft lot 41 S 16.66 ft lot 42	"	✓ Paula J. Harris 641 N. Woodlawn 67208
N 8.67 ft of lot 42 all lot 43	"	✓ Fred W. Carroll Norma L. Carroll 641 N. Woodlawn 67208
Lots 44-45-46-47-48 49-50-51-52-53-54- 55-56-57-58	"	D James R. Vosburgh Mary K. Vosburgh 641 N. Woodlawn 67208
Lot 60	"	✓ Juanita Rich Woodburn 641 N. Woodlawn 67208
lot 59	"	✓ Garland M. Hattan Freida C. Hattan 641 N. Woodlawn 67208
Lot 61	"	✓ Food Flavors Co. 641 N. Woodlawn 67208
Lot 62	"	✓ Patricia L. Talbott 641 N. Woodlawn 67208
Lot 63	"	✓ William A. Grant Jr. Trustee of J. Elaine Grant Trust 641 N. Woodlawn 67208
Lot 64	"	✓ L. C. Jackson Jr Katherine I. Jackson 641 N. Woodlawn 67208
Lot 65	"	✓ Louis H. Cermak Edmee Cermak 641 N. Woodlawn 67208
Lot 66	"	✓ Jerry L. Sterling 641 N. Woodlawn 67208
Lot 67	"	✓ Keith M. Curfman Maxine M. Curfman 641 N. Woodlawn 67208

Lot	Addition	Property Owner
Lot 68	Kapaun 2nd	✓ Jack B. Courtney Melba L. Courtney 641 N. Woodlawn 67208
Lot 69	"	✓ Stephen Pollard Mary Elizabeth Pollard 641 N. Woodlawn 67208
Lots 70-71-71-73- 74-75-76-78-79-80- 81-82	"	D Carl Chuzy Tola Chuzy 6572 E. Central 67206
Lot 1 Blk 3 & part Lot 15	Oakwood Estates	Mel odee C. Cook <i>not in pg</i> Address unknown
Lot 2 Blk 3	"	✓ <i>15700 Rockwood Rd 67208</i> Joe M. Norris Marilyn A. Norris 617 N. Terrace 67208
Lot 3 & W 4 ft of lot 4 Blk 3	"	✓ Kelvin D. Angle 517 Oakwood 67208
Lot 4 exc W 4ft & W 1 ft lot 5 Blk 3	"	✓ Iris M. Cannon 529 Oakwood 67208
Lot 5 exc W lft Blk 3	"	✓ Luther B. Frye Lorene E. Frye 537 Oakwood 67208
Lot 6 Blk 3	"	✓ Wanketa R. Wright 545 Oakwood 67208
Lot 7 Blk 3	"	✓ Harold A. Wiley G. Winifred Wiley 441 Rockwood 67208
Lot 8 Blk 3	"	✓ <i>12-70-80 Resent to: 435 N. Brookside 67208</i> Maurice B. Bowles Helen R. Bowles 2243 Bramblewood 67226
All lot 10 and part of lot 9 Beg NE cor lot 10, th NEly alg Brookside 15 ft, th NWly parl to & 15 ft from N ln lot 10 to the ln between lots 9 & 5, th SWly to SW cor of lot 9, th SEly alg a ln between Lots 9 and 10, to pob, Blk 3	"	✓ Evelyn Anita Fretz J. Millard Fretz 415 Brookside 67208
Lot 9 Blk 3 exc. above Blk 3	"	✓ Esther V. Priestly 427 Brookside 67208
Lot 11 and SEly 10 ft lot 12 Blk 3	"	X Clifford D. Claggett <i>not in pg</i> Verlon I. Claggett <i>not in pg</i> Address <u>unknown</u> <i>not in pg</i>
All that pt lot 12 lying NWly of ln 10 ft NWly fr & Parl to ln between 11 and 12, and part lot 13 which lies SEly fr ln 25 ft SE fr & Parl to 13 & 14 Blk 3	"	✓ Mary C. Thompson 5730 Rockwood 67208

Lot	Addition	Property Owner
All that part of lot 13 lying NWly of ln 25ft SEly fr and parl to ln between 13 & 14 lying SEly fr a ln drawn 15 ft SEly fr and Parl to line between 14 and 15 all lying in Blk 3	Oakwood Estates	✓ Raymond M. Appelhans Eola M. Appelhans 5717 Rockwood 67208
Lot 15, exc pt lying NWly of a ln drawn 10 ft SEly fr and parl to NWly ln sd lot 15 and all that pt lot 14 lying NWly of a ln drawn 15 ft SEly fr and parl to the NWly ln of sd lot 14, Blk 3	"	✓ Harold G. Sidener Alice K. Sidener 5718 Rockwood 67208
Lot 1 Blk 4	"	✓ Bennett M Pearson 5606 Rockwood 67208
Lot 2 Blk 4	"	✓ Boyd Kookan 5717 E. Central 67208
Lot 3 Blk 4	"	✓ Emil J. Farney Catherine L. Farney 5725 E. Central 67208
Lot 4 Blk 4	"	✓ Grothe W. Poe Joanna R. Harden 5731 E. Central 67208
Lot 5 Blk 4	" <i>X Returned - no other address X</i>	Grace Basse Evelyn Basse 5739 E. Central 67208
Lot 6 Blk 4	" <i>X Returned - no other address X</i>	Gladys M. Houser 5745 E. Central 67208
Lot 7 Blk 4	"	✓ Louie Royer Howell Colleen M. Howell 5751 E. Central 67208
Lot 8 Blk 4 and Lot 9	"	✓ James D. Atkisson Jr. 461 Brookside 67208
Lot 10 Blk 4	"	✓ Helen Kanon 451 Brookside 67208
Lot 11 Blk 4	"	✓ Thomas M. Ruane Jr. Pamela J. Ruane Olive W. Garvey Bldg. 67202
Lot 12 Blk 4	"	✓ Charles Q. Chandler IV Marla J. Chandler 540 Oakwood 67208
Lot 13 Blk 4	"	✓ Patrick E. Kehoe Virginia E. Kehoe 532 Oakwood 67208
Lot 14 Blk 4	"	✓ Gerald E. Cox Winifred I. Cox 526 Oakwood 67208
Lot 15 Blk 4	"	✓ Arthur G. Cox Behr F. Cox 518 → 518 Oakwood 67208

Lot	Addition	Property Owner
Lot 16 Blk 4	Oakwood Estates	✓ Alfred R. Edwards Bessie Edwards 510 Oakwood 67208
Lot 17 Blk 4	"	✓ Frank H. Rose Launetta M. Rose 5626 Rockwood 67208
Lot 18 Blk 4	"	✓ Glen C. Thraser Bernice M. Thrasher 5616 Rockwood 67208
Lot 1 Blk 1	Oakwood Estates 2nd	✓ Billie M. Montgomery 5805 E. Central 67208
Lot 2 Blk 1	"	✓ Freddie Wayne Large Tamara C. Large 5813 E. Central 67208
Lot 3 Blk 1	"	✗ Vera Ruth Fisher <i>not in</i> Address <u>Unknown</u> <i>not in CD</i>
Lot 4 Blk 1	"	✓ Gordon L. Wood Rita E. Wood 1919 Fabrique 67218
Lot 5 Blk 1	"	✓ Wesley H. Werth Robertta I. Werth 239 N. Hampton 67206
Lot 6 Blk 1	"	✓ Fred B. Blum Pauline H. Blum 5909 E. Central 67208
Lot 7 Blk 1	"	✓ Cuburn V. Parish Dorothy F. Parish 5915 E. Central 67208
Lot 8 Blk 1	"	✓ Leslie D. Henderson Betty Lee Henderson 6601 E. Elm 67208
Lot 9 Blk 1	"	✓ Bernard R. Lickteig Mary Ann Lickteig 1062 N. Armour 67206
Lot 10 Blk 1	<i>Recent 12-11-80 to 7918 Dublin Ct. 67206</i>	✗ Donald Walenta <i>lane?</i> 7332 Plaza Land 67206
Lot 11 Blk 1	"	✓ Loretta L. Braden Lana K. Turner 6011 E. Central 67208
Lot 12 Blk 1	"	✓ Louise Winterberg 6019 E. Central 67208
Lot 13 Blk 1	"	✓ Delbert Adam Eden Linda Eden 6025 E. Central 67208
Lot 14 Blk 1	"	✓ Pearlie A. Wert <i>can not per</i> Bondella G. Wert 6103 E. Central 67208

Lot	Addition	Property Owner
Lot 15 Blk 1	Oakwood Estates 2nd	Donald J. Fager <i>not in</i> Anna Fager <i>not in c & d</i> Address Unknown ✓ <i>SD</i>
Lot 16 Blk 1	"	✓ Everett A. Miller Marjorie E. Miller 6135 E. Central 67208
Lot 17 Blk 1	"	✓ Robert Earl Pitts Barbara Diane Pitts 6611 E. Central 67206
Lot 18 Blk 1	"	<i>D</i> Everett A. Miller Marjorie E. Miller 6135 E. Central 67208
Lot 19 exc W 2 ft Blk 1	"	✓ Premier Petroleum Inc 403 N. Hillcrest 67208
W 2 ft lot 19 all Lot 20 E 3.5 ft lot 21 Blk 1	"	✓ Hazel I. Devor Virgil W. Devor 6122 Oakwood 67208
Lot 21 except E 3.5 ft Blk 1	"	✓ Thomas A, Martin Nancy Jean Martin 5628 Polo Dr. 67208
Lot 22 exc W 5.5 ft Blk 1	"	✓ Gladys S. Woodward 6110 Oakwood 67208
W 5.5 ft of lot 22 all lot 23, Blk 1	"	✓ Howard R. Sutherland Annie L. Sutherland 6026 Oakwood 67208
Lot 24 and E 5.5 ft lot 25 , Blk 1	"	Same
Lot 25 exc E 5.5ft Blk 1	"	✓ Henry H. Hyndman Jr. Janet K Hyndman 8013 E. Morris 67207
Lot 26 exc W 7.5 ft Blk 1	"	same
W 7.5 ft lot 26 all lot 27 Blk 1	"	Ila Fox <i>not in p b</i> Address Unknown <i>not in c & d</i> ✓ <i>SD</i>
Lot 28 Blk 1	"	✓ Dennis J. Molamphy Kathryn L. Molamphy 5926 Oakwood 67208
Lot 29 Blk 1	"	✓ William H. Simmons Jr. Wanda Lee Simmons 5920 Oakwood 67208
Lot 30 Blk 1	"	✓ Richard E. Kirkland E. Darlene Kirkland 5914 Oakwood 67208
Lot 31 Blk 1	"	✓ Albert Ray Denny Linda Beth Denny 5908 Oakwood 67208

Lot	Addition	Property Owner
Lot 32 Blk 1	Oakwood Estates 2nd	✓ Donald E. Compton Dorothy J. Compton 5902 Oakwood 67208
Lot 33 Blk 1	"	✗ Lucille E. Hunter <i>not in pb</i> Address <u>unknown</u> <i>not in CD</i>
Lot 34 Blk 1	"	✓ Frederick E. Weidenhaff <i>SD</i> Therese Weidenheft 5818 Oakwood 67208
Lot 35 Blk 1	"	✗ Carroll A. Childs <i>not in pb</i> Velda Jo Childs <i>not in CD</i> Address <u>Unknown</u> <i>SD</i>
Lot 36 Blk 1	"	✓ L. E. Forsee 450 N. Brookside 67208
Lot 1 Blk 2	"	Faye Fields ✓ Flo Duncan Peggy Duncan 420 N. Brookside 67208
Lot 2 Blk 2	"	✓ M. Murl Heckel Marilyn G. Lytle Myrth L. Faurot 5811 Oakwood 67208
Lot 3 Blk 2	"	✓ Grace M. Peters Hilda M. Binyon 5819 Oakwood 67208
Lot 4 Blk 2	"	✓ Gregory George Bauer Marilyn Marie Bauer 5825 Oakwood 67208
Lot 5 Blk 2	"	✓ Christine H. Vermillion Carol Costelli Arlee V. Funk 5903 Oakwood 67208
Lot 6 Blk 2	"	✓ John F. Germes Claudia Germes 5909 Oakwood 67208
Lot 7 Blk 2	"	✓ Wesley A. Race Grace Elizabeth Race 5915 Oakwood 67208
Lot 8 Blk 2	"	✓ Desmond L. Almquist Hilda B. Almquist 5921 Oakwood 67208
Lot 9 Blk 2	"	✓ Jenae Robin Kirsch 5927 Oakwood 67208
Lot 10 Blk 2	"	Michael T. O'Hara <i>not in pb</i> Lena D. O'Hara Address <u>Unknown</u>
Lot 11 Blk 2	"	✓ Glendara B. Freeman Carl F. Freeman 6011 Oakwood 67208

✓ 6001
Oakwood
Or 67208

Lot	Addition	Property Owner
Lot 15, exc beg SE cor, SWly alg ft ln 14.5 ft, NWly to NE cor lot 15, SEly to pob	Oakwood Estates 2nd	✓ Dolores V. Williamson Shari Dee Nichols 6002 Avalon 67208
Lot 16 Blk 2	"	✓ Arthur Lenn McMillan Linda D. Mc Millan 5926 Avalon 67208
Lot 17 Blk 2	"	✗ Eva M. Dillon <i>not info</i> Address <u>Unknown</u> <i>not in CD</i>
Lot 18 Blk 2	"	✓ H. B. Vaughn Grace B. Vaughn 5914 Avalon 67208
Lot 19 Blk 2	"	✓ Thelma Gatley 3033 Aloma 67211
Lot 20 E c W 0.8 ft Blk 2	"	✓ Mary Lou Cary 5902 Avalon 67208
W 0.8ft lot 21 All lot 22	"	✓ Brian J. McGuire Jane S. McGuire 5818 Avalon 67208
Lot 23 Blk 2	"	✓ John R. King Patty King 5810 Avalon 67208
Lot 24 Blk 2	"	✓ Arlene Vogts David A. Traugott 402 N. Brookside 67208
Lot 1 Blk 3	"	✓ Lillie Cohlma 346 N Brookside 67208
Lot 2 Blk 3	"	✓ Helen V. Harrison E. Eugene Harrison Patricia M. Harrison 5813 Avalon 67208
Lot 3 Blk 3	"	✓ Donald W. Osburn Margaret L. Osburn 5819 Avalon 67208
W 0.8ft lot 20 Lot 21 exc W 0.8ft Blk 2	"	✓ Robert D. Kyle Loretta K. Kyle Grace O. Kyle 5824 Avalon 67208
Lot 4 Blk 3	"	✗ Elaine J. Allison <i>not info</i> Address <u>Unknown</u> <i>not in CD</i>
Lot 5 Blk 3	"	✓ Marlene Ruth Winterburg 5831 Avalon 67208
Lot 6 Blk 3	"	✓ Margaret P. Feken William G. Feken 430 Randle Manor 67203
Lot 7 Blk 3	"	✓ Gail S. Elston Thel Elston 5909 Avalon 67208

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Lot	Addition	Property Owner
Lot 8 Blk 3	Oakwood Estates 2nd	✓ Ruth Ann Pringle K. W. Pringle Jr. 1325 St. Andrews 67230
Lot 9 Blk 3	"	✓ Richard D. Hamilton Melissa G. Hamilton 6005 Avalon 67208
Lot 10 Blk 3	"	✗ Ruth Orth <i>not in pb</i> Address <u>Unknown</u> <i>not in 58</i>
Lot 11 Blk 3	"	✓ Thelma J. Quinn 6015 Avalon 67208
Lot 12 Blk 3	"	✓ Lawrence D. Biehler Mary F. Biehler 6021 Avalon 67208
Lot 18 Blk 3	"	✓ Eugene R. Newton Genoa Newton 6755 Bromley Circle 67226
Lot 19 Blk 3	"	✓ Pat Corbett Jr. 6061 Avalon 67208
Lot 20 Blk 3	"	✗ Kathleen M. Mosier <i>not in pb</i> Address <u>Unknown</u> <i>not in 58</i>
Lot 21 Blk 3	"	✓ Richard D. Bauer Cindy S Bauer 6117 Oakwood 67208
Lot 22 Blk 3	"	✗ Elaine J. Allison Address <u>Unknown</u> <i>D</i>
Lot 23 Blk 3	"	✓ Bill O. Suhm Mary M. Suhm 1506 Blue Sage 67230
Lot 24 Blk 3	"	✓ Pauline H. Albright 367 Hillcrest 67208
Lot 25 Blk 3	"	✓ Nestor R. Weigand Jr. 150 N. Market 67202
Lot 26 Blk 3	"	✓ Clarence E. Crum Ruth H. Crum 357 Hillcrest 67208
Lot 27 Blk 3	"	✓ Nina L. Davis 351 Hillcrest 67208
Lot 28 Blk 3	"	✓ Mary E. Mouring 345 Hillcrest 67208
Lot 29 Blk 3	"	✓ Joseph S. Ploughe 339 Hillcrest 67208
Lot 30 Blk 3	"	✓ Clara H. Gifford Betty Jean Reazin 6132 Rockwood 67208
Lot 31 exc W 3.5 ft Blk 3	"	✓ David M. Hill Susan D. Hill 107 N Chautauqua 67214

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Lot	Addition	Property Owner
W 3.5 ft lot 31 all lot 32 Blk 3	"	✓ Mark S. Mitchell Sally Mitchell 6120 Rockwood 67208
Lot 33 Blk 3	"	✓ Philip M. Dunn 6114 Rockwood 67208
Lot 34, E 2.25 ft lot 35 Blk 3	"	✓ Dorothy M. Johnson Larry Bruce Wheat 6108 Rockwood 67208
Lot 35 exc E 2.25 ft Blk 3	"	✓ Wanda Eicher Wathena Elaine Blakeslee 6102 Rockwood 67208
Lot 36 Blk 3	"	✓ Phil M. Dunn 6114 Rockwood 67208
Lot 37 Blk 3	"	✓ Loretta France 6032 Rockwood 67208
Lot 38 & E 1.9 ft Lot 39 Blk 3	"	✓ John D Wareing Constance A. Wareing 6026 Rockwood 67208
Lot 39 exc E 1.9 ft Blk 3	"	✓ Maurice S. Lowe Ella M. Lowe 6020 Rockwood 67208
Lot 40 Blk 3	"	✗ Charlene Garrell Hamill ^{not in} Address <u>Unknown</u> ^{not in C.O.} _{not in 38}
Lot 41 Blk 3	"	✓ David Ronald Cole Mary Danese Cole 6008 Rockwood 67208
Lot 42 Blk 3	"	✓ Nestor R. Weigand R. Luann H. Weigand 150 N. Market 67202
Lot 43 Blk 3	"	✓ Patrick S. Dunlap Beverly J. Dunlap 5922 Rockwood 67208
Lot 44 Blk 3	"	✓ Glenn R. James Juanita James 5916 Rockwood 67208
Lot 45 Blk 3	"	✓ James F. Westerhaus Mary Catherine Westerhaus 5910 Rockwood 67208
Lot 46 Blk 3	"	✓ Kenneth W. Corkin Mona R. Corkin 5904 Rockwood 67208
Lot 47 Blk 3	"	✓ Harold W. Shelton Virginia E. Shelton 5814 Rockwood 67208
Lot 48 Blk 3	"	✓ Lyman J. Reese Shirley J. Reese 5808 Rockwood 67208

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Lot	Addition	Property Owner
Lot 49 Blk 3	Oakwood Estates 2nd	✓ Paul H. West Lois J. West 5802 Rockwood 67208
Lot 50 Blk 3	"	✓ Frederick D. Kettler Patricia Kettler 5800 Rockwood 67208
Lot 51 Blk 3	"	✓ Siaters of St. Joseph of Wichita 3700 E. Lincoln 67218
Lot 1 and 2	Replat of Lots 13-14-15-16 17 Oakwood Estates 2nd	✓ Genoa Kimbell Newton 6755 Bromley Circle 67226
Lot 3	"	✓ Marjory Nancy McPherson Marilyn Elaine Elwell Lucille M. Abel 6043 Avalon Ct. 67208
Lot 4	"	✓ Sara Ada Poorman 6033 Avalon Ct. 67208
Lot 5	"	Genoa Kimbell Newton 6755 Bromley Circle 67226
Lots 1-2-3-4 Blk 4	Oakwood Estates 2nd	✓ D Nestor R. Weigand Jr. Luann H. Weigand 150 N. Market 67202
Lot 5 Blk 4	"	✓ B. Robert Deeds Isabel Deeds 375 N. Woodlawn 67208
Lot 6 Blk 4	"	✓ Leo F. Mann Sr. Mollie Mann 369 N. Woodlawn 67208
Lot 7 Blk 4	"	✓ Phil Roeser Betty R. Roeser 363 N. Woodlawn 67208
Lot 8 Blk 4	"	✓ Stanley Goldstein Idell Goldstein 357 N. Woodlawn 67208
Lot 9 Blk 4	"	✓ Thomas M. Messman 351 N. Woodlawn 67208
Lot 10 Blk 4	"	✓ Jack L. Watkins Donna M. Watkins 345 N. Woodlawn 67208
Lot 11 & N 11.5 ft lot 12 Blk 4	"	✓ Edsel F. Bonser Eleanor G. Bonser 339 N. Woodlawn 67208
S 47 ft of lot 12 Blk 4	"	✓ Clair B. McColl Geneviene McColl 333 N. Woodlawn 67208
Lot 25 exc S 2.5ft & S 5 ft lot 26 Blk 4	"	✓ Bessie G. Stark Ronald Francis Stark 332 Hillcrest 67208

Lot	Addition	Property Owner
Lot 26 exc S 5ft Blk 4	Oakwood Estates 2nd	Edward A. Coate Zelma Coate ✓ 338 Hillcrest 67208 ^{>80}
Lot 27 Blk 4	"	✓ H. Eugene Toenisson Janis J. Toenisson 344 Hillcrest 67208
Lot 28 Blk 4	"	✓ Lois L. Gore 350 Hillcrest 67208
Lot 29 Blk 4	"	✓ William R. Vestle Marsha A. Vestle 356 Hillcrest 67208
Lot 30 Blk 4	"	✓ Marion C. Martin Dorothy P. Martin 362 Hillcrest 67208
Lot 31 Blk 4	"	✓ Luann H. Weigand 150 N. Market 67202
Lot 32 Blk 4	"	✓ Nestor R. Weigand Jr. 150 N. Market 67202
Reserve except the N 120 ft	"	✓ Woodlawn Plaza Inc. 830 First Natl Bk Bldg. 67202
E 120 ft of N 120 ft Reserve	"	✓ Commerce Investment Co. of Shawnee Inc. 6321 E. Central 67208
N 120 ft of W 120 ft R serve	"	✓ Ruth H. Roelsing 3425 E. English Apt 107 67218
W 175 ft of N 150 ft Lot 1 Blk A	Cresthill Manor	✓ Hamburgers by Gourmet of Wichita Inc. 6411 E. Central 67206
S 100 ft of N 250ft of W 175 ft lot 1 Blk A	"	✓ William E. Buckley 656 N. Brookfield 67206
E 225 ft of W 640 ft of Lot 1 and E 225 ft of W 640 ft of Parking Reserve A, Blk A	"	✓ D. P. & M. Inc. 6555 E. Central 67206
Parking Reserve A & B except W 640 ft & Exc N 240 ft	"	✓ James J. Aboud 271 Rutland Rd 67206
W 415 ft parking Res. A	"	✓ Caliendo Investment Corp. 400 N. Woodlawn 67208
N 240 ft Parking Reserve B	"	✓ Harvey D. Ellis 6611 E. Central 67206
N 150 ft lot 1	Madison	✓ Paul G. Austin 4440 SE Blvd 67210 ✓ Stan E. Wisdom R. H. GarveyBldg 67202

Lot	Addition	Property Owner
Lot 1	Caliendo 2nd	D Caliendo Investment Corp 400 N. Woodlawn 67208
Lot 1 exc N 240 ft	Caro	D James J. Aboud 271 Rutland 67206
N 240 ft lot 1	"	D Harvey D. Ellis 6611 E. Central 67206
Lot 1 exc N 150 ft	Madison	X Ford Madison <i>not in pb</i> Address <u>Unknown</u> <i>not in ca</i>
Beg NW/Cor lot 1 S 140 ft, W 89 ft, th N to frt ln lot 2, th Ely alg ft ln to pob	"	✓ Eleanor C. Martin 642 Doreen 67206 <i>v 58</i>
Beg NW/Cor Lot 2, th S alg W ln lot 2, 225 ft, th E 169 ft, th N 110 ft, th W 891 ft, th N to N ln lot 2, th Wly alg N ln lot 2 to pob	"	Same
Lot 2 Blk A	Cresthill Manor	✓ Paul A. Macauley Gloria E. Macauley 427 St. James 67206
Lot 3 Blk A	"	✓ B. A. Dinwiddie III Dorothy W. Dinwiddie 421 St. James 67206
Lot 4 Blk A	"	✓ Noble L. Whiting M. Jane Whiting 415 St. James 67206
Lot 5 Blk A	"	✓ Virginia T. Osborn 407 St. James 67206
Lot 19 Blk A	"	✓ James V. Jackson Jr. Marjorie F. Jackson 346 Whitfield Pl 67206
Lot 20 Blk A	"	✓ Kenneth P. Leyh Helen R. Leyh 347 Whitfield Pl 67206
Lot 21 Blk A	"	✓ Hubert R. Kuhn Margaret E. Kuhn 341 Whitfield Pl 67206
Lot 22 Blk A	"	✓ V. D. Schwart Eileen B. Schwartz 335 Whitfield Pl 67206
Lot 31 Blk A	"	✓ Paul L. Savage 334 Colonial Pl 67206
Lot 30 Blk A	"	✓ Charles D. Mattingly Jr. Ruth E. Mattingly 328 Colonial Pl 67206

Lot	Addition	Property Owner
Lot 32 Blk A	Cresthill Manor	✓ John D. Galloway Penny L. Galloway 340 Colonial Pl 67206
Lot 33 Blk A	"	✓ Susan S. Pryor 346 Colonial Pl 67206
Lot 34 Blk A	"	✓ Loren A. Watson Mary Jo Watson 347 Colonial Pl 67206
Lot 35 Blk A	"	✓ William W. Park Diane Z Park 341 Colonial Pl 67206
Lot 36 Blk A	"	✗ George W. Richards Mildred D. Richards <i>not in pb</i> Address <u>Unknown</u> <i>not in CD</i> <i>✓ 58</i>
Lot 37 Blk A	"	✓ J. E. Schmitt Wara Paul Schmitt 329 Colonial Pl 67206
Lot 38 Blk A	"	✓ D. L. Van Buskirk 260 N. Rock Rd 67206
Lot 1	Replat of Lots 1 thru 7, Blk A First Add. to Woodlawn Village	→ Raymond C. Meng Leota Meng 6401 E. Elm 67206
Lot 2	"	→ Earl E. Certain Mary E. Certain 6405 E. Elm 67106
Lot 3	"	→ Lawrence C. Wray Frances J. Wray 6409 E. Elm 67206
Lot 4	"	✓ Robert Gail Stonecipher Jacqueline Lucille Stonecipher 6501 E. Elm 67206
Lot 5	"	✓ Waldo H. Sease Ruth G. Sease 6509 E. Elm 67206
Lot 6	"	✓ Edward F. Ernstmann Charlene Erstmann 6517 E. Elm 67206
Lot 7	"	✓ Gary L. Richards Karen K. Richards 6525 E. Elm 67206
Lot 8	"	✓ James R. Atkisson Constance A. Atkisson 6601 E. Elm 67206
Lot 9	"	✓ Wayne Miles Fitzgerald Jr. Zina E. Fitzgerald 615 St. James 67206

Lot	Addition	Property Owner
Lot 10	Replat of Lots 1 thru 7, Blk A First Add. to Woodlawn Village	✓ George Steiner Genevieve Steiner 607 St. James 67206
Lot 11	"	✓ Marjorie Maltbie 601 St James 67206
Lot 12	"	✓ Robert Eugene Estill Rose Marie Estill 513 St. James 67206
Lot 13	"	✓ Harold J. Hitz Maxine A. Hitz 507 St. James 67206
Lot 14	"	✓ Melvin J. Saffier Annabelle Saffier 501 St. James Pl 67206
Parking Reserve A and B	"	✓ Normandie Village Assoc. 8900 Ward Parkway K. C., Mo. 64114
Lot 8 exc S 283 ft of W 375 ft, Blk A	First Add. to Woodlawn Village	⤵ Normandie Village Assoc. Same as above
W 375 ft of S 283 ft lot 8, Blk A, exc W 125 ft of S 125 ft	"	⤵ Ward Parkway Corp. 8900 Ward Parkway K.C., Mo. 64114
S 125 ft of W 125 ft lot 8 Blk A	"	⤵ Garry E. Beard Alfred B. Beard aba Beard Oil Co. 6402 E. Central 67206
Lot 1 Blk J	"	⤵ Everett A. Miller Marjorie E. Miller 6135 E. Central 67206
Lot 2 Blk J	"	⤵ James E. McGuigan Karen D. McGuigan 6411 Claytonia 67208
Lot 3 Blk J	"	✗ Kenneth J. Clifford ^{not in} Kathleen J. Clifford ^{P.B.} Address <u>Unknown</u> ^{sub in 2} _{v. 30}
Lot 4 Blk J	"	✓ Earl J. Graves Helen E. Graves 6427 Claytonia 67206
Lot 5 Blk J	"	✓ William A. Zimmerman Ruth G. Zimmerman 6503 Claytonia 67206
Lot 6 Blk J	"	✓ Robert J. Herndon Lanell Herndon 6511 Claytonia 67206
Lot 7 Blk J	"	✓ H. Kenneth Watson M. Beatrice Watson 6519 Claytonia 67206
Lot 8 Blk J	"	✓ Virginia Lee McLemore 2891 S. Davidson 67210

Lot	Addition	Property Owner
Lot 9 Blk J	First Add. to Woodlawn Village	✓ Wesley H. Fisher Charlotte C. Fisher 6605 Claytonia 67206
Lot 10 Blk J	"	✓ Ronald K. Smith Phyllis L. Smith 6615 Claytonia 67206
Lot 11 Blk J	"	✓ D. Emmett Foley C. Ione Foley 6623 Claytonia 67206
Lot 13 Blk J	"	✓ Ralph E. Brasted Mildred F. Brasted 6618 Claytonia 67206
Lot 14 Blk J	"	✓ M. Dale Fechner Bonnie M. Fechner 6604 Claytonia 67206
Lot 15 exc W 17 ft Blk J	"	✓ Armstrong M. Duffield Helen Duffield 6524 E. Elm 67206
W 17 ft lot 15 & Lot 16 exc W 47 ft Blk J	"	✓ Thomas W. Flynn Donna J. Flynn 6520 E. Elm 67206
W 47 ft of lot 16 & Lot 17 exc W 98 ft Blk J	"	✓ Roger K. Wilson Jane A. Wilson 6512 E. Elm 67206
E 90 ft of W 98 ft Lot 17 Blk J	"	✓ Frederick L. Schumaker Phillis J. Schumaker 6504 E. Elm 67206
W 8 ft lot 17 & Lot 18 exc W 59 ft Blk J	"	✓ Paul F. Bloomingdale Stella E. Bloomingdale 6418 E. Elm 67206
W 59 ft lot 18 & Lot 19 exc W 110 ft Blk J	"	✓ Charles A. Steele Doris K. Steele 6410 E. Elm 67206
W 110 ft lot 19 Blk J	"	✓ Raymond R. Billings Edythe L. Billings 6404 E. Elm 67206
Lot 1 Blk K	"	✓ James G. Gordon Marjorie P. Gordon 6403 E. Murdock 67206
Lot 2 Blk K	"	✓ Dale W. Bruce Margaret P. Bruce 6411 E. Murdock 67206
Lot 3 Blk K	"	✓ William M. Morris Jr. Helen M. Morris 6419 E. Murdock 67206
Lot 4 Blk K	"	✓ Donald L. Schilling Virginia E. Schilling 6427 E. Murdock 67206

Lot	Addition	Property Owner
Lot 5 Blk K	First Add. to Woodlawn Village	✓ Cletus J. Pottebaum Eileen J. Pottebaum 6503 E. Murdock 67206
Lot 6 Blk K	"	✓ Robert G. Madison Vivian E. Madison 6511 E. Murdock 67206
Lot 7 Blk K	"	✓ Alexander L. Dean Jennifer B. Dean 6519 E. Murdock 67206
Lot 8 Blk K	"	✓ Bruce L. Carmichael Terri F. Carmichael 6527 E. Murdock 67206
Lot 9 Blk K	"	✓ Charles F. Morris 6609 E. Murdock 67206
Lot 10 Blk K	"	✓ Steve Christian Sophie Christian 6612 Claytonia 67206
Lot 11 Blk K	"	✓ Hazel M. Harvey 6604 Claytonia 67206
Lot 12 Blk K	"	✓ William L. Cummings Mary V. Cummings 314 S. Morningside 67218
Lot 13 Blk K	"	✓ Charles Philip Kaiser Ann Esther Kaiser 6520 Claytonia 67206
Lot 14 Blk K	"	✓ Kenneth F. Newman Betty Newman 6512 Claytonia 67206
Lot 15 Blk K	"	✓ G. Robert Deeds Isabel F. Deeds 6504 Claytonia 67206
Lot 16 Blk K	"	✓ Richard W. Brandorff Christine A. Brandorff 6428 Claytonia 67206
Lot 17 Blk K	"	✓ Marla K. Hubbard 6420 Claytonia 67206
Lot 18 Blk K	"	✓ Mercedes Orcutt 147 S. Ridgewood 67218
Lot 19 Blk K	"	✓ Vernon W. Hawthorne Sally S. Hawthorne 6404 Claytonia 67206
Lot 1 Blk L	"	✓ Marion Gray Romig 6403 Marjorie Ln 67206
Lot 2 Blk L	"	✓ Pauline Lyman JeWell Lyman 6411 Marjorie Lc 67206

Lot	Addition	Property Owner
Lot 3 Blk L	First Addition to Woodlawn Village	✓ Dorothy M. Thornton 6419 Marjorie Ln 67206
Lot 4 Blk L	"	✓ Lee E. Tucker Vera F. Tucker 6427 Marjorie Ln 67206
Lot 5 Blk L	"	✓ Jo Anne D. Stone 6503 Marjorie Ln 67206
Lot 6 Blk L	"	✓ Nellie M. Fulton 6511 Marjorie Ln 67206
Lot 7 Blk L	"	✓ Robert G. Boling Connie S. Boling 6519 MarjorieLn 67206
Lot 8 Blk L	"	✓ John S. Seeber Barbara Lucille Seeber 6603 Marjorie Ln 67206
Lot 9 Blk L	"	✓ Michael W. Dixon Diane L. Dixon 2045 White Oak Dr 67207
Lot 10 & Nly 44 ft Lot 11 Blk L	"	✓ Murl A. Green Sara E. Green 763 N. Mission 67206
Lot 11 exc Nly44 ft & Lot 12 exc Sly 22 ft Blk L	"	✓ Karl E. Becker Virginia D. Becker 751 N. Mission 67206
Lot 21 Blk L	"	✓ Robert Albert Galliard Carol E. Galliard 6628 E. Murdock 67206
Lot 22 Blk L	"	✓ Ghodrat Attarzadeh Vernette Attarzadeh 6620 E. Murdock 67206
Lot 23 Blk L	"	✓ Mark S. Baker Sheryl J. Baker 6612 E. Murdock 67206
Lot 24 Blk L	"	✓ Albert L. Harris Elaine R. Harris Address Unknown
Lot 25 Blk L	"	✓ James G. Collins Jane Griggs Collins 6528 E. Murdock 67206
Lot 26 Blk L	"	✓ Betty J. Brandt Patricia A. Sewell 6520 E. Murdock 67206
Lot 17 Blk L	"	✓ Roy L. Greer Marion Greer 6512 E. Murdock 67206
Lot 28 Blk L	"	✓ Cletus M. Gegen 6504 E. Murdock 67206

Lot	Addition	Property Owner
Lot 19 Blk L	First Add. to Woodlawn Village	✓ Dean H. Becker Ann L. Becker 6428 E. Murdock 67206
Lot 30 Blk L	"	✓ D vid Allen Stalker 6420 E. Murdock 67206
Lot 31 Blk L	"	✓ Pauline Maloney 6412 E. Murdock 67206
Lot 32 Blk L	"	✓ McKasson & Assoc 2610 S. Seneca 67217
Lot 1 Blk P	"	✓ H. Neil Kottler Marie Kottler 830 N. Woodlawn 67208
Lot 2 & W 9 ft Lot 3, Blk P	"	✓ Irma Jean Kemp 6405 E. 8th 67206
Lot 3 exc W 9ft & W 24 ft lot 4 Blk P	"	✓ Robert K. Alpern 6409 E. 8th 67206
Lot 4 exc W 24 ft & W 33 ft lot 5 Blk P	"	✓ James W. Brown Pansy Brown 6501 E 8th 67206
Lot 5 exc W 33 ft & W 44 ft lot 6 Blk P	"	✓ Ralph M. Francis Ann C. Francis 6505 E 8th 67206
Lot 6 exc W 44 ft & Lot 7 exc: Beg at ft cor common to 7 & 8 th Wly alg ft ln lot 7, 10 ft SEly to pt on rear ln, lot 7 which pt is 20 ft Wly of rear corner common to lots 7 & 8, Th ely 20 ft th NWly to beg. Blk P	"	✓ Richard A. Garcia Sandra R. Garcia 900 St. James 67206
Lot 7 exc above desc. all Lot 8 , Blk P	"	✓ Dwight H. Thompson Jr., 902 St. James 67206
Lot 9 Blk P	"	✓ Pauline F. Sullivan 904 St. James 67206
Lot 25 Blk P	"	✓ Burris C. Crawford Phillis W. Crawford 805 N. Mission 67206
Lot 26 Blk P	"	✓ William B. Wallerius Dorothy F. Wallerius 6612 Marjorie Ln 67206
Lot 27 Blk P	"	✓ John Surshenko Hilda A. Surshenko 6604 Marjorie Ln 67206
Lot 28 Blk P	"	✓ Thomas S. Hines Gladys M. Hines 6520 Marjorie Ln 67206

Lot	Addition	Property Owner
Lot 29 Blk P	First Add. to Woodlawn Village	Maurice LeRoy Hollar ✓ Marlys J. Hollar 6512 Marjorie Ln 67206
Lot 30 Blk P	"	Orval L. Fisher ✓ Ruth Fisher 6504 Marjorie Ln 67206
Lot 31 Blk P	"	Theodore F. Harris ✓ Orpha Glee Harris 6428 Marjorie Ln 67206
Lot 32 Blk P	"	Thomas D. Parks ✓ Michele J. Parks 6420 Marjorie Ln 67206
Lot 33 Blk P	"	Richard H Huston ✓ Ruth L Huston 6412 Marjorie Ln 67206
Lot 34 Blk P	"	✓ Lucile S. Grandfield 6404 Marjorie Ln 67206
Lot 1 Blk N	"	✓ Richard W. Adams Eunice H. Adams 6403 Jacqueline 67206
Lot 2 Blk N	"	✓ Ralph L. Cook Verla C. Cook 6411 Jacqueline 67206
Lot 3 Blk N	"	✓ Anthony Murillo Evelyn M. Murillo 6419 Jacqueline 67206
Lot 4 Blk N	"	✓ Larry Dean Carey Patricia Ann Carey 6427 Jacqueline 67206
Lot 5 Blk N	"	✓ Daniel J. Fisher Myrtle C. Fisher 6503 Jacqueline 67206
Lot 6 Blk N	"	✓ Donald M. Mitchell Margaret B. Mitchell 6511 Jacqueline 67206
lot 8 Blk N & E 5 ft lot 9	"	✓ Vincent M. Corbett Elizabeth A. Corbett 905 St. James 67206
W 70 ft lot 9 & Lot 10 exc W 55 ft Blk N	"	✓ Henry D. Ficken Maxine M. Ficken 6506 E. 8th 67206
W 55 ft lot 10 & Lot 11 exc W 40 ft Blk N	"	✓ Milton S. Sandefur Gwendolyn R. Sandefur 6502 E. 8th 67206
W 40 ft lot 11 & Lot 12 exc W 25 ft Blk N	"	✓ Oscar J. Kastner 6410 E. 8th 67206

Tract

The north 670 feet of the west half of the SE $\frac{1}{4}$ of Section 13-27-1E, except the north 40 feet and the west 40 feet, and except beginning at a point 633.87 feet south and 40 feet east of the NW corner of the SE $\frac{1}{4}$ of said Section 13, thence east 135 feet parallel with the north line of said SE $\frac{1}{4}$, thence south 36.13 feet; thence west 135 feet; thence north 36.13 feet to point of beginning and except that portion platted as Edgemoor Park Branch Library Addition

Property Owner

✓ Tom Allen, Chairman
Board of Park Commissioners
455 North Main 67202

Beginning at the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13-27-1E, south 650 feet, east 506 feet, north 650 feet, west 506.18 feet to beg.

✓ Board of Education
428 South Broadway 67202

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13-27-1E except the south 630 feet of the east 350 feet, and except tracts to Board of Education, Kansas Military Board and except that portion platted as Ruffin 3rd Addition

✓ Herbert M. Bruce and
Rose M. Bruce
440 N. Quentin 67208

The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ except that portion platted as Edgemoor Park Branch Library Addition, and except tracts to Board of Park Commissioners and except the south 150 feet of the west 185 feet

D Herbert M. Bruce and
Rose M. Bruce
440 N. Quentin 67208

The south 330 feet of the north 1000 feet of the west half of the SE $\frac{1}{4}$ of Section 13-27-1E, except the west 40 feet of said south 330 feet, and except beginning at a point 670 feet south and 40 feet east of the NW corner of the SE $\frac{1}{4}$ of said Section 13, thence east parallel to the north line of said Quarter Section a distance of 135 feet; thence south 23.87 feet, thence west 135 feet and thence north 23.87 feet to point of beginning

D Board of Park Commissioners
455 North Main 67202

Beginning at a point 650 feet south and 30 feet east of the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13-27-1E, thence east along the south line of the tract taken under condemnation by the Board of Education of the City of Wichita, a distance of 326 feet, thence south parallel to the west line of said SE $\frac{1}{4}$ a distance of 330 feet, thence west parallel to the south line of said SE $\frac{1}{4}$ a distance of 326 feet, more or less, to a point 30 feet east of the west line of said SE $\frac{1}{4}$ thence north on a line 30 feet east of and parallel to the west line of said SE $\frac{1}{4}$ a distance of 330 feet to the point of beginning

✓ Kansas Military Board
620 N. Edgemoor 67208

Lot	Addition	Property Owner
W 25 ft lot 12 & Lot 13 exc W 25 ft Blk N	First Add. to Woodlawn Village	✓ Jerry D. Peterie Cheryl L. Peterie 6406 E. 8th 67206
W 25 ft lot 13 & All lot 14, Blk N	"	✓ Glenn A. Whitworth Barbara W. Whitworth 6404 E. 8th 67206

We hereby certify the foregoing to be a true and correct list of property owners in a 1000 foot radius of [Kapaun First Addition and Kapaun Second Addition to Wichita, All in Sedgwick County, Kansas] as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, this the 17th day of October, 1980, at 7:00 A.M.

Order No.
292601

THE SECURITY ABSTRACT & TITLE COMPANY INC.

BY Mary Gable
Vice President

FORM 29-021

PAYMENT NOTICE
City of Wichita



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

Planning

DESCRIPTION	AMOUNT
<i>10/1/50</i>	<i>100.00</i>
<i>20/1/50</i>	
NAME	<i>Planning</i>
ADDRESS	<i>700 S. ...</i>
FUND	<i>42-227-223</i>
COMMENTS	
DATE	<i>11/1/50</i>
BY	<i>[Signature]</i>

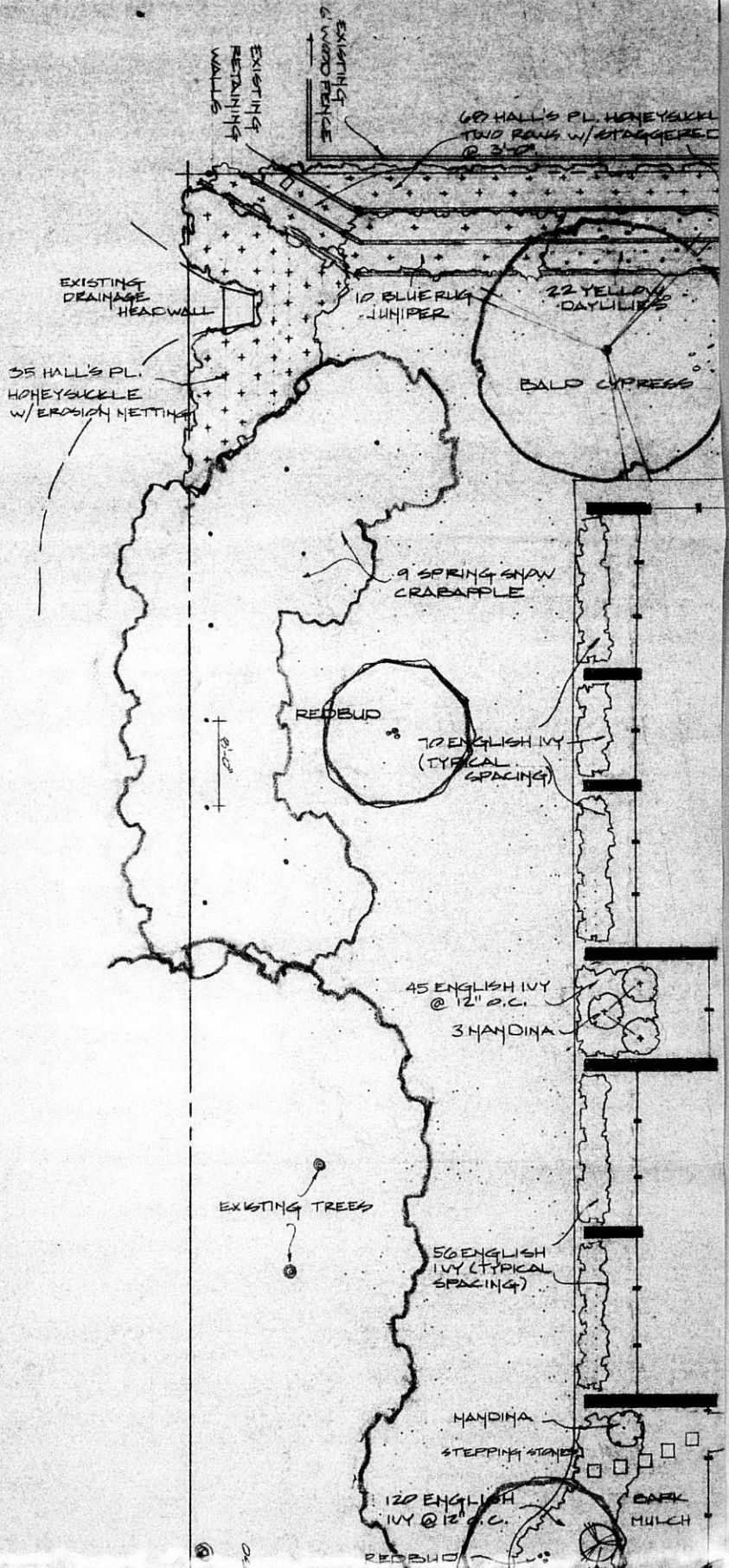
Attn: Mr. Art Chambers

Screen Planting Plan for Pioneer
Balloon Company.

PIONEER BALLOON COMPANY

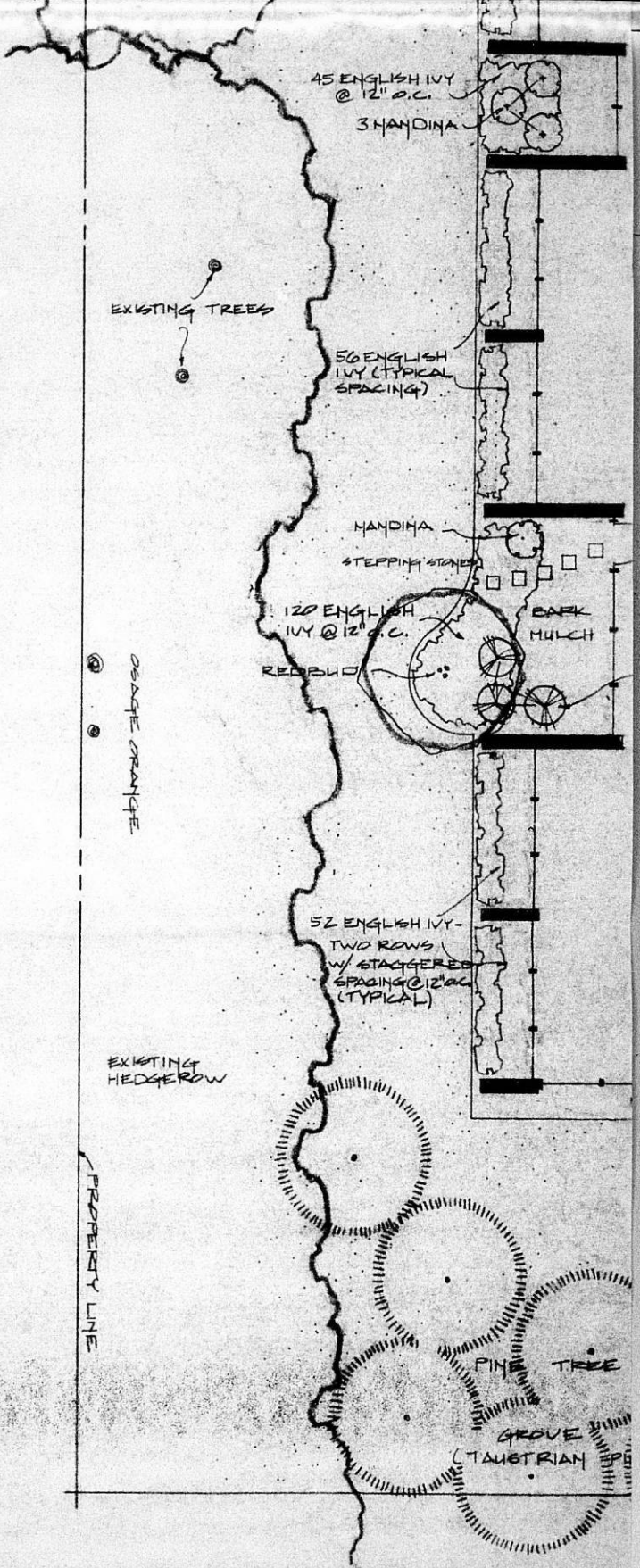
585 N. WOODLAWN AVE.

SCALE: $\frac{1}{8}" = 1'-0"$



BATH

NY



45 ENGLISH IVY @ 12" O.C.

3 MANDINA

EXISTING TREES

50 ENGLISH IVY (TYPICAL SPACING)

MANDINA

STEPPING STONE

120 ENGLISH IVY @ 12" O.C.

BARK MULCH

REDBUD

OSAGE ORANGE

52 ENGLISH IVY

TWO ROWS W/ STAGGERED SPACING @ 12" O.C. (TYPICAL)

EXISTING HEDGEROW

PROPERTY LINE

PINNACLE TREE

GROVE (AUSTRIAN)

SCREEN PLANTING

- 4 - SPRING SNOW FRUITLESS CRABAPPLE (6-8' B&B)
- 1 - EASTERN REDBUD (14-18" DIA. B&B)
- 35 - HALL'S PURPLELEAF HONEYSUCKLE (1 GAL. CONT.)

60 HALL'S PL. HOKEYSUCKLE
TWO ROWS W/ STAGGERED
@ 3'-0"

EXISTING
WOOD FENCE
EXISTING
RETAINING
WALLS

EXISTING
DRAINAGE
HEADWALL

10 BLUE RUG
JUNIPER

22 YELLOW
DAYLIES

BALD CYPRESS

55 HALL'S PL.
HOKEYSUCKLE
W/ EROSION NETTING

9 SPRING SNOW
CRABAPPLE

REDBUD

70 ENGLISH IVY
(TYPICAL
SPACING)

45 ENGLISH IVY
@ 12" O.C.

3 HANDINA

EXISTING TREES

50 ENGLISH
IVY (TYPICAL
SPACING)

HANDINA

STEPPING STONES

120 ENGLISH
IVY @ 12" O.C.

BARK
MULCH

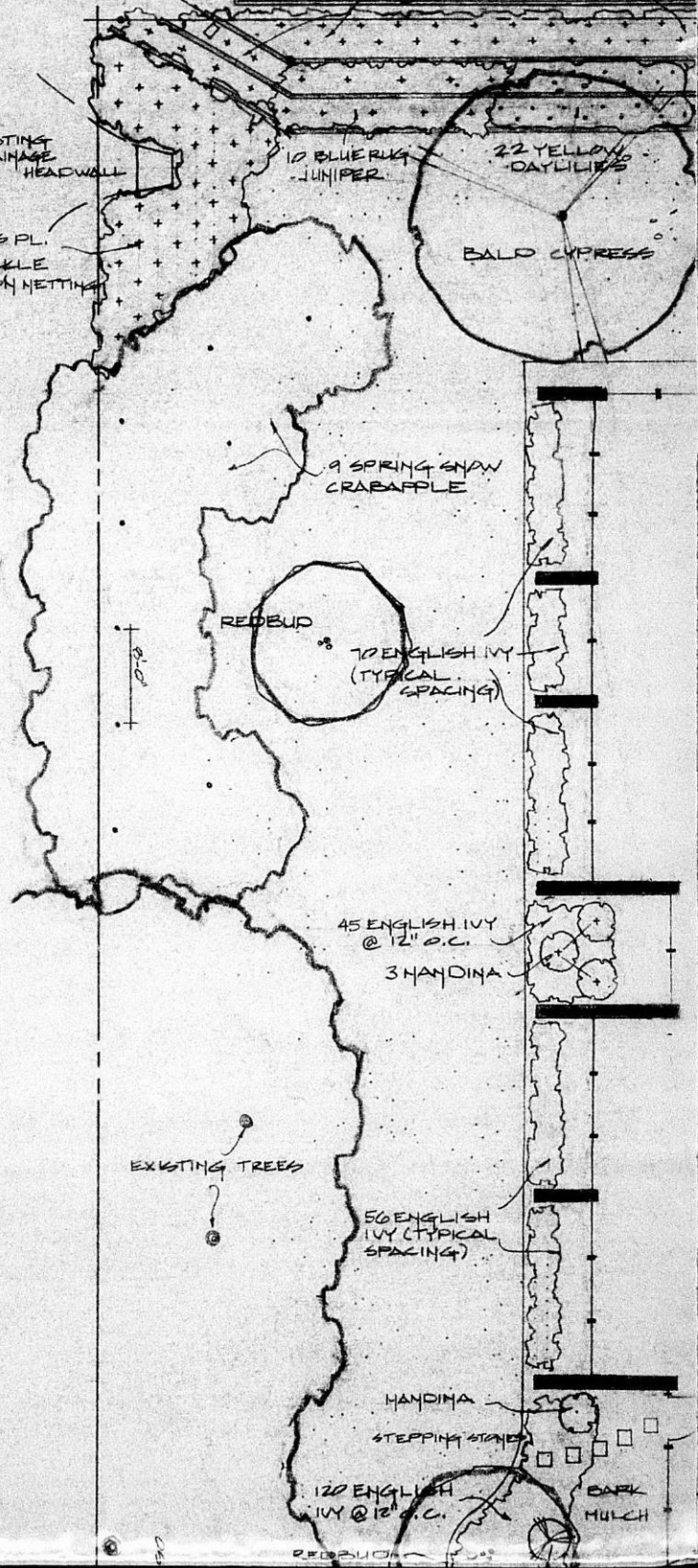
PIONEER BALLOON COMPANY

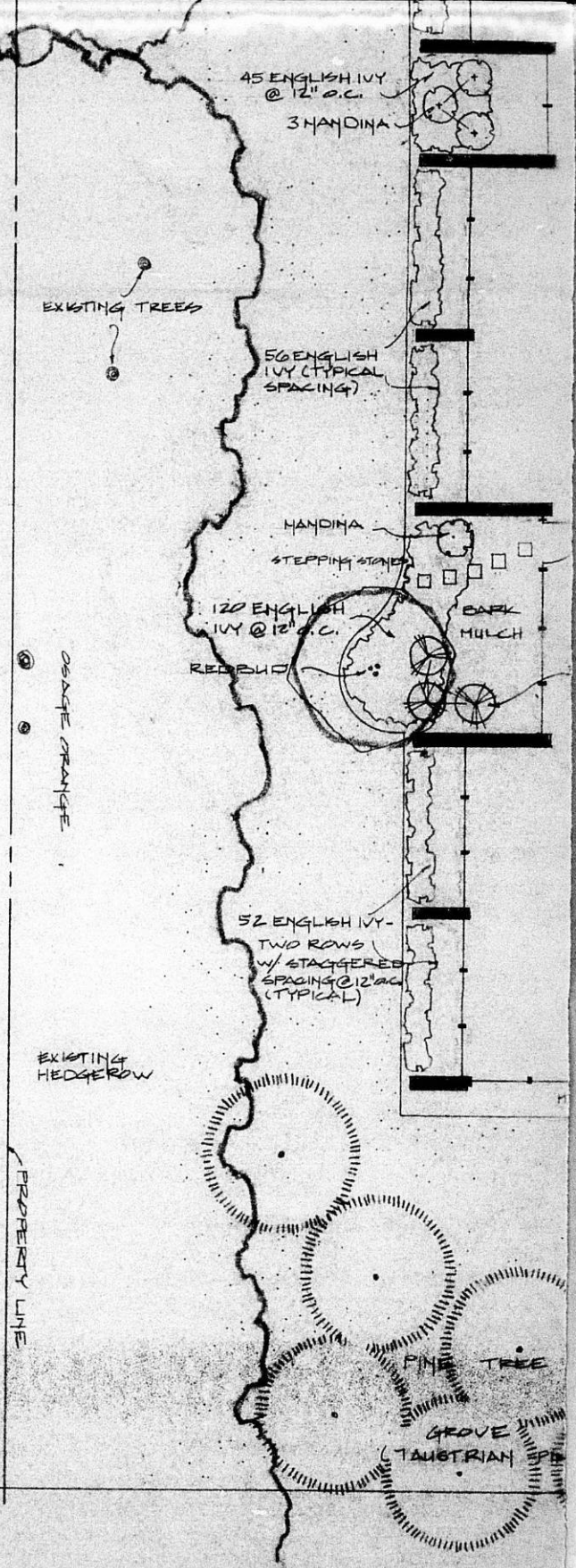
535 N. WOODLAWN AVE.

SCALE: 1/8" = 1'-0"



NORTH





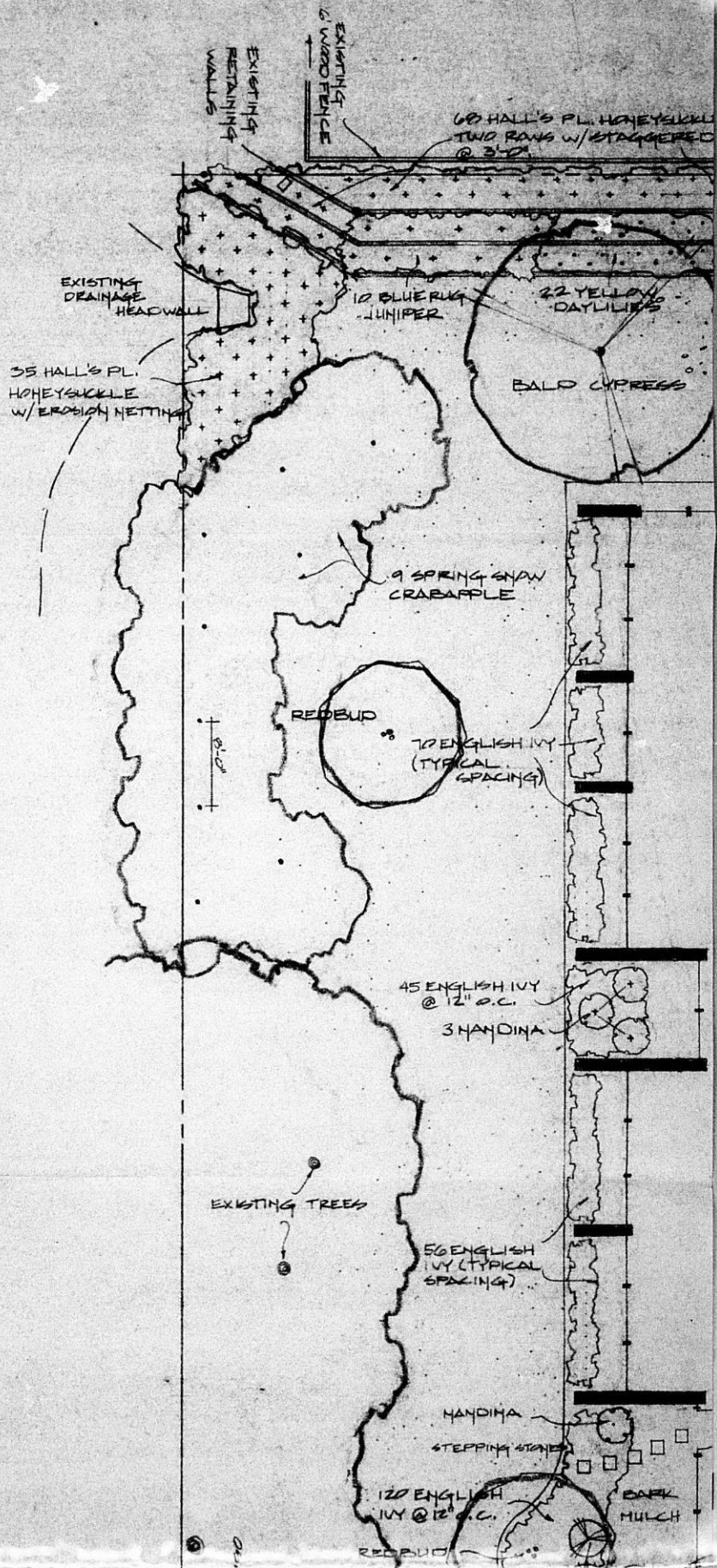
SCREEN PLANTING

- 4 - SPRING SNOW FRUITLESS CRABAPPLE (6-8' B&B)
- 1 - EASTERN REDBUD (14-18" CAL. B&B)
- 35 - HALL'S PURPLELEAF HORSECHUKE (1 GAL. CONT.)

PIONEER BALLOON COMPANY

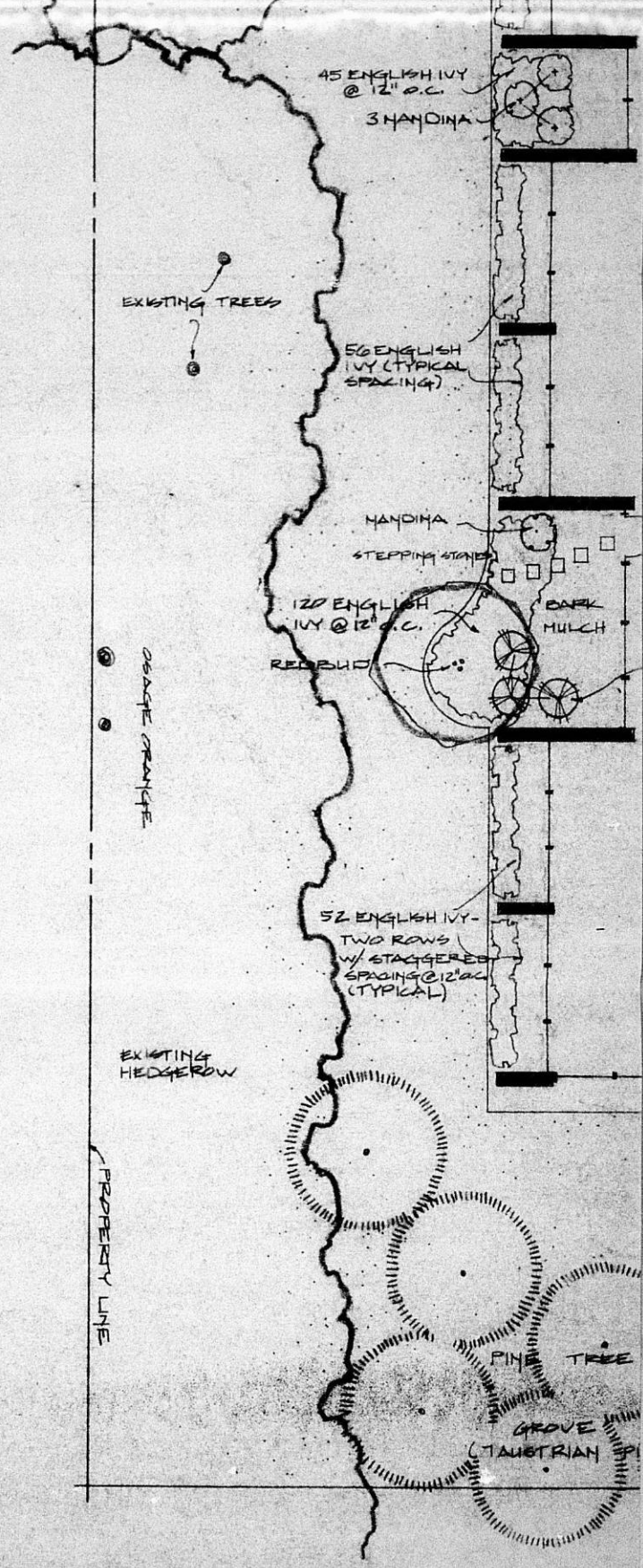
555 N. WINDPLAWN AVE.

SCALE: 1/8" = 1'-0"



NY

NY



SCREEN PLANTING

- 9 - SPRING SNOW FRUITLESS CRABAPPLE (6-8' B&B)
- 1 - EASTERN REDBUD (1 1/4 - 1 1/2" CAL. B&B)
- 35 - HALL'S PURPLELEAF HORSECHUKE (1 GAL. CONT.)

*

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

Roll # 1

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