

DP-46 Amendment - COMOTARA, PHASE
CUP - Northeast corner of 21st
Street and Woodlawn. File #3

ACTION

DATE

COMMITTEE

M.A.P.C. Approved 2-26-74
subject to conditions

~~B.C.C./B.C.C.C.~~ Return to Staff 10-15-74
to establish machine size
for signs

BCC approved subject to 10-29-74
text change

Revenue from Use of Money and Property
 Interest Earnings
 Rents
 TOTAL REVENUE FROM USE OF MONEY & PROPERTY \$

Revenue from Other Agencies
 Cigarette Tax
 Liquor Sales (Tax Enforcement)
 Retail Sales Tax
 Non-Highway Fuel Tax
 State Highway Maintenance (Note 1)
 TOTAL REVENUE FROM OTHER AGENCIES \$

Map No. 5950 DATA SHEET DP 46
 Sec. 6 COMMUNITY UNIT PLAN Z-
 Twp. 27S Filed 8-29-74
 Range 2E

APPLICATION REQUEST: Approval of proposed planned amended development.

1. Applicant Wichita Land Company
 Address P.O. Box 249, King of Prussia, Pa. Phone 215-265-5722
2. Agent Parker Krehbiel Associates
 Address 1021 E. Waterman Phone 263-6251
3. General Location Northeast corner of 21st St. and Woodlawn.
 Address _____
4. Proposed Use _____

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning _____ Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
 _____ St. _____ St. _____ St.
 Proposed R/W _____ ft. _____ ft. _____ ft.
 _____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
 Date 9-26-74 Action App. subject to conditions
2. Governing Body BCC
 Date 10-15-74 Action Returned to staff to establish maximum size for signs
10-29-74 Approved subject to text changes

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 24, 1974

TO Board of City Commissioners

FROM Glen E. Lytle, Special Assistant for Zoning *GLL*

SUBJECT DP-46 - Amendment to Comotara Phase 1 -
Northeast corner of Woodlawn and 21st
Street

At the City Commission meeting of October 15, 1974, the amendment to the above CUP was referred back to the Planning Department staff to develop appropriate language for the CUP amendment to establish maximum size limitations for the signs and monuments to be erected within the residential areas of the project.

After discussing your action with the architect, and reviewing the provisions of the proposed zoning ordinance revisions regulating signs, he has redesigned the signs in general conformity to the criteria set forth. A copy of his letter is attached along with a detailed drawing of the signs proposed.

I have reviewed the design with Mr. Feldner, Superintendent of Central Inspection, and he concurs that the design, size, and location of the signs will be in general conformity to the intent and purpose of the proposed zoning ordinance revisions.

I would recommend that item number 4 relating to signs within the residential areas be amended to read as follows:

- "4. Signs or monuments designating the name of the development or project shall be permitted at the entrance of "A" street from Woodlawn and the entrance of "C" street from 21st Street and at the entrances to the garden apartments on "B" and "C" streets. Such signs shall not exceed a height of 3 feet or a length of 10 feet with letters not to exceed 8 inches in height denoting only the name of the complex and individual logo not exceeding two feet in any dimension. One theme sign shall be permitted at the intersection of 21st and Woodlawn provided the sign shall not exceed a height of 6 1/2 feet or a length of 30 feet facing each street, with letters not to exceed 15 inches in height denoting only the name of the complex and an individual logo not exceeding 3 1/2 feet in any dimension. Such signs shall be architecturally compatible with the character and theme of the development and be reviewed and approved by the Superintendent

Page 2 - Board of City Commissioners
October 24, 1974

of Central Inspection and the Director of Planning. Signs shall not be internally illuminated or be made of reflecting material. Signs shall not be permitted in the street rights-of-way unless a minor street privilege is approved by the Board of City Commissioners."

Reconsideration of this matter is scheduled for your meeting of October 29, 1974.

GEL:ber

Attachments

cc: Ralph Wulz, City Manager
Ray Bruggeman, Director of Public Works
Bob Feldner, Supt. of Central Inspection
Keith Parker, 1021 East Waterman 67211
Howard West, Wichita Land Company, 260 N. Rock Road 67206

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
CENTRAL INSPECTION DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

August 4, 1978

Mr. Max E. Eberhart
Regan & McGannon, Attorneys at Law
1400 Vickers-KSB&T Building
125 North Market Street
Wichita, Kansas 67202

Dear Mr. Eberhart:

Re: Duplex units on Mainsgate Road in Comotara

A review of the file shows a letter dated March 9, 1976, addressed to Mr. Phil Snodgrass, granting an administrative interpretation for the development of duplexes on DP-46 Comotara CUP (Sierra Woods Addition). The letter also requires three copies of a site plan showing the proposed location of the duplexes be submitted. The site plan submitted indicates six structures located on Mainsgate. The structures are shown as duplex units with a common roof structure.

The building permit applications were issued for two-family structures. The zoning ordinance defines two family as: "A detached building used exclusively for residential purposes and designed for or occupied by two families living independently of each other." The zoning ordinance also states that "Any word not defined herein or in the building code of the city shall have its usual meaning." Webster's dictionary defines duplex as "a two-family house."

The existing structures are not attached in any manner that they could be



SUPERINTENDENT OF CENTRAL INSPECTION ... 268-4460
BUILDING CODE ENGINEER ... 268-4469
PLAN EXAMINATION ... 268-4477

HOUSING ... 268-4461
ZONING ... 268-4478
SIGNS ... 268-4476

BUILDING & CONSTRUCTION ... 268-4461
PLUMBING & MECHANICAL ... 268-4476
ELECTRICAL & ELEVATOR ... 268-4471

THE CITY OF WICHITA

August 4, 1978
Regan & McGannon
Re: Duplex units on Mainsgate - Comotara
Page 2

called duplexes (two family houses).

Mr. Williamson contacted Mr. Mobley of this office on May 5, 1978, and agreed to comply with the permits.

If you have any additional questions, please contact this office.

Sincerely,



Robert F. Feldner
Superintendent of Central Inspection

RBF:mm1

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

March 9, 1976

Mr. Phil Snodgrass
Assistant General Manager
Comotara
2500 Claiborn Circle
Wichita, Kansas 67226

Re: Request for Administrative
Interpretation for the
Development of duplexes
on DP-46 Comotara CUP
(Sierra Woods Addition)

Dear Mr. Snodgrass:


We have received your letter of February 13, 1976, requesting written determination that the development of duplexes on Lot F, Comotara's First Addition, is in conformance with the conditions of the CUP. As in the previous developments of duplexes in Sussex and Pheasant Run Additions, we believe that duplexes in Sierra Woods Addition meet the general intent of the proposed townhouse units for this parcel of land. This favorable determination is again given with the understanding that each duplex will be developed by one builder. No single family homes will be allowed on any of the lots.

Our concurrence with this request is subject to the recording of the replat with the Register of Deeds and the submission of three copies of a site plan showing the proposed location of the duplexes.

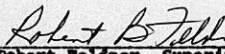
If you have any questions concerning these conditions or comments, please call.

Mr. Phil Snodgrass
March 9, 1976
Page 2

APPROVED:


Robert A. Lakin
Director of Planning

APPROVED:


Robert Feldner, Superintendent
of Central Inspection

RAL:LO:rme

cc: Howard West, General Manager, Comotara
2500 Claiborn Circle, 67226
Robert Feldner, Superintendent, Central Inspection

Comotara File

October 9, 1975

Mr. Phil Snodgrass
Assistant General Manager
Comotara
2500 Claiborn Circle
Wichita, Kansas 67226

Re: Request for Administrative
Interpretation for the Devel-
opment of duplexes on DP-46
Comotara CUP

Dear Mr. Snodgrass:

We have received your letter of October 6, 1975, requesting that we make a favorable determination that the development of duplexes on Block D, Comotara's First Addition, is in conformance with the conditions of the CUP. Jack Galbraith advises that in a discussion with you and Howard West, that you also requested the same determination on the area being platted as Sussex Addition. As you are aware, one of the conditions of the approval of the CUP was as follows:

The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and City Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

First, regarding the six lots in Block 1 and the six lots in Block 2 of the proposed plat of Sussex Addition, Bob Feldner and I are in agreement that the proposed 7 two-family dwellings meet the general intent of the proposed townhouse units as approved for Parcel 3 of the CUP. This favorable determination is given with the understanding that the grouping of two lots will be developed by one developer. So that there is no misunderstanding, single-family homes are not to be developed on these lots, and each two-family structure is to be constructed by the same developer so as to assure continuity of the units. All of the setbacks, parking, density and other requirements for Parcel 3 on the CUP shall be complied with. Please provide us with three copies of the site plan prepared by Robson, Kubnel & Spangenberg, with the latest date of revision placed on the plans.

Page 2 - Mr. Phil Snodgrass
October 9, 1975


Regarding the submitted sketch plat prepared by Rodger A. Brooks proposing 22 lots each on which it is proposed to develop two-family units, this also generally meets the intent of the proposed town-house use. However, the original parcel was suggested as providing useable open space for at least the benefit of all those residing on Parcel 2, whereas under the proposed lotting arrangement, each duplex will be on its own lot with no common open space for the benefit of all occupants.

There are other questions as to how you propose to guarantee maintenance of the private access road, and the suggested limited open space between the access roads. Our tentative approval is, therefore, given with the understanding that Block D will be replatted into lots that are near 10,000 square feet in size; that satisfactory guarantees shall be provided for the maintenance of the private drive and the limited open space area; that consideration be given to platting the small open space as a "reserve"; that rear lot lines will be at or near the center of the private road and that satisfactory arrangements will be made for rear yard utility easements. Again, all other conditions of the CUP shall be complied with. Also, please provide us with three copies of a site plan, showing the proposed location of duplexes and the proposed use of the open space area after final revision by the architect.

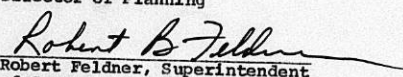
Our concurrence to these requests is also subject to the recording of the associated replats with the Register of Deeds.

Upon your review of these conditions of approval, if you have any questions, please call.

APPROVED:


Robert A. Lakin
Director of Planning

APPROVED:


Robert Feldner, Superintendent
of Central Inspection

RAL:JHG:ber

cc: Howard West, General Manager, Comotara, 2500 Claiborn Circle 67226
Robert Feldner, Superintendent of Central Inspection



COMOTARA

October 6, 1975

Mr. Robert A. Lakin
Director of Planning
City of Wichita
104 S. Main
Wichita, Kansas 67202

Dear Mr. Lakin:

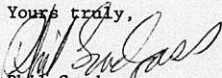
We are requesting from your department written determination of the conformance of the proposed duplex development on Block D of Comotara's First Addition.

The proposed replat of Block D will be subdivided into 22 lots. Each lot will conform to the standards of duplex lots according to the Wichita subdivision regulations. There will be one duplex on each lot with a total of 44 dwelling units.

As we are soon submitting this for planning, we would like to have your earliest reply to this request.

Enclosed is a sketched plat of Lot D.

Yours truly,


Phil Snodgrass
Ass't General Manager

PS:mp
Encl.



November 8, 1974

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-46 - Amendment to Comotara, Phase I, northeast corner
Woodlawn and 21st St. North

The Board of City Commissioners at their regular meeting on October 29, 1974, considered the amendment to the above captioned CUP. Specifically, the amendment was only in regards to General Provision #4 which concerned the size and location of monuments and signs.

The action of the City Commission was to approve the amendment subject to the following conditions:

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

Attached for your information and files is a copy of the amended plan. Please note that prior to the issuance of any sign permits that the conditions of Provision #4 must be complied with.

Please contact our office if you have any questions.

JHG:GLS:js

Attachment

October 30, 1974

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

Subject: DP-46 - Amendment to
Comotara - Phase I -
C.U.P.

Dear Mr. Parker:

At the meeting of the Board of City Commissioners on Tuesday, October 29, 1974 the amendment to Comotara - Phase I - C.U.P. pertaining to signs in the residential areas was again considered. The amendment to Item No. 4 of the General Provisions pertaining to residential development shall read as follows:

- "4. Signs or monuments designating the name of the development or project shall be permitted at the entrance of "A" street from Woodlawn and the entrance of "C" street from 21st Street and at the entrance to the garden apartments on "B" and "C" streets. Such signs shall not exceed a height of 3 feet or a length of 18 feet with letters not to exceed 8 inches in height denoting only the name of the complex and individual logo not exceeding two feet in any dimension. One theme sign shall be permitted at the intersection of 21st and Woodlawn provided the sign shall not exceed a height of 6½ feet or a length of 30 feet facing each street, with letters not to exceed 15 inches in height denoting only the name of the complex and an individual logo not exceeding 3½ feet in any dimension. Such signs shall be architecturally compatible with the character and theme of the development and be reviewed and approved by the Superintendent of Central Inspection and the Director of Planning. Signs shall not be internally illuminated or be made of reflecting material.

Mr. Keith Parker
October 30, 1974
Page Two

Signs shall not be permitted in the street rights-of-way unless a minor street privilege is approved by the Board of City Commissioners."

Please amend the development plan with this notation and submit four copies to this office for approval, then upon obtaining the appropriate permits, your client could proceed with the installation of these signs.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:js

cc: Howard West
Wichita Land Company
260 North Rock Road
Wichita, Kansas 67206

Robert Feldner
Superintendent of Central Inspection

Ray Bruggeman
Director of Public Works

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 24, 1974

TO Board of City Commissioners
FROM Glen E. Lytle, Special Assistant for Zoning *GLL*
SUBJECT DP-46 - Amendment to Comotara Phase 1 -
Northeast corner of Woodlawn and 21st
Street

At the City Commission meeting of October 15, 1974, the amendment to the above CUP was referred back to the Planning Department staff to develop appropriate language for the CUP amendment to establish maximum size limitations for the signs and monuments to be erected within the residential areas of the project.

After discussing your action with the architect, and reviewing the provisions of the proposed zoning ordinance revisions regulating signs, he has redesigned the signs in general conformity to the criteria set forth. A copy of his letter is attached along with a detailed drawing of the signs proposed.

I have reviewed the design with Mr. Feldner, Superintendent of Central Inspection, and he concurs that the design, size, and location of the signs will be in general conformity to the intent and purpose of the proposed zoning ordinance revisions.

I would recommend that item number 4 relating to signs within the residential areas be amended to read as follows:

- "4. Signs or monuments designating the name of the development or project shall be permitted at the entrance of "A" street from Woodlawn and the entrance of "C" street from 21st Street and at the entrances to the garden apartments on "B" and "C" streets. Such signs shall not exceed a height of 3 feet or a length of 18 feet with letters not to exceed 8 inches in height denoting only the name of the complex and individual logo not exceeding two feet in any dimension. One theme sign shall be permitted at the intersection of 21st and Woodlawn provided the sign shall not exceed a height of 6 1/2 feet or a length of 30 feet facing each street, with letters not to exceed 15 inches in height denoting only the name of the complex and an individual logo not exceeding 3 1/2 feet in any dimension. Such signs shall be architecturally compatible with the character and theme of the development and be reviewed and approved by the Superintendent

Page 2 - Board of City Commissioners
October 24, 1974

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Reconsideration of this matter is scheduled for your meeting of October 29, 1974.

GEL:ber

Attachments

cc: Ralph Wulz, City Manager
Ray Bruggeman, Director of Public Works
Bob Feldner, Supt. of Central Inspection
Keith Parker, 1021 East Waterman 67211
Howard West, Wichita Land Company, 260 N. Rock Road 67206



parker krehbiel associates

architects planners commercial consultants

October 23, 1974

Mr. Glen Lytle
Planning Department
City of Wichita
City Building Annex
104 South Main
Wichita, Kansas 67201

Re: Comotara Sign Program
Wichita, Kansas

Dear Glen:

In response to our recent discussion, we are providing you with sketches of revised sizes and graphic displays that is proposed for the Comotara addition. The graphic proposal will be broken down by each particular size sign and location for your information.

The primary marker for the entire Comotara development will be located at the corner of 21st and Woodlawn. Said sign sets back from the centerline of the intersection 99 feet to the display or letters of the sign. This sign has been reduced in size by 8 feet in total length so that each sign panel, which is one parallel with Woodlawn and one parallel with 21st Street, would have a length of 28 feet. The height of the sign has been reduced by a foot from the original proposal so that the total height of the sign is now 6 feet 2 inches high. The size of the letters on this architectural fence have been reduced by one-half, the size of the letters are now proposed at 15 inches. Each letter is an individual letter placed on the fence background. As we pointed out to the Planning Commission, this particular corner marker is the front window or the cornerstone of the entire Comotara development and will be used only as shown with the word Comotara and one logo disc placed on it. This particular marker will not be repeated anywhere else in the development. The architectural character and theme that is desired has been carried out throughout this entire development with the use of the graphic program. The subdivision markers

(316) 263 6251 1021-1 east waterman wichita, kansas 67211

October 23, 1974
Mr. Glen Lytle
Planning Department
Page 2

located at the intersection of 21st and Bramblewood, and Woodlawn and Mainsgate will have the same general character and be made of the same materials as mentioned in the primary identification sign. The sign located at 21st and Woodlawn we feel is in character with the general planning of the open space. It was designed to blend into the existing topography as much as possible and provide adequate clearances for all traffic through the intersection. The plan for this area does not provide for any entranceways, driveways or other restrictions adjacent to the corner and again for this reason we think the sign is valid and justified at the location mentioned.

At the corner of Woodlawn and Mainsgate as well as the corner of 21st and Bramblewood, a subdivision marker is proposed in the medial strip at these intersections. The location of the marker will be approximately 96 feet back from the centerline of the street running perpendicular to the sign, said distance to be in accordance with Traffic Engineering recommendations and clear of all visual requirements for the intersection. Size of this marker will be 17 feet in length and 33 inches in height in accordance with Traffic Engineering recommendations for visual clearance again. The marker will have the words Mainsgate Village identifying the subdivision in an individual 8 inch letter. There will also be a 24 inch logo disc mounted to the marker. The developer is desirous of providing his own sprinkler system in the median that would be sodded and landscaped at each corner such that this would be a very attractive entryway to the subdivision. This particular marker has been reduced by 10 inches in overall height from the original proposal submitted. The corner of the entryway would be marked with a temporary sign indicating Comotara Information Center. This again would be individual letters placed on a fence and has been regulated by separate instrument with the Superintendent of Building Inspection such that these letters would be removed within 24 months when the temporary Information Center for the development is no longer in use. Corner markers for the development will be designed of the rough-sawn cedar fence with an 8 inch individual letter again stating the word Comotara and a 24 inch logo disc only.

It is the desire of the developer to enhance the City of Wichita with this development and he feels requirements for a unified graphic proposal

October 23, 1974
Mr. Glen Lytle
Planning Department
Page 3

are a necessity. It is our intent to try and stay in step with your proposed new sign regulations and we think by the revisions mentioned above that we have done this. If there are any other questions or remarks that need to be clarified, please contact me at once so that we can solve this problem once and for all.

Thank you for your consideration and time.

Sincerely yours,

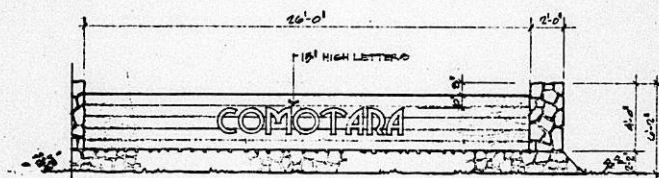
PARKER KREHBIEL ASSOCIATES

Keith E. Parker /ep

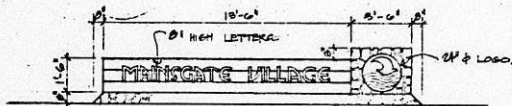
Keith E. Parker, A.I.A.

KEP:ep

Enclosures



ELEVATION 1/4" = 1'-0"
 @ CORNER OF WOODLAWN + 21ST ST.



ELEVATION 1/4" = 1'-0"
 @ MERRILL - MARGATE + BRAMELEWOOD



parker krehbiel associates

architects planners commercial consultants

October 23, 1974

Mr. Glen Lytle
Planning Department
City of Wichita
City Building Annex
104 South Main
Wichita, Kansas 67201

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(316) 263 6251 1021-1 east waterman wichita, kansas 67211

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Mr. Glen Lytle
Planning Department
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Thank you for your consideration and time.

Sincerely yours,

PARKER KREHBIEL ASSOCIATES

Keith E. Parker /ep

Keith E. Parker, A.I.A.

KEP:ep

Enclosures

October 24, 1974

Board of City Commissioners

Glen E. Lytle, Special Assistant for Zoning

DP-46 - Amendment to Comotara Phase 1 -
Northeast corner of Woodlawn and 21st
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Page 2 - Board of City Commissioners
October 24, 1974

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GEL:ber

Attachments

cc: Ralph Wulz, City Manager
Ray Bruggeman, Director of Public Works
Bob Feldner, Supt. of Central Inspection
Keith Parker, 1021 East Waterman 67211
Howard West, Wichita Land Company, 260 N. Rock Road 67206

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE October 16, 1974




TO Robert A. Lakin, Director of Planning

FROM Robert G. Finch, Assistant City Manager

SUBJECT DP - 46 Comotara Signs

At the meeting of October 15, 1974, the City Commission considered DP-46 for a portion of Comotara at the northeast corner of 21st Street North and Woodlawn. The Commission deferred the matter until October 29, 1974, for a staff recommendation as to the maximum size of signs in the development.

Please work with the Department of Public Works and the applicant to develop a recommended maximum on the size of these signs.


Robert G. Finch
Assistant City Manager

RGF/kmp

cc: Ray W. Bruggeman, Director of Public Works
Robert Feldner, Superintendent of Central Inspection



October 15, 1974

Mrs. Magaly Alvarez
Correspondent Loan Servicing
Real Estate Financing
Metropolitan Life
One Madison Avenue
New York, N. Y. 10010

Re: DP-46 - Community Unit Plan
Northeast corner of Woodlawn
and 21st Street North, and
Z-1658 - "AA" to "BB" - North-
west and Southwest corners of
Mainsgate Road and Woodlawn

Dear Mrs. Alvarez:

The notices that you were furnished are in connection with zone cases which were heard by the Metropolitan Area Planning Commission. These cases have been recommended for approval by the Planning Commission on September 26, and have been approved by the City Commission on October 15. It is our policy to notify all property owners within a given radius of the tract in question, to allow them to be represented at the public hearing. I am sorry that we do not have loan numbers such as you requested. I am sure that the property that you own within the notification radius is your Wichita Computer Center located at 2600 North Woodlawn.

I hope this information satisfies your needs.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:ber

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

CASE NO. DP-46

CONSIDERED BY MAPC: 9-26-74

REQUEST FOR: Approval of Amendment to CUP

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

GENERAL LOCATION: Northeast corner of 21st Street
North and Woodlawn

LEGAL DESCRIPTION:

The Southwest 1/4 of Section 6, Township 27 South, Range
2 East of the 6th P.M., Sedgwick County, KansasAPPLICANT: Wichita Land Company, P.O.Box 249
King of Prussia, Pa. 19406

COUNSEL FOR APPLICANT: Keith Parker, Architect

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north is "AA" and "BB"; east is "AA";
south is "AA" and "LC"; west is "AA", "B"
and "LC"LAND USE: Subject property is occupied by single-family, multiple-family
under construction and undeveloped; north is office and undeveloped;
east and south is undeveloped; west is service station, multiple-family
(and undeveloped)

PLANNING COMMISSION RECOMMENDATION:

That this amendment be approved subject to the following: (See
attached excerpt from Planning Commission minutes of September 26,
1974 for conditions.)
Arnholz moved, Hopper seconded and it carried unanimously.
(Blakey, Kamen and Hill absent.)

ACTION 1. Approve the CUP as recommended by the Metropolitan Area Plan-
ning Commission, subject to the recommended conditions; or
2. Return the application to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the fol-
lowing reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 26, 1974:

9. Case No. DP-46 - Wichita Land Company requests an amendment to a Commercial Community Unit Development for the South-west quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M. Generally located at the northeast corner of Woodlawn and 21st Street North.

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

Comments

1. In 1972, a Commercial and Residential CUP for "Comotara Phase - 1" was considered and approved. An amendment to a portion of the residential area was also considered and approved the first part of 1974. The revised development plan submitted by the applicant proposes the following amendment:

Change General Provision #4 "Residential" to read as follows: Signs or monuments designating the name of the development or project shall be permitted at the entrance of "A" Street and "C" Street and at the entrance to the garden apartments on "B" and "C" Streets. A theme sign shall be permitted at intersection of 21st Street and Woodlawn. All signs shall be compatible with the designated character and theme of subject development. All signs shall be reviewed and approved for conformance of design by Superintendent of Central Inspection and Director of Planning prior to issuance of sign permits. Signs shall not be permitted in dedicated street rights-of-way unless a minor street privilege request is approved by the Board of City Commissioners.

2. The maximum size directory type sign permitted by the "B" Multiple Family District and the existing approved CUP is 6 square feet. This proposed amendment would authorize consideration of directory type signs to unlimited sizes. The proposed "theme" sign suggested by the developer exceeds 200 square feet. The sign proposed at the entrance of "A" and "C" Streets is approximately 50 square feet in size.
3. If the Planning Commission determines that the proposed amendment is appropriate, then the following previously approved conditions are still applicable conditions of approval.
- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be re-submitted to the planning Commission and to the City Commission for its consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH said the staff would recommend approval, subject to the three conditions shown in the staff report.

ARNHOLZ said the plans indicate that the signs proposed would be architecturally attractive which is a factor the Commission has been interested in seeing happen.

GRAGERT asked if the plans for the signs conform to the new regulations being proposed for signs. HOPPER did not consider this a point of relevance since the new ordinance is not in affect yet. GRAGERT said he was not saying the signs proposed were not attractive, but he did think once a policy is established, it should be considered as related cases come up.

LAKIN said the theme sign proposed at 21st and Woodlawn is substantially larger in square feet than proposed in the new regulations or permitted under the present regulations. In this case the sign program has been integrated into the total project of 3,000 acres, and he thought the size of the total development would warrant an exception and would justify a larger sign. He pointed out that the largest sign proposed at 21st and Woodlawn would be a theme sign for the entire development and others would identify the particular village within the project. LAKIN pointed out also that sign regulations as related to a CUP may be varied the same as setbacks and land use regulations in a CUP. He brought out also that the new sign proposals will permit an exception either through the CUP regulations or Board of Zoning Appeals.

KEITH PARKER, agent for the applicant, said they have had several discussions with the staffs of the Planning Department, Central Inspection and Traffic Engineer, and explained the total sign program for the entire Comotara development. He stated that it was the consensus of the group that an amendment to the CUP would be the best method to pursue in order to establish an attractive sign system for the overall project. PARKER pointed out that the design of the signs has been reviewed by the Director of Planning and Superintendent of Central Inspection as provided for in the CUP, and those individuals have no objection, and if the Planning Commission approves, it will be incorporated into the amended CUP. PARKER said it is the developer's intent to make this an outstanding development in Wichita and the manner in which the signing will be handled demonstrates their good faith.

HILL was excused from the meeting.

When the matter of signs in other segments of the total development was brought up, PARKER indicated they have not been submitted yet, but if subject request is approved, it would assist in designing other signs for the total development.

LAKIN pointed out that in every CUP there is a provision that the Director of Planning and Superintendent of Central Inspection may grant administrative changes when they do not substantially affect the intent of the plan, and in this case, it was decided that the language in the plan for signs was quite definite and restrictive and it was determined that the Planning Commission should consider an amendment rather than to approve an administrative change permitting larger signs than had been previously approved.

MOTION: That the Planning Commission recommend to the City Commission that this amendment be approved subject to the following:

- A. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- B. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

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

Arnholz moved, Hopper seconded and it carried unanimously. (Blakey, Kamen and Hill absent.)

September 27, 1974

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

Re: DP-46 - Amendment to Comotara
Phase 1 - Northeast corner of
Woodlawn and 21st Street

Dear Mr. Parker:

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 1974, the above-captioned amendment to the Comotara CUP was considered. The action of the Commission was to recommend that the amendment be approved, subject to the standard three conditions listed in the Planning Department report attached. At such time as you have detailed plans for signs that you desire to construct, please submit such plans, along with a letter of request, to Robert A. Lakin, Director of Planning, and Robert Feldner, Superintendent of Central Inspection.

Prior to this matter being forwarded to the Board of City Commissioners for consideration, it is necessary that we receive nine copies of the CUP that are legible. If we receive the copies by October 9, this matter will be forwarded on to the City Commission for consideration on October 15, 1974, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 south Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

Attachment

cc: Wichita Land Company, P. O. Box 249, King of Prussia,
Pennsylvania 19406
Phil Snodgrass, 110 North Main 67202
Howard R. West, Wichita Land Company, 260 North Rock Road 67206
City Manager's Office

2. The maximum size director type sign permitted by the "B" Multiple Family District and the existing approved CUP is 6 square feet. This proposed amendment would authorize consideration of directory type signs to unlimited sizes. The proposed "theme" sign suggested by the developer exceeds 200 square feet. The sign proposed at the entrance of "A" and "C" Streets is approximately 50 square feet in size.
 3. If the Planning Commission determines that the proposed amendment is appropriate, then the following previously approved conditions are still applicable conditions of approval.
 - a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - b. Any major changes in this development plan shall be re-submitted to the planning Commission and to the City Commission for its consideration.
 - c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns, unless amended.
-

DP-46 - 31 NOTICES TO ADJOINING PROPERTY OWNERS MAILED 9-12-74 for MAPC 9-26-74

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas 67202

September 12, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on Thursday, September 26, 1974, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-46 - The southwest 1/4 of Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Generally located at the northeast corner of Woodlawn and 21st Street North.

The Development Plan originally approved on October 17, 1972, and amended on February 12, 1974, 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, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

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

1. Change of General Provision #4 "Residential" to permit signs or monuments designating the name of the development or project at the entrance of "A" Street and "C" Street and at the entrance to the garden apartments on "B" and "C" Streets and a theme sign at the intersection of 21st Street and Woodlawn providing that all signs shall be reviewed and approved for conformance of design by the Superintendent of Central Inspection and the Director of Planning prior to issuance of sign permits.

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

Robert A. Lakin
Secretary

September 11, 1974

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

Subject: DP-46 Amendment to Comotara,
Phase I - northeast corner of
Woodlawn and 21st Street

Dear Mr. Parker:

We have reviewed the amended CUP for Comotara Phase I located on the northeast corner of Woodlawn and 21st Street North, and the following are our comments as well as comments of other Departments of the City.

We have been advised by the City Engineer that a request for a minor street privilege has been submitted to the Department of Public Works to allow the construction of signs or monuments in street rights-of-way, as proposed, and is being held in abeyance until this amended plan has been approved by the Planning Commission and City Commission.

The Traffic Engineer advises that although they have no objection to the "theme sign" at the corner of 21st Street and Woodlawn, if located as proposed, they are concerned with the signs or monuments to be located at the entrance of "A" and "C" streets as they could present a sight vision problem for traffic entering these two major streets.

I should point out that plans submitted with your application appear to have been reproduced from a print and are virtually impossible to read and, therefore, I would suggest that you contact John Lundblade of the firm of VanDoren-Hazard-Stallings, 260 North Rock Road and obtain a sepia of the last plan of this CUP in

Mr. Keith Parker
September 11, 1974
Page Two

order to reproduce prints which are legible. It is necessary that official copies of CUP's be legible, and this one is not.

In addition to these comments, the following changes should be made on the plan.

1. Replace the last sentence of General Provision #4 with the following: "Signs shall not be permitted in dedicated street rights-of-way unless a minor street privilege request is approved by the Board of City Commissioners".
2. Replace the "title block" of Oblinger and Smith with that of your firm.

It is necessary that we receive 14 revised copies by Wednesday, September 18, 1974 for this item to appear on the Planning Commission agenda of September 26, 1974.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GLS:js
Attachment

cc: Wichita Land Company, 260 North Rock Rd, Suite 245, 67206
Wichita Land Company, P. O. Box 249, King of Prussia, Pa 19406

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 29, 1974

TO Dick Linn, City Engineer
Paul Graves, Traffic Engineer
FROM Lynn Shirkey, Jr. Planner *SS*

SUBJECT DP-46 Amendment to Comotara, Phase I
Northeast corner Woodlawn and 21st Street

Attached is a copy of the above captioned amended C.U.P. for your review and comments. Please note that Provision #4 in regards to signs is the only amendment to the previously approved C.U.P. I would be particularly interested in your comments of the location of signs which I have circled in red. The Exhibit "A" referred to in general provisions #4 is available in our office for your review if necessary.

We would appreciate any comments you might have regarding this matter by September 9, 1974 so that we can respond to the applicant. If you have any questions concerning this matter, please call.

GLS:js
Attachment

8/29/74
Returned this date by Dick Linn and he advised that a minor street privilege has been applied for and that we should contact Roy Croggman.
JLS

August 29, 1974

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Lynn Shirkey, Jr. Planner

DF-46 Amendment to Comotara, Phase I
Northeast corner Woodlawn and 21st Street

Attached is a copy of the above captioned amended C.U.P. for your review and comments. Please note that Provision #4 in regards to signs is the only amendment to the previously approved C.U.P. I would be particularly interested in your comments of the location of signs which I have circled in red. The Exhibit "A" referred to in general provisions #4 is available in our office for your review if necessary.

We would appreciate any comments you might have regarding this matter by September 9, 1974 so that we can respond to the applicant. If you have any questions concerning this matter, please call.

GLS:js
Attachment

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

amended

This is an application for an amended Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

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

- a. Applicant Wichita Land Company
Address P.O. Box 249, King of Prussia, Pa. 19406 Phone 215-265-5722
Agent Parker Krehbiel Associates
Address 1021-1 E. Waterman, Wichita, Kansas 67211 Phone 316-263-6251
- b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

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

an amended

II.A The applicant hereby requests an amended Community Unit Plan approval on property zoned AA and LC and legally described as ~~XXXXX~~ _____, ~~XXXXXX~~ _____, COMOTARA FIRST _____ Addition.

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

II.B There are 150.9 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 21st St. N. & Woodlawn Blvd.

The general location is (use appropriate section)

- a. at the Northeast corner of 21st St. North
and Woodlawn Blvd.; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

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

Parker Krehbiel Associates

By

Robert E. Parker
Authorized Agent (if any)

By

Authorized Agent (if any)

By

Authorized Agent (if any)

By

Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at

4:55 (AM, PM) on August 28, 1974 (Day, Month,
Year). It has been checked and found to be complete and accom-

panied by required documents and the appropriate fee of

\$ 400⁰⁰.

G. Lynn Shisley Name
Jr. Planner Title

O W N E R S H I P L I S T

| Lot | Block | Addition | Property Owner |
|--|-------|--|---|
| 1 | A | Somerset Addition | ✓ Irwin Baron et al, Trustees of Property Capital Trust Three Center Plaza Boston, Massachusetts 02108 |
| 11 | 2 | Womers Crestview Heights Third Addition | ✓ Womer Construction Co. Inc. 434 Ohio 67214 |
| E 125.53' lot 12 | 3 | Same | Same |
| 1' | 3 | Same | ✓ Champlin Petroleum Co. Box 9365 Fort Worth, Texas 67107 |
| 2+ | 3 | Same | Same |
| Beg NW/c lot 1, W 30' S 35' E 30' N 35' to beg and Beg SE/c Lot 1 S 30' W 35' N 30' E 35' to pob | | | |
| 2 exc | 3 | Same | ✓ Helen Jaycox, life tenant 4911 East Orme 67218 |
| above tract | | | ✓ Caroline W. Rupe, remainderman 2451 N. Pershing 67220 |
| 1 | 1 | Olde English Manor Add. | ✓ Olde English Manor Assoc. c/o Harold Beck 215 Page Court 67202 |
| That portion of Lots 1, 2, 3, 4 and 5, Blk 1, Third Addition to Crestview Heights, lying W of following Desc. line beg. at a point on the S ln Lot 8, Block 7, in said addition and 462 feet E of SW/c said Lot 8; th N at right angles to S ln Lot 8, 540 feet, more or less to a point on the common line between Lots 5 & 6, Block 1 | | | Board of American Missions of the Lutheran Church in America c/o 1101 N. River Blvd. 67203 |
| 1 | A | Somerset Addition | ✓ Somerset Inc. (Improvements 240 N. Rock Road only) 67206 |

| Lot | Block | Addition | Property Owner |
|--|-------|--|---|
| 1 | | Plaza Twenty One Addition | ✓ Arthur O. Schreck & Clara 3800 East 21st St. No. 67208 |
| 2 | | Same | Same |
| 1 | 2 | Third Addition to Crestview Heights | ✓ Michael R. Mawhirter & J. Ann 2302 Farmstead 67220 |
| 2 | 2 | Same | ✓ Beulah V. Liston 2306 Farmstead 67220 |
| 3 | 2 | Same | ✓ Anthony Lee Krkosska Dalene Krkosska 2310 Farmstead 67220 |
| 26 | 2 | Same | ✓ Olde English Manor Associates c/o Harold Beck 215 Page Court 67202 |
| 27 | 2 | Same | Same |
| 28 | 2 | Same | Same |
| 2 | 4 | Same | ✗ Real Estate Developers Inc. Address Unknown |
| 3 | 4 | Same | ✓ Paul G. Waliczek & Jean 2343 Farmstead 67220 |
| 9 | 4 | Same | ✗ Clifford A. Cooper and Susan E. Address Unknown |
| 10 | 4 | Same | ✓ Martin L. Halley and Noelene R. Halley 888 South Hydraulic Apt. 149 67211 <i>returned 9-18-74</i> |
| 6 | 7 | Same | ✓ Joe L. Johnson and Barbara A. Johnson 2224 Farmstead 67220 |
| Sly 8' lot 7 | 7 | Same | Same |
| 7 exc S 8' | 7 | Same | ✓ Jeffrey A. Stilger and Mabel M. Stilger 2228 Farmstead 67220 |
| 8 exc. 7 that portion platted as Plaza Twenty One Addition | | Same | ✗ Westbrook Developers, Inc. Address Unknown |

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

Martin L. Halley and
Noelene R. Halley
888 South Hydraulic
Apt. 149
Wichita, Kansas 67211



Important! Notice of Hearing Enclosed

DP-46

| Lot | Block | Addition | Property Owner |
|---------------------|-------|-------------------------|--|
| All Lots and Blocks | | E. E. Jabes Addition | ✓ E. E. Jabes RFD 1 Derby, Kansas 67037 |
| All Lots and Blocks | | Woodlawn Place Addition | ✓ Fidelity Development Inc. 229 South Market 67202 |
| 1 | A | Comotara First Addition | ✓ Wichita Land Company 260 N. Rock Road 67206 |
| 2 | A | Same | Same |
| 3 | A | Same | Same |
| 12 | A | Same | Same |
| 13 | A | Same | Same |
| 4 | A | Same | ✓ Executive Residences Inc. c/o George McClellan 5301 N. Hydraulic 67219 |
| 5 | A | Same | Same |
| 6 | A | Same | Same |
| 7 | A | Same | Same |
| 8 | A | Same | Same |
| 9 | A | Same | Same |
| 10 | A | Same | Same |
| 11 | A | Same | Same |
| 14 | A | Same | Same |
| 1 thru B 8 incl. | | Same | ✓ Wichita Land Company 260 N. Rock Road 67206 |
| 1 | C | Same | ✓ Clifford A. Nies & Betty J. 1825 S. Lorraine 67211 |
| 2 | C | Same | Same |
| 3 | C | Same | Same |
| 14 | C | Same | Same |
| 15 | C | Same | Same |
| 16 | C | Same | Same |

| Lot | Block | Addition | Property Owner |
|-----|-------|-------------------------|--|
| 4 | C | Comotara First Addition | Executive Residences Inc. c/o George McClellan 5301 N. Hydraulic 67219 |
| 5 | C | Same | Same |
| 6 | C | Same | Same |
| 7 | C | Same | Same |
| 8 | C | Same | Same |
| 9 | C | Same | Same |
| 10 | C | Same | Same |
| 11 | C | Same | Same |
| 12 | C | Same | Same |
| 13 | C | Same | Same |
| 17 | C | Same | Wichita Land Company 260 N. Rock Road 67206 |
| 1 | D | Same | Same |
| 2 | D | Same | Same |
| 1 | E | Same | Same |
| 6 | E | Same | Same |
| 7 | E | Same | Same |
| 8 | E | Same | Same |
| 9 | E | Same | Same |
| 10 | E | Same | Same |
| 15 | E | Same | Same |
| 16 | E | Same | Same |
| 2 | E | Same | Andrews-Wood Inc. 232 N. Seneca 67203 |
| 3 | E | Same | Same |
| 4 | E | Same | Same |
| 5 | E | Same | Same |

| Lot | Block | Addition | Property Owner |
|--|-------|--------------------------|---|
| 11 | E | Comotara First Addition | ✓ David E. Sproul & Clifton W. dba Sproul Construction Co. 1345 Arrowhead 67203 |
| 12 | E | Same | Same |
| 13 | E | Same | Same |
| 14 | E | Same | Same |
| 1 | F | Same | ✓ R. O. Arnold & Son, Inc. 6837 Sheriac Circle 67209 |
| 2 | F | Same | Same |
| 3 | F | Same | Same |
| 4 | F | Same | Same |
| 5 | F | Same | Same |
| 1 thru G 12 incl | | Same | ✓ Wichita Land Company 260 N. Rock Road 67206 |
| 1 thru I 13 incl | | Same | Same |
| 1 thru H 13 inc. | | Same | Same |
| 1 thru 18 J | | Same | Same |
| 1 thru K 10 incl | | Same | Same |
| 11 thru K 20 incl | | Same | Same |
| Reserves A, C, D, E, F, G, H and Reserve B except that portion platted as Comotara Second Addition | | | Same |
| 1 thru L 18 incl | | Comotara Second Addition | Same |
| Reserve I | | Same | Same |

| Lot | Block | Addition | Property Owner |
|-----|-------|------------------|--|
| 1 | | Hinkles Addition | Metropolitan Life Insurance Co New York, New York |

All that part of Lot A in Comotara First Addition in Section 6-27-2E, described as:
 Beginning at the Southwest corner of said Lot A: thence along the West line of said Lot A, bearing North 0°56'56" West, a distance of 270.00 feet to a point; thence North 0°56'56" West a distance of 250.00 feet to a point; thence North 89°15'59" East, a distance of 120.00 feet to a point thence South 51°44'02" East a distance of 200.00 feet to a point; thence North 37°15'58" East a distance of 26.67 feet to a point on the Easterly line of a 20.00 feet wide drainage easement; thence along said Easterly line, bearing South 11°18'25" East, a distance of 516.65 feet to a point on the North line of Twenty First Street North; thence along said North line, bearing South 89°15'59" West, a distance of 231.53 feet to a point; thence continuing along said North line bearing North 76°42'41" West, a distance of 103.17 feet to a point; thence continuing along said North line bearing South 89°15'59" West, a distance of 140.00 feet to the place of beginning.

| | | |
|---|-------------------------|---|
| Lot A except above tract | Comotara First Addition | Wichita Land Company 260 N. Rock Road 67206 |
| Lots B, C, D, E, and F | Same | Same |
| The Southeast Quarter of the Northeast Quarter of Section 1-27-1E | | Same |
| The Southeast Quarter of the Northwest Quarter of Section 6-27-2E | | Same |
| The Southwest Quarter of the Northeast Quarter of Section 6-27-2E | | Same |
| The West 1000 feet of the Southeast Quarter of Section 6-27-2E | | Same |
| The North 1000 feet of the Northwest Quarter of Section 7-27-2E | | Theodore Gore Fourth Natl. Bank Bldg. 67202 Robert M. Beren Vickers-K.S.B & T. Bldg. 67202 Theodore I. Leben 1555 East 2nd 67214 |

The Security Abstract and Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 1000 foot radius of: Comotara
First Addition to Wichita, Sedgwick
County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on this 20th day of August, 1974
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Vice President

Order No. 216933
wh

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

| | | | |
|--------------|-------------|-------------|-------------|
| Bldg & Elev. | Elec. | Elev. Insp. | Exam. Fees |
| Hse. Mvr. | Hse. Moving | Licse. | Mech. |
| Oil Well | Pav. Cuts | Plan. | Plbg. Cert. |
| Sanitation | Sewer | Signs | Sidewalk |
| Street | Trailer | | |

DESCRIPTION AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By

*

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

Roll # 1

*