

DP-46 - AMENDMENT - CONOTARA -  
FILE # - Southeast corner of  
Maingate Dr. & Woodlawn Ave.

~~DP-46~~  
B.C.C./B. C. C. *Approved as*  
*Reminded*

POSTED  
9-9-76  
24

# ACTION

DATE

COMMITTEE		DATE
M.A.P.C.	Approved sub to conditions	<sup>28</sup> 10-74-76
B.C.C./B. C.C.C.	Approved as recorder	1-4-77 <del>1-4-77</del>

DP-46 - AMENDMENT - COROTANA -  
FILE #4 - Southeast corner of  
Mainwate Dr. & Woodlawn Ave.

Map No. 5050  
Sec. 6  
Twp. 27S  
Range 2E

DATA SHEET  
COMMUNITY UNIT PLAN

AMENDMENT - FILE  
DP -46  
E-  
Filed 9-1-76

APPLICATION REQUEST: Approval of proposed planned  
dev. platant.

1. Applicant Max L. Cole  
Address 9000 E. Lincoln, Apt. 810, Wichita 67207 Phone 681-0731
2. Agent Keith E. Parker  
Address 1021-1 E. Waterman, Wichita 67211 Phone 263-6251
3. General Location Southeast corner of Mainsgate Drive & Woodlawn Ave  
Address \_\_\_\_\_
4. Proposed Use \_\_\_\_\_

AREA DATA

1. Acres 10.8 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning MUCU Proposed Zoning \_\_\_\_\_
3. Area (is) (is not) platted. \_\_\_\_\_ Addition \_\_\_\_\_
4. Existing R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
Proposed R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
\_\_\_\_\_ St. \_\_\_\_\_ St. \_\_\_\_\_ St.

HISTORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROCEDURE DATA

1. MAPC Meeting:  
Date 10-14-76 Action Approved with conditions
2. Governing Body  
Date 1-4-77 Action Approved as recorded

SMITH'S  
No. 2133C  
METHODS OF SURVEYING  
LOOKALIKE - ANDERSON, TX, U.S.A.

Map No. 5950 \_\_\_\_\_  
 Sect. 6 \_\_\_\_\_  
 Twp. 27S \_\_\_\_\_  
 Range 2E \_\_\_\_\_

## DATA SHEET

DP- 46 \_\_\_\_\_

Filed 9-1-76 \_\_\_\_\_

## APPLICATION DATA:

1. Applicant: Max L. Cole  
 Address 9000 E. Lincoln, Apt. 810, Wichita 67207 Phone 681-0731
2. Agent: Keith E. Parker  
 Address 1021-1 E. Waterman, Wichita, Ks. 67211 Phone 265-0231
3. General Location: Southeast corner of Mainsgate Drive & Woodlawn Ave.  
 Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

## AREA DATA:

1. Acres: 10.8 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning: "LC"
3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
 West \_\_\_\_\_ North \_\_\_\_\_
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: \_\_\_\_\_
6. Area (is) (is not) platted. \_\_\_\_\_

## PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

PICTURE SHEET

March 26, 1979

Bill G. Yung  
1355 N. Waco  
Wichita, Kansas 67203

Dear Mr. Yung:

We are in receipt of and have reviewed your proposed landscape plan for the planting strips along Bramblewood and Walden Drive in The Meadows portion of the Comotara Phase I Community Unit Plan. Upon completion of our review, we find the suggested plant materials and their proposed locations to be acceptable. We will, by copy of this letter, advise the Superintendent of Central Inspection of the approval of your landscape plan. Please be advised that it is the policy of the Wichita Board of City Commissioners to withhold the issuance of occupancy permits until such time as the landscape materials have been installed or satisfactory guarantees have been provided for their installation. If you have any questions concerning this matter, please contact our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:RLY:el

cc: Robert B. Feldner, Superintendent of Central Inspection  
Bob Fox % Comotara Properties, Inc.  
2225 Hathway, Wichita, Kansas 67226



October 4, 1978

Leisure Living, Inc.  
2243 Framblewood  
Wichita KS 67226

Dear Sir:

Due to the harsh summer weather, Central Inspection Division is in the process of inspecting all Community Unit Plan Developments within the City for the purpose of verifying the installation and maintenance of screening and landscaping as required by the approved CUP. Unfortunately, this inspection conducted October 2, 1978, revealed that CUP DP-46 (known as Comotara Phase I) is in violation.

Many of the required plantings in the 10 foot planting strip are either dead or dying and some are missing. The dead and missing materials must be replaced and the screening and landscaping maintained in accordance with the approved landscape plans titled Country Lake (Phase I) and (Phase II).

This letter shall be considered as official notification that unless action is initiated within thirty days to provide screening and landscaping, in accordance with the approved plan, the appropriate action will be taken to insure correction of these deficiencies. Bonds guaranteeing such installations may be considered to be acceptable initial action.

It will be necessary to withhold approval for all building permits and occupancy permits associated with this CUP until such time that the deficiencies have been corrected. Your assistance and cooperation in expeditiously resolving this matter will be appreciated. We look forward to hearing from you soon.

Sincerely,

Sam L. Mobley  
Building Code Administrator

SJM:AI:kda

May 11, 1978

Mr. Bill Yung  
Bill Yung Design  
1355 North Waco  
Wichita, Kansas 67203

Re: Administration Amendment on  
Parcel I - DP-46 Comotara  
C.U.P.

Dear Mr. Yung:

We have reviewed your letter of April 4, 1978, requesting a favorable determination that the development of duplexes on parcel #1 (Lot A, Comotara First Addition) is in conformance with the conditions of the approved C.U.P.

As you are aware, we have previously made such an interpretation on the areas encompassed by Pheasant Run Addition, Sussex Addition, and Sierra Woods Addition. The major problem as we see it, is the fact that duplexes were not ultimately constructed on Sierra Woods Addition but rather what we consider to be single family houses were developed on substandard lots. Although that matter is not yet resolved, we are concerned that further favorable interpretations for additional duplexes might create similar problems in the future.

In order that there is no misunderstanding, our interpretation of the term "duplex" is a single structure containing two dwelling units connected by a common party wall (common ceiling floor) and/or roof structure, but not including single family detached units, whether or not joined by a common storage closet, or other cosmetic treatment. As in previous developments of duplexes in the proposed "Meadows" Addition meet the general intent of the proposed townhouse units for this parcel of land. Implicit in this determination is the fact that the duplexes are

Mr. Bill Yung  
May 11, 1978  
Page Two

to be built on a townhouse/garden apartment parcel, and said development on private streets is in keeping with the spirit and intent of general provision #9 on the C.U.P., if not the actual language.

This interpretation is given subject to:


- 1) Only duplexes as defined in this letter will be constructed on lots 21 through 45 as shown on the preliminary plat of the "Meadows". Each duplex will be developed by one builder.
- 2) No single family detached homes will be allowed on any of the lots.
- 3) Only townhouses or single family attached units will be permitted on lots 1 through 20 as shown on the preliminary plat of the "Meadows". No single family detached units will be permitted on these lots.
- 4) Recording of the replat (the Meadows) with the Register of Deeds prior to the issuance of any building permits.
- 5) Submission of the required homes association agreement with the consideration of the replat.

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:MM:gb

cc: Bob Fox  
Comotara Properties, Inc.  
2225 Hathway  
Wichita, Kansas 67203

from: *JLS* *da*

admin. adv. plans cur. plans social graphics

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| <input type="checkbox"/> lucker           | <input type="checkbox"/> nelson, p    | <input type="checkbox"/> meek      | <input type="checkbox"/> brown     | <input type="checkbox"/> polo     |
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remarks: *This was Feldman's response. Deane agree? We were a little strong in our requirement of joined only by a joint wall.*

**THE CITY OF WICHITA**

**OFFICE OF** Central Inspection Division

**DATE** May 10, 1978

**TO** Robert Lakin, Director of Planning Department

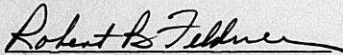
**FROM** Robert B. Feldner, Superintendent of Central Inspection

**SUBJECT** Administrative Amendment on Parcel I-  
DP-46 Comotara CUP

I have reviewed your file and the correspondence associated with the above subject. I have no objection to the administrative adjustment, however do have some concerns regarding the definition of "duplex" supplied therein.

In many instances a breezeway, garage, or carport structure where the roof structure is an integral tie unifying the structure, can be an architectural embellishment that enhances such a structure. Thus, if the third paragraph were reworded to reflect, "a common party wall (common ceiling floor) and/or roof structure", and removing the word "breezeway", I would have no objection to approval.

If you desire further information or clarification, I will be happy to supply it upon request.



Robert B. Feldner  
Superintendent of Central Inspection

RBF/imc

WICHITA—SEDEGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 269-4561

May 2, 1978

Mr. Bill Yung  
Bill Yung Design  
1355 North Waco  
Wichita, Kansas 67203

Re: Administrative Amendment on  
Parcel I - DP-46 Comotara  
C.U.P.

Dear Mr. Yung:

We have reviewed your letter of April 4, 1978, requesting a favorable determination that the development of duplexes on parcel #1 (Lot A, Comotara First Addition) is in conformance with the conditions of the approved C.U.P.

As you are aware, we have previously made such an interpretation on the areas encompassed by Pheasant Run Addition, Sussex Addition, and Sierra Woods Addition. The major problem as we see it, is the fact that duplexes were not ultimately constructed on Sierra Woods Addition but rather what we consider to be single family houses were developed on substandard lots. Although that matter is not yet resolved, we are concerned that further favorable interpretations for additional duplexes might create similar problems in the future.

In order that there is no misunderstanding, our interpretation of the term "duplex" is a single structure containing two dwelling units connected by a common party wall but not including single family detached units, whether or not joined by a common ~~bracings~~ storage closet, or other cosmetic treatment. As in previous developments of duplexes in Sussex and Pheasant Run Additions, we believe that duplexes in the proposed "Meadows" Addition meet the general intent of the proposed townhouse units for this parcel of land. Implicit in this determination is the fact that the duplexes are to be built on a townhouse/garden apartment parcel, and said development on private streets is in keeping with the spirit and intent of general provision #9 on the C.U.P., if not the actual language.

\* (common ceiling floor) and/or roof structure,

Page Two  
May 2, 1978  
Mr. Bill Yung  
Re: DF-46

This interpretation is given subject to:

- 1) Only duplexes as defined in this letter will be constructed on lots 21 through 45 as shown on the preliminary plat of the "Meadows". Each duplex will be developed by one builder.
- 2) No single family detached homes will be allowed on any of the lots.
- 3) Only townhouses or single family attached units will be permitted on lots 1 through 20 as shown on the preliminary plat of the "Meadows". No single family detached units will be permitted on these lots.
- 4) Recording of the replat (the Meadows) with the Register of Deeds prior to the issuance of any building permits.
- 5) Submission of the required homes association agreement with the consideration of the replat.

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:MM:bbc

cc: Bob Fox  
Comotara Properties, Inc.  
2225 Hathway  
Wichita, Kansas 67203

April 4, 1978

Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
City Hall, 10th Floor  
455 N. Main St.  
Wichita, Kansas 67202

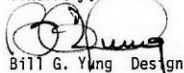
Re: Administrative Amendment, Mainsgate Community Unit Plan,  
Comotara

Dear Mr. Galbraith:

In response to a telephone call from Mike Meek, we are officially requesting that your office investigate the possibility of an administrative amendment to the existing community unit plan for Mainsgate Village at Comotara for Phase III of Parcel 1 where the proposed uses were described as garden apartment, townhouse, and open space. We have submitted a preliminary plat for a project called the Meadows, located on this parcel and are now requesting that your staff favorably approve the amendment to include townhouses and duplexes as shown on the building layout plan super imposed over the preliminary plat submitted.

If you should have any questions regarding this request, please feel free to contact me at your convenience.

Sincerely,

  
Bill G. Yung Design

CC: Bob Fox



WICHITA—SEDCWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

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.

*As far as I am  
concerned, a flat, isolated  
apartment or I believe to be  
attached single family, it  
has to be more than attached  
by a storage shed. J.H.*


March 9, 1976

Mr. Phil Snodgrass  
March 9, 1976  
Page 2

APPROVED:

  
Robert A. Lakin  
Director of Planning

APPROVED:

  
Robert Feldner, Superintendent  
of Central Inspection

RAL:LO:rne

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

January 5, 1977

Robert Feldner, Superintendent of Central Inspection  
Jack Galbraith, Chief Planner, Current Plans Division

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

The Board of City Commissioners at their regular meeting of January 4, 1977, considered amendments to the above referenced Community Unit Plan. The amendments covered the Commercial portion of the CUP with the dividing of the one commercial parcel (1-c) into two (1-B & 2-C) with changes in text, setbacks, and permitted uses.

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

- a. 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 and residential development and be binding upon the present owners, their successors and assigns, unless amended.
- b. The development of this property proceeding in accordance with the development plan as approved by the Planning 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.
- c. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Attached for your information and files are two copies of the amended plan. Please contact our office if you have any questions.

---

Jack Galbraith, Chief Planner  
Current Plans Division

JG:MM:lr  
Attachment

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

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CASE NO. DP-46 CONSIDERED BY MAPC: 10-28-76

REQUEST FOR: Amendment of Comotara, Phase I, CUP

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

GENERAL LOCATION: Southeast corner of Mainsgate  
Drive and Woodlawn Avenue

LEGAL DESCRIPTION:

The Southwest 1/4 of Section 6, Township 27 South, Range 2 East  
of the 6th P.M., Sedgwick County, Kansas

APPLICANT: Max L. Cole, 9000 E. Lincoln, Apt. 810 67207, et al.

COUNSEL FOR APPLICANT: Keith E. Parker, Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, east, and south is  
"AA" zoning; west is "BB" zoningLAND USE: Subject property and that to the west is undeveloped; north is  
single-family and housing development promotional office; east  
is two-family; and south is multi-family

CPO RECOMMENDATION:

CPO Council "I" has opposed the amendment requested.

PLANNING COMMISSION RECOMMENDATION:

That the amendments as proposed be approved, subject to the following  
conditions: (See excerpt from Planning Commission minutes of October  
28, 1976, for conditions of approval.)  
Bayouth moved, Greider seconded and it carried unanimously. Kamen  
was absent.

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

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 28, 1976:

22. Case No. DP-46 - Max L. Cole, Colby Sandlian and Nester and Mike Weigand request an amendment to CUP COMOTARA, PHASE I, legally described as the southwest 1/4 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 showed slides of subject site and surrounding area and reviewed the following staff report:

Comments:

1. The Comotara Phase I Community Unit Plan was originally approved in October 1972, and was amended in February 1974, and again in October 1974. The applicants have now submitted an application to amend the commercial portion of the CUP only.

The revised Development Plan now on file proposes the following general amendments to the commercial portion of the plat:

- a. Creation of a new Parcel #1-B containing 1.57 acres with "financial institution only" listed as the proposed use.
  - b. The reduction in size of Parcel #1-C from 10.8 acres to 9.23 acres with shopping center buildings listed as the proposed use.
  - c. Establishment of new building setback lines on Parcel #1-B 130 feet from the west line and 35 feet from the north line of the parcel.
  - d. Addition of a General Provision #11 Commercial as follows: "Architectural control of all buildings will be consistent through total commercial and office area."
  - e. An increase in the maximum gross floor area of commercial development from a total of 120,000 square feet allowed on the current CUP to a proposed 140,000 square feet of maximum gross floor area on parcels #1-B and #1-C.
2. A site development plan has been submitted with the application which proposes one building (a financial institution), to be developed on Parcel #1-B and six buildings to be developed on Parcel #1-C. Commercial general provision number eleven provides that the separate structures will be architecturally compatible with one another. Although the site plan depicts six separate structures on parcel #1-C, the applicants have not listed a maximum number of buildings proposed for the parcel, nor do they desire to have a maximum number of buildings listed.
3. At the time the revised development plan was submitted, it was suggested that several minor changes be made so as to reflect the information required on other recently approved Community Unit Plans and recent changes in City Code. Although some of the requested changes have been made, several items have not been revised and the applicants' consultant may wish to discuss any revisions which may not be acceptable to them. It is rather difficult to determine on parcels #1-B and #1-C which lines represent parcel boundary lines and which are proposed building setback lines. It is suggested that separate patterns be used to represent parcel boundaries and building setback lines so as to eliminate any confusion about what is proposed.
4. Subject property currently contains a small triangle of landscaped area at the northwest corner of the site which extends beyond the 10-foot landscaped area proposed on the CUP. Should the Planning Commission wish to see this feature remain, the plan should be amended to include the existing landscaping in that which is required to be maintained.

5. A recommendation of approval by the Planning Commission of the proposed revisions to the Comotara CUP should be subject to the following:
- a. Amend the uses permitted under parcel #3 to add the phrase: "Two family as per administrative adjustment."
  - b. The phrase "shopping center building per note #11" shall be deleted from parcel #1-B inasmuch as only a financial institution is proposed on the parcel.
  - c. The parcel description on parcel #1-C shall be amended to clearly reflect that the proposed uses are "shopping center buildings per note #11 and offices." The word "commercial" shall be completely deleted from the proposed use section of this parcel (#1-C).
  - d. The parcel boundary lines on parcels #1-B and #1-C shall be depicted in the cross pattern used for parcel boundaries on the remainder of the CUP. The building setback lines shall be depicted by a dashed line and shall be labeled and dimensioned:  
  
Parcel #1-B: 130' building setback from west property line; 35' building setback from the north property line; no building setback from the east or south property line.  
  
Parcel #1-C: A 35' setback shall be established parallel to the south boundary of parcel #1-B. The former 305' building setback line shall be deleted and the other setbacks shall be as proposed.
  - e. 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.
  - f. The development of this property proceeding in accordance with the development plan as approved by the Planning 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.
  - g. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
  - h. The existing landscaped area at the northwest corner of the site shall be depicted on the plan as required landscaping subject to the maintenance provisions.

In addition, GALBRAITH informed the Commissioners that, while other amendments to this CUP have related to the residential sites, subject amendment is a request on the commercial portion so that a drive-in bank facility can be established. The staff had encouraged the limitation of buildings; however, the plan indicates one building on the north parcel and six on the balance of the area. GALBRAITH informed the Commission that it was his understanding that an architectural control committee exists which would assure that building designs would be compatible.

It was also GALBRAITH'S understanding that when the applicants' agent met with CPO Council "I", that he had received favorable comment from that group; however, a memo has been submitted to the Planning Department wherein CPO Council "I" opposed the amendment because of anticipated increased traffic problems associated with a drive-in bank, and also they favored retaining the original setback lines to protect property values of the single-family homes to the north.

GALBRAITH said the staff was in favor of the amendments requested and that several minor changes have been suggested in the recommended conditions of approval merely to more clearly establish parcels, and also to be assured that the landscaping presently in the immediate corner will be retained, although not specifically covered by the designated 10-foot landscaped area.

KEITH PARKER, architect and agent for the applicants, said that in the course of doing the land planning and building design for this center, it has been approved by a national institution for location of a financial institution on the northwest corner, but in order to accommodate the use, building setback lines must be adjusted. He pointed out on the site plan the location of the original setback line and what is being requested. As proposed, the closest point to the property line would be about 35 feet whereas it is now about 50 feet. He did not consider the difference a substantial deviation, and pointed out that the location of ingress and egress points is proposed to remain as previously approved.

The layout shown by PARKER indicated the type of center to be developed, and he stated that the design of the buildings proposed will be controlled by the architectural committee which was organized when the center was originally proposed. PARKER displayed a rendering to show the character of the various retail outlets, as well as several slides to show that the center is proposed on what he termed a campus plan, with the buildings connected by landscaping, pedestrian paths, etc. He suggested that the campus plan or concept is somewhat new in this community, but when completed does result in an attractive center.

PARKER said when he appeared before the CPO Council he presented the plans, he had asked for questions, and there did not appear to be any disagreement with the proposal; however, apparently after he left the meeting, a vote was taken to recommend denial of the request. He felt that, so far as any increased traffic, as proposed will allow ample stacking room for vehicles, and since no change is requested of location of ingress and egress, there should be no change in traffic patterns.

PARKER related also that the plan has been approved by the architectural control committee, the Country Lake Homeowners Association and the Old English Village Homeowners Association.

PARKER said the campus concept of shopping center development has been done in Tulsa. He was in agreement with the staff comments in general; however, he did not favor restriction so far as the number of buildings because of changes in retailing trends, and this commercial area was approved in 1972 without stipulation as to the number of buildings.

GRAGG noted that in obtaining a building permit, the required parking for such building must be complied with, so he did not feel strongly that the number of buildings should be limited.

GALBRAITH said the staff had not recommended limiting the number of buildings, but had mentioned it only for consideration by the Planning Commission. He thought the concept as depicted on the slides looked good and he hoped the area would develop in that way if this request is approved.

Questions were asked about the landscaping for protection of homes to the north, and PARKER said there would be a 10-foot landscaped area. GALBRAITH pointed out that the landscape plans for plantings must be approved prior to issuance of any building permits.

SAVINA asked why 305 feet was indicated as setback on the original CUP, and PARKER said he did not know why it was set up that way. PHIL SNOODGRASS said originally he was associated with the previous owner and because of his inexperience in such matters, had indicated the 305-foot setback on the plan.

No one appeared in opposition.

**MOTION:** That the Planning Commission recommend to the City Commission that the amendments as proposed be approved, subject to the following conditions:

- A. Amend the uses permitted under Parcel #3 to add the phrase: "Two family as per administrative adjustment."
- B. The phrase "shopping center building per note #11" shall be deleted from Parcel #1-B inasmuch as only a financial institution is proposed on the parcel.
- C. The parcel description on Parcel #1-C shall be amended to clearly reflect that the proposed uses are "shopping center buildings per note #11 and offices." The word "commercial" shall be completely deleted from the proposed use section of this parcel (#1-C).
- D. The parcel boundary lines on Parcels #1-B and #1-C shall be depicted in the cross pattern used for parcel boundaries on the remainder of the CUP. The building setback lines shall be depicted by a dashed line and shall be labeled and dimensioned:

**Parcel #1-B:** 130' building setback from west property line; 35' building setback from the north property line; no building setback from the east or south property lines.

**Parcel #10-C:** A 35' setback shall be established parallel to the south boundary of Parcel #1-B. The former 305' building setback line shall be deleted and the other setbacks shall be as proposed.

- E. 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.
- F. The development of this property proceeding in accordance with the development plan as approved by the Planning 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.
- G. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- H. The existing landscaped area at the northwest corner of the site shall be depicted on the plan as required landscaping, subject to the maintenance provisions.

Bayouth moved, Greider seconded and it carried unanimously. Kamen was absent.

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**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE** October 22, 1976



**TO** Jack Galbraith, Chief Planner, Current Plans

**FROM** David Furnas, Citizen Participation Coordinator

**SUBJECT** Case No. DP-46

At the regular meeting of Area "I" on October 19, 1976, the Council approved a motion to oppose the proposed amendment to the Comotara Community Unit because of increased traffic problems. Also, they stated that the original setback lines should be maintained to protect the property values of the single family homes to the north.

Council members were very much concerned about the traffic problems that have been generated adjacent to drive-in banking facilities in other sections of the City.

The Council felt that there was no justification for such amendments since the present approved CUP would allow construction of a bank drive-in facility on Parcel 1-C.

A handwritten signature in cursive script, appearing to read "David L. Furnas".

David Furnas  
Citizen Participation Coordinator

DF:CB:rh



October 29, 1976

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

Re: DP-46 - Request for Amend-  
ment of Comotara, Phase I,  
CUP - Northeast corner of  
Woodlawn and 21st Street

Dear Mr. Parker:

At the regular meeting of the Metropolitan Area Planning Commission on October 28, 1976, the above application was considered. The action of the Commission was to recommend approval of the amendments as proposed, subject to the following conditions:

- A. Amend the uses permitted under Parcel #3 to add the phrase: "Two family as per administrative adjustment."
- B. The phrase "shopping center building per note #11" shall be deleted from Parcel #1-B inasmuch as only a financial institution is proposed on the parcel.
- C. The parcel description on Parcel #1-C shall be amended to clearly reflect that the proposed uses are "shopping center buildings per note #11 and offices." The word "commercial" shall be completely deleted from the proposed use section of this parcel (#1-C).
- D. The parcel boundary lines on Parcels #1-B and #1-C shall be depicted in the cross pattern used for parcel boundaries on the remainder of the CUP. The building setback lines shall be depicted by a dashed line and shall be labeled and dimensioned:

Parcel #1-B: 130' building setback from west property line; 35' building setback from the north property line; No building setback from the east or south property line.

Parcel #1-C: A 35' setback shall be established parallel to the south boundary of Parcel #1-B. The former 305' building setback line shall be deleted and the other setbacks shall be as proposed.

Page 2 - Mr. Keith E. Parker  
October 29, 1976

- E. 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.
- F. The development of this property proceeding in accordance with the development plan as approved by the Planning 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.
- G. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- H. The existing landscaped area at the northwest corner of the site shall be depicted on the plan as required landscaping subject to the maintenance provisions.

Attached is a marked copy of the CUP. It is necessary that we receive nine corrected copies by Friday, November 12, so that subject case can be scheduled for consideration by the City Commission on November 23, 1976, the meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would call to your attention that planning items are heard by the City Commission following all other matters of business.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber  
Enclosure

cc: Max L. Cole, 9000 E. Lincoln, Apt. 810 67207  
Colby B. Sandlian, 435 N. Broadway, Suite 201 67202  
Nester and Mike Weigand, 110 N. Main 67202  
Phil Snodgrass, Wichita Land Co., 2500 Claiborn Circle 67226  
City Manager's Office

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 10-28-76

Case No. DP-46 Request: Proposed amendments to commercial portion of the Comotara Residential and Commercial Community Unit Plan

Location: Southeast corner of Mainsgate Drive and Woodlawn Avenue.

Acres: 10.8 acres Size: 600 x 800 (irregular)

	Land Use	Zoning
Existing	Undeveloped	"LC"
North	Single family & Housing Development	"AA"
	Promotional Office	"AA"
East	Two Family	"AA"
South	Multi-family	"AA"
West	Undeveloped	"BB"

Existing street rights-of-way are adequate. Platted: Yes  
Sidewalk: Guaranteed

History: DP 46 and Z-1433 "AA" and "LC" to "LC" and "AA"  
9-28-72 MAPC approved 10-17-72 BCC approve  
DP-46 Amendment 1-24-74 MAPC approve, 2-12-74 BCC approve  
DP-46 Amendment 9-26-74 MAPC approve 10-15-74 BCC defer  
10-29-74 BCC approve.

Comments:

1. The Comotara Phase I Community Unit Plan was originally approved in October, 1972, and was amended in February, 1974, and again in October, 1974. The applicants have now submitted an application to amend the commercial portion of the C.U.P. only.

The revised Development Plan now on file proposes the following general amendments to the commercial portion of the Plan:

- a. Creation of a new Parcel #1-B containing 1.57 acres with "financial institution only" listed as the proposed use.
- b. The reduction in size of Parcel #1-C from 10.8 acres to 9.23 acres with shopping center buildings listed as the proposed use.
- c. Establishment of new building setback lines on Parcel #1-B 130 feet from the west line and 35 feet from the north line of the parcel.

- d. Addition of a General Provision #11 Commercial as follows:  
"Architectural control of all buildings will be consistent through total commercial and office area."
  - e. An increase in the maximum gross floor area of commercial development from a total of 120,000 square feet allowed on the current C.U.P. to a proposed 140,000 square feet of maximum gross floor area on parcels 1-B and 1-C.
2. A site development plan has been submitted with the application which proposes one building (a financial institution) to be developed on parcel 1-B and six buildings to be developed on parcel 1-C, Commercial general provision number eleven provides that the separate structures will be architecturally compatible with one another. Although the site plan depicts six separate structures on parcel 1-C, the applicants have not listed a maximum number of buildings proposed for the parcel nor do they desire to have a maximum number of buildings listed.
  3. At the time the revised development plan was submitted, it was suggested that several minor changes be made so as to reflect the information required on other recently approved Community Unit Plans and recent changes in City Code. Although some of the requested changes have been made, several items have not been revised and the applicants' consultant may wish to discuss any revisions which may not be acceptable to them. It is rather difficult to determine on parcels 1-B and 1-C which lines represent parcel boundary lines and which are proposed building setback lines. It is suggested that separate patterns be used to represent parcel boundaries and building setback lines so as to eliminate any confusion about what is proposed.
  4. Subject property currently contains a small triangle of landscaped area at the northwest corner of the site which extends beyond the 10 foot landscaped area proposed on the C.U.P. Should the Planning Commission wish to see this feature remain, the Plan should be amended to include the existing landscaping in that which is required to be maintained.
  5. A recommendation of approval by the Planning Commission on the proposed revisions to the Comotara C.U.P. should be subject to the following:
    - a. Amend the uses permitted under parcel 3 to add the phrase: "Two family as per administrative adjustment."
    - b. The phrase "shopping center building per note #11" shall be deleted from parcel 1-B inasmuch as only a financial institution is proposed on the parcel.
    - c. The parcel description on parcel 1-C shall be amended to clearly reflect that the proposed uses are "shopping center center buildings per note #11 and offices." The word "commercial" shall be completely deleted from the proposed use section of this parcel (1-C).

- d. The parcel boundary lines on parcels 1-B and 1-C shall be depicted in the cross pattern used for parcel boundaries on the remainder of the C.U.P. The building setback lines shall be depicted by a dashed line and shall be labeled and dimensioned:

Parcel 1-B: 130' building setback from west property line  
35' building setback from the north property line  
No building setback from the east or south property line.

Parcel 1-C: A 35' setback shall be established parallel to the south boundary of Parcel 1-B. The former 305' building setback line shall be deleted and the other setbacks shall be as proposed.

- e. 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.
- f. The development of this property proceeding in accordance with the development plan as approved by the Planning 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.
- g. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- h. The existing landscaped area at the northwest corner of the site shall be depicted on the plan as required landscaping subject to the maintenance provisions.
-

DP-46 - 102 "Notice to Adjoining Property Owners" mailed 10/14/76 for  
the MAPC meeting of 10/28/76  
1 (including map) to CPO Office

—  
103 TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 North Main Street  
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS

October 14, 1976

NOTICE IS HEREBY GIVEN that on Thursday, October 28, 1976, 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 an amendment to the COMOTARA, PHASE I, COMMUNITY UNIT PLAN for property legally described as follows:

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 of this area, originally approved in October 1972, and as amended in February 1974, and October 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, 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 commercial portion of the Plan:

1. Creation of a new Parcel #1-B containing 1.57 acres with "financial institution only" listed as the proposed use.
2. The reduction in size of Parcel #1-C from 10.8 acres to 9.23 acres with "office" and "commercial" listed as the proposed uses.
3. Establishment of new building setback lines on Parcel #1-B 130 feet from the west line and 35 feet from the north line of the parcel.
4. Addition of a General Provision #11 Commercial as follows: "Architectural control of all buildings will be consistent through total commercial and office area".
5. An increase in the maximum gross floor area of commercial development from a total of 120,000 square feet allowed on the current C.U.P. to a proposed 140,000 square feet of maximum gross floor area on parcels 1-B and 1-C.

You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin  
Secretary

October 11, 1976

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

Re: Proposed Amendment to DP-46,  
Comotara Phase I Community  
Unit Plan - generally located  
at the northwest corner of 21st  
Street North and Woodlawn

Dear Mr. Parker:

We have reviewed your request for an amendment to the approximate 150 acre commercial and residential Community Unit Plan located at the northeast corner of 21st and Woodlawn and the following are our comments as well as those of other City Departments concerning the proposed amendments.

The major problem with the proposed amendments as we see it, is the lack of any specific reference on proposed uses other than the general use of "commercial." This would permit the development of any light commercial uses from drive-in restaurants to public garages which provides little if any protection to the surrounding residential areas. The phrase "shopping center uses" would permit a wide range of retail uses yet would prohibit those uses not generally associated with shopping centers and provide some protection against the introduction of non-compatible land uses. We would urge the rewording of the proposed uses. In addition, there are some text changes which are necessary to bring the plan into conformance with recent changes in City Code and other recently approved C.U.P.'s.

We have been contacted by residential developers in the Comotara area inquiring if it is intended to remove the earth berms located on the east edge of subject property which presently provide some visual screening of the proposed commercial uses. Although the plan merely proposes a ten foot landscaped area, the present berms are located outside of that area and a review of the site plan indicates that it is proposed to provide parking where the berms

October 11, 1976

presently exist. We would encourage you to reconsider removal of the berms and perhaps revise your plans to preserve this feature. It should be noted that a landscape plan for the required ten foot landscaped areas must be submitted and approved prior to the issuance of any building permits on the commercial parcels.

As previously noted, certain text changes are required to update the plan. Should you wish to discuss any of the proposed changes, please contact us as soon as possible. The following changes should be made on the plan:

- 1) If residential uses are to be omitted from Parcel 1-C, reference to residential parking spaces should be deleted from Commercial General Provision #8.
- 2) Delete the word "commercial" after Parcels 1-C and 1-B. Either a specific use list or a phrase such as "shopping center uses to be developed with architectural control consistent on all buildings on the site as per general provision # 11.", should be substituted for the proposed commercial uses on parcel 1-C.
- 3) Amend the uses permitted under both parcels two and three to add the phrase: "Two family as per administrative adjustment." VCA
- 4) Residential General Provision #10 shall be corrected to include the proper spelling of the word "platting."
- 5) Commercial General Provision #6 shall be amended to read: "Signs as permitted by zoning ordinance."
- 6) The parcel descriptions for parcel 1-C and parcel 1-B shall be amended to indicate the maximum number of buildings proposed for each parcel. NO
- 7) The parcel boundary lines and the building setback lines on parcels 1-B and 1-C need to be sufficiently delineated so as to be readily identifiable as either parcel or setback lines. Yes

These are most of the comments which we have at this time. We have scheduled this item to be considered by the Planning Commission at their regular meeting of October 28, 1976, in the City Commission Chambers, First Floor, City Hall, 455 North Main; said meeting to begin at 1:30 p.m. It will be necessary for you to provide 14 legible copies of the revised plan by October 15, 1976, for the October 28, 1976 meeting. A "marked copy" of the plan with our suggested revisions highlighted is attached for your reference.

Mr. Keith E. Parker

-3-

October 11, 1976

If you have questions regarding this matter, please do not  
hesitate to call us.

Sincerely,

Jack Galbraith  
Chief Planner

JHG:NM:bh

cc: Max Cole  
9000 East Lincoln, Apt. 810  
Wichita, Kansas 67207

Colby B. Sandlian  
435 N. Broadway, Suite 201  
Wichita, Kansas 67202

Nestor R. Weigand, Jr.  
110 North Main  
Wichita, Kansas 67202

Michael C. Weigand  
110 North Main  
Wichita, Kansas 67202

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

5950  
95  
275  
2E

DP-46

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

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

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

- a. Applicant  Max L. Cole  
 Address 9000 East Lincoln, Apt. 810, Wichita, Ks <sup>67207</sup> Phone 681-0731  
 Agent Keith E. Parker  
 Address  1021-1 East Waterman, Wichita, Ks <sup>67211</sup> Phone 263-6251
- b. Applicant  Colby B. Sandlian  
 Address  435 N. Broadway, Suite 201, Wichita, Ks <sup>67202</sup> Phone 263-0118  
 Agent  Keith E. Parker  
 Address \_\_\_\_\_ Phone \_\_\_\_\_
- c. Applicant Nestor Ulegand Jr. - Mike Ulegand  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent Keith E. Parker  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned L.C. and legally described as Lot(s) B, Block(s) N/A, Comotara First Addition.  
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

N)  
S } AA  
E }  
W } RB

II.B There are 10.8 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) N/A.

The general location is (use appropriate section)

- a. at the Southeast corner of Mainsgate Drive  
and Woodlawn Avenue; 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.

All of the Above  
By: Wmth E. Parker, Agent  
By Wmth E. Parker By \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)

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

V. OFFICE USE ONLY

This application was received at the Planning Department at  
3:45 (AM,  PM) on September 1, 1976 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$ 400<sup>00</sup>.

B. Lynn Shirley Name  
Jr. Planner Title

56-2

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1	1	Sussex Addition	✓ Sussex Corporation 6511 East Murdock 67206
2,3	1	Same	Same
4	1	Same	✓ David M. Doden & Mary Ellen Doden 6715 Mainsgate 67220
5,6	1	Same	✓ Larry A. Ball ✓ 1223 N. First Avenue Mulvane, Kansas 67110
1,2			
3,4			
5,6	2	Same	D Sussex Corporation 6511 East Murdock 67206
Reserve D & E		Same	✓ Wichita Land Company 2500 Claiborne Circle 67220
1 thru 12 inclusive		Sierra Woods Addition	✓ Sam S. Williamson III 6511 East Murdock 67206
			✓ Mel D. Kuhnel 3439 Kinkaid Court 67218
1 thru 6 inclusive		Pheasant Run Addition	✓ Carson-Sproul Investment Co., Inc. 1345 Arrowhead Drive 67203
7 thru 12 inclusive		Same	D ✓ 2601 E. Kellogg 67218 Wichita Land Company 2500 Claiborne Circle 67220
13 thru 20 inclusive		Same	Same
21,22		Same	D Carson-Sproul Investment Co., Inc. 1345 Arrowhead Drive 67203
Reserve A		Same	Same
Lot 1		Hinkle Addition	✓ Jack B. Hinkle Union Center Building 67202
The East Half of the NW $\frac{1}{4}$ of Section 6-27-2E			D Wichita Land Company 2500 Claiborne Circle 67220
The East Half of the Northeast Quarter of Section 1-27-1E			Same

Returned by: Larry Ball  
601 N. 3rd Mulvane 67110  
4112 E. Kellogg  
no return address found



Lot	Block	Addition	Property Owner
7	L	Comotara Second Addition	✓ D Wichita Land Company 2500 Claiborne Circle 67220
8	L	Same	Same
9	L	Same	Same
1		Country Lake Addition	✓ Country Lake II Inc. 7700 East 13th St. 67206
2		Same	✓ D Wichita Land Company 2500 Claiborne Circle 67220
1	1	Woodlawn Place 2nd Addition	✓ Fidelity Development Inc. 229 South Market 67202
1	2	Same	Same
1	1	Woodlawn Place Addition	Same
1	2	Same	Same
1	1	Olde English Manor	✓ Roundtable Associates c/o Robert C. Foster 3039 Benjamin Court 67204
2		Plaza Twenty One Addition	✓ Arthur O. Schreck & Clara 2013 N. Parkwood Lane 67208
3	4	Third Addition to Crestview Heights	✓ Houston L. Haynes & Jerine J. 2317 N. Grove 67219
4	4	Same	✓ Randolph L. Moon & Cynthia R. 2337 Farmstead 67220
			✓ Charles R. Crawley & Marjorie M. 733 Doreen 67206
7	B	Comotara First Addition	✓ E. A. Sanders & Kathryn D. 2510 Banbury Circle 67220
8	B	Same	✓ Huey A. Seyforth and D. Voncile 2500 Banbury Circle 67220
1	C	Same	✓ Hyun L. Kang and Young Soon Kang 2501 Welgate Circle 67220
2	C	Same	✓ Sergio A. Bustamante and Maria Elena Bustamante 2517 Welgate Circle 67220
3	C	Same	✓ Max R. Sutton 2525 Welgate Circle 67220
4	C	Same	✓ Joe D. Summers & Sherry L. R. 2535 Welgate Circle 67220

Lot	Block	Addition	Property Owner
5	C	Comotara First Addition	✓ Jimmy Webber Franklin & Sally 2545 Welgate Circle 67220
6	C	Same	✓ Daryl D. Anderson and Karen L. 2555 Welgate Circle 67220
7	C	Same	✓ Robert L. D. Fleeman & Barbara J. 2563 Welgate Circle 67220
8	C	Same	✓ Executive Residences Inc. ✓ <del>707 Beacon Building</del> 67202
9	C	Same	✓ Lance Lee Ferris and Kathleen L. 2564 Welgate Circle 67220
10	C	Same	✓ Joe J. Lin and Sharon 2558 Welgate Circle 67220
11	C	Same	✓ Orville R. Taylor and Beverly J. 2550 Welgate Circle 67220
12	C	Same	✓ Robert E. Miller, <sup>✓ 537 N. Crestway 67208</sup> Address Unknown, <sup>✓ 810 N. Dearborn, Engle 67202</sup> <sup>✓ 215 Hainsville, Del. 67209</sup> <sup>✓ 218 S. Market 67211</sup> <sup>✓ 4940 Sullivan 67204</sup>
13	C	Same	✓ Willard R. Phillips & Joyce A. 2538 Welgate Circle 67220
14	C	Same	✓ Clifford A. Nies & Betty J. 8220 Overbrook Lane 67206
15	C	Same	✓ J. D. Kerr and Darla Dee 2524 Welgate Circle 67220
16	C	Same	✓ Allan W. Denninger and Margaret C. 2518 Welgate Circle 67220
17	C	Same	X Bruce W. Hilgers & Karen Address Unknown <i>none found</i>
		Reserve B exc. that portion platted as Comotara 2nd Add	D Wichita Land Company 2500 Claiborne Circle 67220
		Reserve A	Same
		Reserve C	Same
		Reserve H	Same
		Reserve G	Same

Rel. + Resent 10/18/76 to:  
Executive Realty  
1359 S. Burg St., 67211

sent notices  
to all 5

Lot	Block	Addition	Property Owner
1	E	Comotara First Addition	✓ William John Carraway II 6809 Ayesbury Circle 67220
2	E	Same	✓ Dave E. Bowersock & Nancy A. 6821 Ayesbury Circle 67220
W 5'			
3	E	Same	Same
3 exc			
W 5'	E	Same	✓ Andrews-Wood Inc. 232 N. Seneca 67203
4	E	Same	Same
12	E	Same	✓ R. D. Rauscher and Shirley F. 6844 Ayesbury Circle 67220
13	E	Same	✓ Harold J. Pfountz & Judith M. 6834 Ayesbury Circle 67220
14	E	Same	✓ Richard L. Dreiling & Bob Jane 6824 Ayesbury Circle 67220
15	E	Same	✓ Robert M. Hobson and Shirley I. 6814 Ayesbury Circle 67220
16	E	Same	✓ Michael W. Dart and Sammie J. 6806 Ayesbury Circle 67220
1	F	Same	✓ James R. Cook and Shirley A. Cook 6905 Croyden Circle 67220
2	F	Same	✓ Anthony A. Walters and Ann 6915 Croyden Circle 67220
3	F	Same	✓ Dong W. Cho and Jinyoung K. Cho 6925 Croyden Circle 67220
4	F	Same	✓ Ronald E. Van Huss and Lynne M. 6922 Croyden Circle 67220
5	F	Same	✓ John E. Cook and Carol J. Cook 6912 Croyden Circle 67220
1	A	Same	ⓓ Wichita Land Company 2500 Claiborne Circle 67220
2	A	Same	Same
3	A	Same	Same
1	K	Same	ⓓ Sproul Construction Co., Inc. <del>1245 Arrowhead Drive 67203</del> 4601 E. Kollogg 67218

*Ret. 10/18/76 - 100  
Other address found*

Lot	Block	Addition	Property Owner
Part of Lot 4,	Block A,	Comotara First Add.	✓ Benton E. Sheats and Constance A.
described as beg. at the rear corner common			2533 Claiborne Circle 67220
to Lots 4 and 5, thence SWly along the rear			
line of said Lot 4, 6 feet; thence SEly 55.75			
feet to a point on the lot line common to said			
Lots 4 and 5, said point being 55.84 feet			
NWly from the front corner common to said Lots			
4 and 5; thence NWly 55.85 feet to beg.			
Lot 4,	except above described tract,	Comotara First Addition	✓ Richard A. Furlong and Retha M.
			2527 Claiborne Circle 67220
Part of Lot 5,	Block A,	Comotara First Add.	Same
described as beg. at the front corner common			
to Lots 4 and 5, thence NEly along the front			
line of said Lot 5, 6 feet; thence NWly 55.29			
feet to a point on the lot line common to said			
Lots 4 and 5, said point being 55.84 feet NWly			
from beginning; thence SEly 55.84 feet to beg.			
Lot 5,	except above described tract,	Comotara First Addition and deed 167-1454	Ⓟ Benton E. Sheats & Constance Ann
			2533 Claiborne Circle 67220
Part of Lot 6,	Block A,	Comotara First Add.	Same
described as beg. at the front corner common			
to Lots 5 and 6, thence Easterly along the			
front line of said Lot 6, 6 feet; thence NWly			
55.03 feet to a point on the line common to			
said Lots 5 and 6, said point being 55.23			
feet NWly from beginning; thence SEly 55.23			
feet to beginning (film 167 page 1453)			
Part of Lot 5,	Block A,	Comotara First Add.	Ⓟ Executive Residences Inc.
described as beg. at the rear corner common			<del>707 Beacon Building 67202</del>
to Lots 5 and 6, thence SWly along the rear			
line of said Lot 5, 6 feet; thence SEly			
64.88 feet to a point on the line common to			
said Lots 5 and 6, said point being 55.23			
feet NWly from the front corner common to			
said Lots 5 and 6; thence NWly 66.57 feet			
to beginning (film 167 page 1454)			
Lot 6,	Block A,	Comotara First Addition,	Ⓟ Executive Residences Inc.
except that tract described above (film 167-1453)			<del>707 Beacon Building 67202</del>
conveyed to Benton E. Sheats and Constance			
Ann Sheats			

Lot	Block	Addition	Property Owner
7	A	Comotara First Addition	✓ Stevens B. Acker and Constance 2549 Claiborne Circle 67220
8	A	Same	DX Executive Residences Inc. <del>707 Beacon Building 67202</del>
9	A	Same	✓ Raymond R. Rogers and Jo Ann Rogers 2558 Claiborne Circle 67220
10	A	Same	✓ Melvin D. Woods and Carolyn S. 2550 Claiborne Circle 67220
11	A	Same	✓ Leslie L. Needham & Annie C. 2540 Claiborne Circle 67220
12	A	Same	D Wichita Land Company 2500 Claiborne Circle 67220
13	A	Same	Same
14	A	Same	Same
1	B	Same	X Marlyn L. Brock and J. Sue Brock ✓ Address Unknown <i>none found</i>
2	B	Same	✓ Donald G. Bowles and Janet J. 3834 N. Clarence 67204
3	B	Same	✓ Daniel J. Thorning and Sandra L. 2531 Banbury Circle 67220
4	B	Same	✓ James K. Goldsmith and Phebe K. 857 South Broadview 67218
5	B	Same	DX Executive Residences Inc. <del>707 Beacon Bldg. 67202</del>
6	B	Same	✓ Elroy Morand and Patricia A. 2520 Banbury Circle 67220
1	G	Same	✓ Bill O. Suhm dba Boss Construction K.S.B & T. Building 67202
11	G	Same	✓ Maurice Cox and Marjorie 6920 Kentford Circle 67220
12	G	Same	X Francisco C. Rausa Jr. and Elisa M. ✓ Address Unknown <i>none found</i>
1	H	Same	✓ MRHK Inc., 9505 W. Central 67212
13	H	Same	Same
1	I	Same	✓ Castlebrook Homes Inc. 9505 West Central 67212
13	I	Same	Same
1	J	Same	DX Executive Residences Inc. <del>707 Beacon Building 67202</del>

Unit	Bldg.	Addition	Property Owner
24	3	Country Lake Condominium, a part of Lot A, Comotara Addition	✓ Martin A. Reif and Eva D. Reif 6500 East 21st St. 67220
26	3	Same	✓ Kenneth L. Mick and Margaret L.
28	3	Same	✓ Donna R. Benson
30	3	Same	✓ Dr. Robert L. Carnahan & Carol S.
32	4	Same	✓ Paul B. Henrion & Carolyn L.
34	4	Same	✓ Peggy J. King
36	4	Same	✓ Richard Lee Woolwine and Christina
38	4	Same	✓ Mary Ann Davis
40	5	Same	✓ Velma M. Winsby
42	5	Same	✓ J. Richard McLeod and Barbara B.
44	5	Same	✓ James W. McKee III and Pamela Ann
46	5	Same	✓ John J. Vilensons & Virginia M.
25	6	Same	✓ J. Neal Johnson & Yvonne Johnson
27	6	Same	✓ Thomas W. Healy and Catherine B.
29	6	Same	✓ Kenneth R. Kimbell & Vicky Jo <i>Ret. + present to 1513 Wilbur 67211 Not 10/20/21 - no other address found</i>
31	6	Same	✓ Virgil L. Woolwine & Nellie E. <i>P. 1308 N. ST Paul, 67203 943-0919</i>
1	7	Same	✓ Veulah V. Liston
3	7	Same	✓ Country Lake Inc.
5	7	Same	Same
7	7	Same	✓ Dale E. Weidman

Lot B	Comotara First Addition	✓	Colby B. Sandlian 435 N. Broadway 67202
		✓	Max L. Cole 3841 West 13th St. 67203
		✓	Nestor R. Weigand, Jr. and Michael C. Weigand 110 N. Main 67202
Lot E	Same	✓	Wichita Land Company 2500 Claiborne Circle 67220
Unit Bldg.	Country Lake Condominium, a part of Lot A, Comotara First Addition	✓	Owner 6500 East 21st St. 67220
17	M	"	✓ Bruce A. Munsell & Jeanne E.
19	M	"	✓ Gwendoline Smith
21	M	"	✓ Russell J. Jessogne & Mary G.
23	M	"	✓ Lewis R. Blackwell & Cecilia M.
2	1	"	✓ George H. Clark & Mary Ann Clark
4	1	"	✓ Edward Nance and Edna
6	1	"	✓ Jack D. Emel Jr & Mary Ellen
8	1	"	✓ Dennis D. McMillan & Connie S.
16	2	"	✓ Charles H. Reichart
18	2	"	✓ James E. Powels & Cynthia L.
20	2	"	✓ Country Lake Inc.
22	2	"	✓ Dr. Kathleen Q. Canin
9	8	"	✓ Walter D. Webb & Irene G. Webb
11	8	"	✓ Country Lake Inc.
13	8	"	✓ William R. Blackwell & Bonnie J.
15	8	"	✓ Emmett E. Cole and Lela Nilas Cole

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: Lot B,  
Comotara First Addition, Sedgwick  
County, Kansas

as shown by the records on file in the Office of the Register of  
Deeds of Sedgwick County, Kansas, on the 1st day of September, 1976  
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 241779  
wh

Form 22-021

**PAYMENT NOTICE**

City of Wichita

PAY AT TREASURER'S OFFICE - SECOND FLOOR

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

DESCRIPTION	AMOUNT

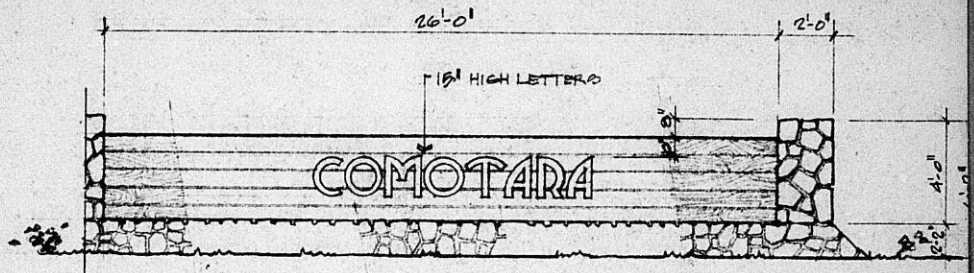
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Address

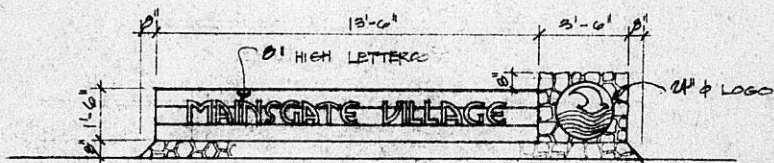
Type Due Date

Comments:

Date BY



ELEVATION  $\frac{1}{4}'' = 1' - 0''$   
 @ CORNER OF WOODLAWN & 21<sup>ST</sup> ST.



ELEVATION  $\frac{1}{4}'' = 1' - 0''$   
 @ MERIAN - MANSGATE & BRAMELEWOOD

**pkga**  
partner krehibiel associates  
10000 E. 15th Avenue  
Denver, Colorado 80231  
303.751.1000



drawn 10/22/84  
checked \_\_\_\_\_  
approved by \_\_\_\_\_

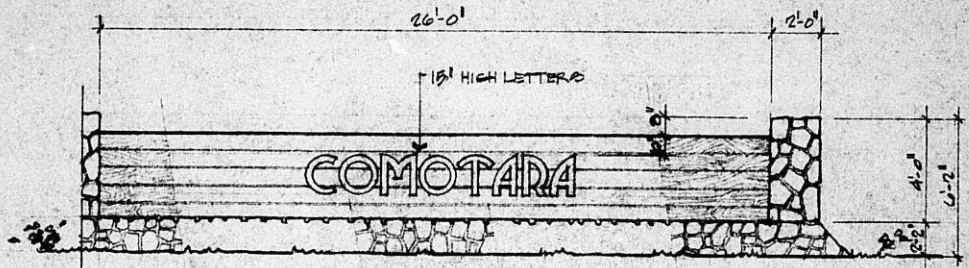
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KOMOTARA  
NICHITA, KANSAS

sheet title  
PROJECT IDENTIFICATION

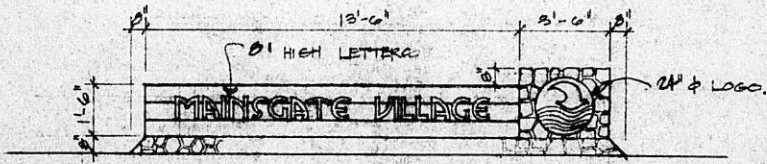
sheet number  
of sheets

price listed

revisions



ELEVATION  $\frac{1}{4}" = 1'-0"$   
 @ CORNER OF WOODLAWN & 21ST ST.



ELEVATION  $\frac{1}{4}" = 1'-0"$   
 @ MEDIAN - MANEGATE & BRAMELEWOOD

of \_\_\_\_\_ sheets

Sheet No  
**PROJECT IDENTIFICATION**

**PROJECT IDENTIFICATION**  
**CONOTARA**  
**NICHITA, KANSAS**

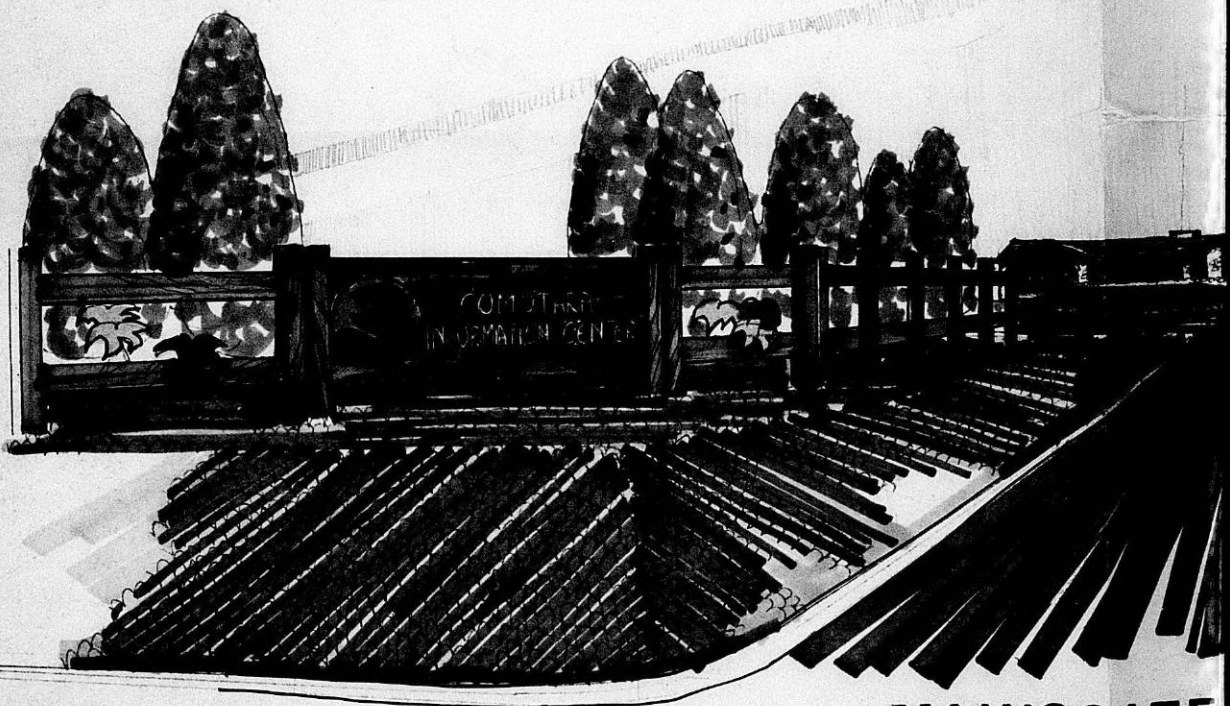
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checked \_\_\_\_\_  
approved by \_\_\_\_\_



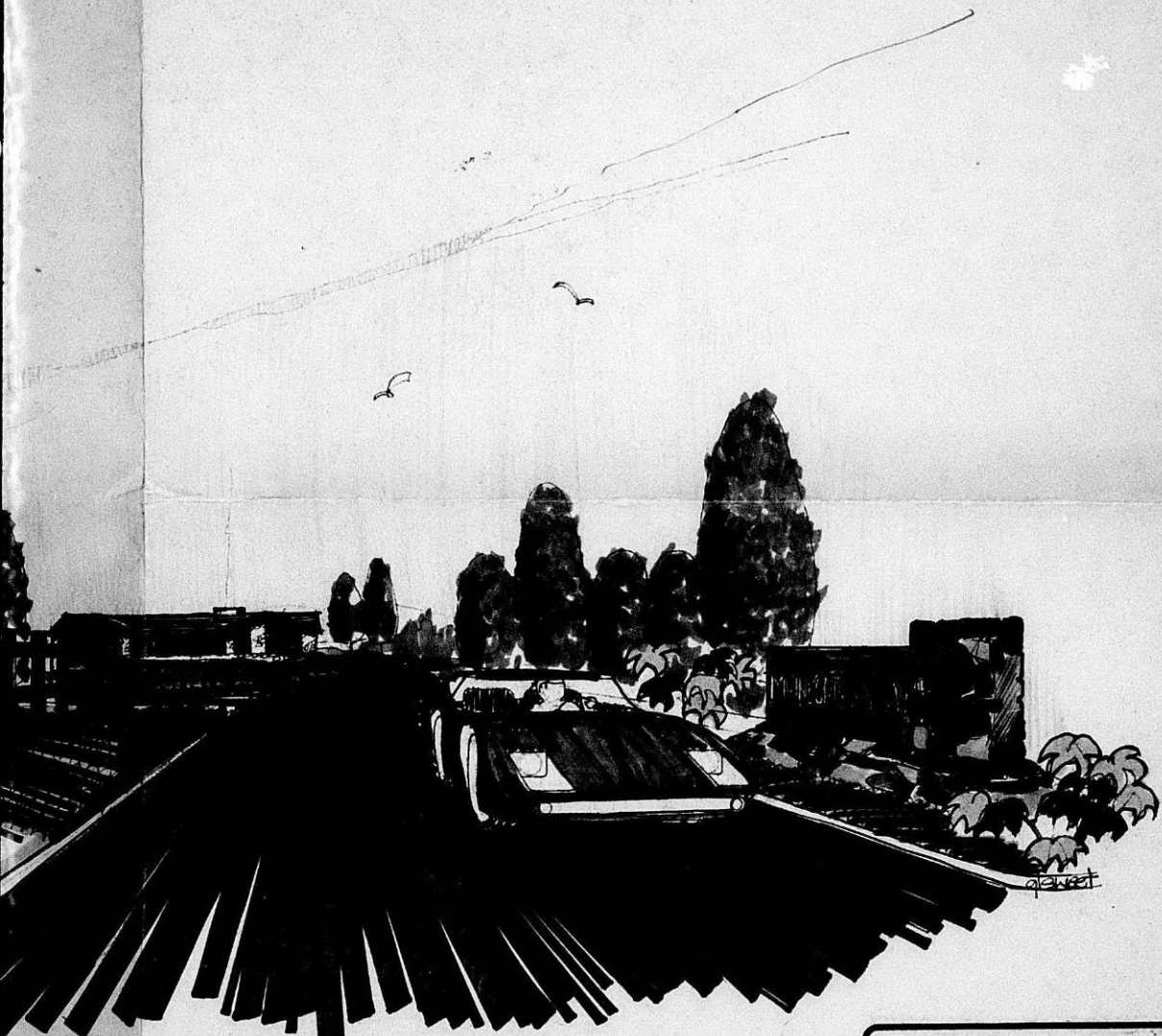
**pka**  
partner krethblet associates  
1000 West 10th Street  
Lawrence, Kansas 66044  
(785) 842-2222

revision \_\_\_\_\_

sheet number \_\_\_\_\_



**MAINS GATE**



**AINSGATE VILLAGE ENTRANCE  
COMOTARA**

**pka**  
**parker krehbiel associates**  
architects      planners      commercial consultants  
(216) 263-6251      1021-1 east waterman      Wichita, Kansas 67211

\*

This DP File  
Has a Large Drawing  
On 35mm Microfilm.  
Roll #1

\*