

1400

ACTION

DATE

COMMITTEE

M.A.P.C.	<u>Referred to Council</u>	<u>4-26-79</u>
M.A.P.C.	<u>Spec. Inv. to Council</u>	<u>5-10-79</u>
B.C.C./B.-CO.-C.	<u>Approved</u>	<u>6-5-79</u>

DF-46 - COMOTARA AMENDED CUP
 FILE #5 - Northeast corner of
 21st St. North and Woodlawn.

Map No. 5950
Sec. 6
Twp. 27
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

DP - 46
Z- _____
Filed 3-28-79

AMENDED FILE #5

APPLICATION REQUEST: Approval of proposed planned COMOTARA CUP AMENDED
FILE #5- Comm. development.

1. Applicant Alfred A. Caro, et al *moved 3/80 re application*
Address 346 N. Rock Rd., Suite A, Wichita 67206 Phone 681-0529
2. Agent Keith Parker Associates
Address 239 Parrie, Suite 2, Wichita 67211 Phone 263-8261
3. General Location Northeast corner of 21st St. North & Woodlawn
Address _____
4. Proposed Use _____

AREA DATA

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

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>4-26-79</u>	<u>Referred 2 weeks</u>
<u>5-10-79</u>	<u>Approved subject to conditions</u>

2. Governing Body

Date	Action
<u>6-5-79</u>	<u>Approved</u>

LOS ANGELES-CINCINNATI-LOGAN OR
MEMPHIS, TN-LOCUST GROVE, GA
U.S.A.

Standard
No. 2153C
HARTING, INC.

Map No. 5950
Sec. 67
Twp. _____
Range 2E

DATA SHEET

DP- 46
Filed 3-28-79

APPLICATION DATA:

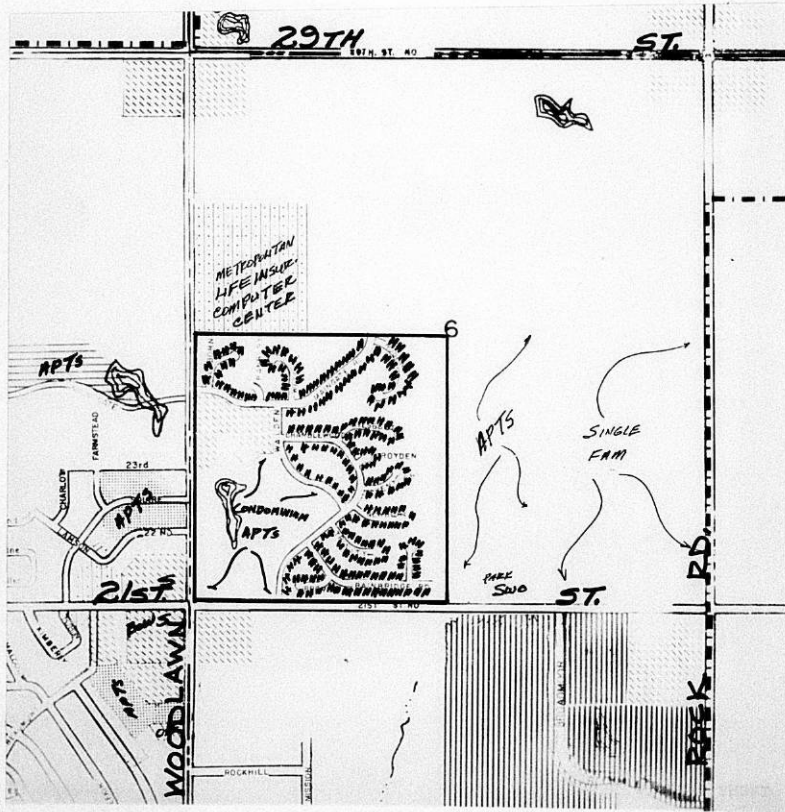
- Applicant: Alfred A. Caro, et al *see correction on application*
Address: 346 N. Rock Road, Suite A, Wichita 67206 Phone 681-0529
- Agent: Keith Parker Associates
Address: 239 Pattie, Suite 2, Wichita 67211 Phone 263-8261
- General Location: Northeast corner of 21st St. North and Woodlawn.
Address _____
- Proposed Use: _____

AREA DATA:

- Acres: 156.38 (2610 ft. by 2610 ft.)
- Existing Zoning: "LC"
- Land Use: East SINGLE FAM South UNDEVELOPED
West MULTI FAM North METROPOLITAN LIFE INSUR. COMPUTER CENTER
- Sketch Plan Land Use is for: _____
- Present Land Use is for: SINGLE FAM & MULTI FAM
- Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time DP-46



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

April 26, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 10, 1979 beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for 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, October 1974, and January 1977, 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 amendment to the commercial portion of the Plan:

A reduction in building setback lines on Parcels 1-B and 1-C from 130 feet to 80 feet adjacent to Woodlawn and a reduction in setbacks on Parcel 1-C from 250 feet to 50 feet adjacent to Walden Drive ("B" Street on C.U.P.)

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.

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

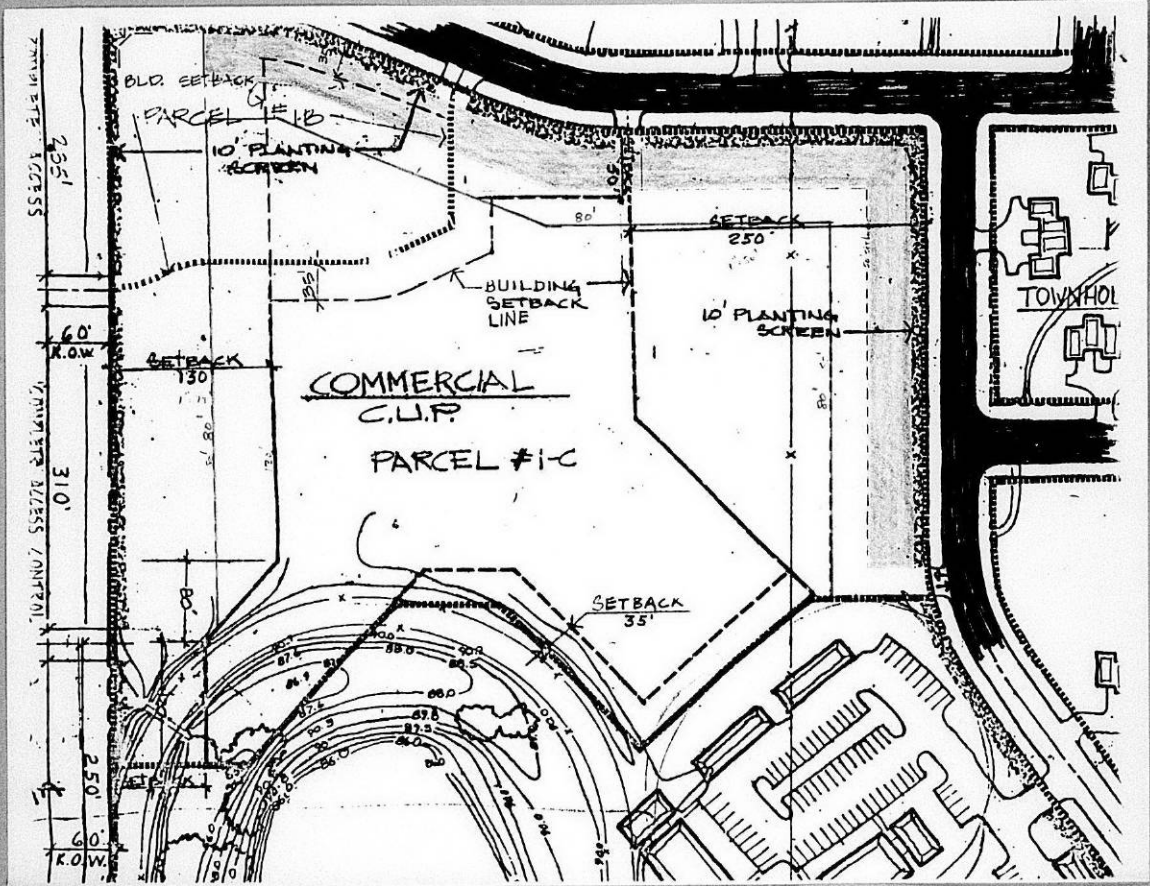
Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

BOARD OF DIRECTORS
COMOTARA HOMEOWNERS ASSOCIATION

PROPOSED C.U.P. REQUIREMENTS
PARCEL 1-C

- 1) Eighty-foot setback on Woodlawn, Mainsgate and Walden.
- 2) Four to six foot berm (averaging no less than five feet) along Mainsgate and Walden as shown, with appropriate landscaping.
- 3) No curb cuts on Mainsgate. One curb cut on Walden at the location shown.
- 4) Require a site plan specifying location, height and use of all structures.



June 26, 1979

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

DP-46 - Comotara Phase I C.U.P., amended File #5 -
Northeast corner of 21st St. North and Woodlawn.

The Board of City Commissioners on June 5, 1979, considered the above captioned CUP. Their action was to approve the CUP 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 resubmitted 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.

Attached for your information and files are two approved copies of the amended CUP. We would recommend that you mark "void" on the copy of DP-46 in your files which was previously approved on January 4, 1977.

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

Jack H. Galbraith
Chief Planner

JHG:CLN:el

Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR AMENDMENT OF COMMERCIAL
COMMUNITY UNIT PLAN

CASE NO. DP-46

CONSIDERED BY MAPC: 5-10-79

REQUEST FOR: Amendment of Commercial
Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: Southeast corner of Mainsgate and Woodlawn.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
May 10, 1979)

APPLICANT: Alfred A. Caro, et al, 346 N. Rock Road, Suite A.

AGENT FOR APPLICANT: Keith Parker, Keith Parker Associates, 239 Pattie.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East and South, "AA"; West, "BB".

LAND USE: Existing and West, Undeveloped; North, Single Family; East, Town-
houses, Duplexes; South, Lake and Townhouses.

CPO RECOMMENDATION: CPO Council Area "I" voted 6-0 to recommend approval
of the amendment.

PLANNING COMMISSION RECOMMENDATION:

That the application be approved subject to conditions as shown in excerpt
from Planning Commission minutes of May 10, 1979. Cole moved, Shook
seconded and it carried unanimously.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the Community Unit Plan subject to the
recommended conditions; or

2. Return the application to the Metropolitan Area Planning
Commission for its reconsideration. The City Commission states the
following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 10, 1979:

24. Case No. DP-46 - Alfred A. Caro, et al requests amendment to the Comotara, Phase I, Community Unit Plan for 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.

GALBRAITH pointed out adjacent land use, zoning, and showed slides of the general area. He 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, October, 1974 and January, 1977. The applicants have now submitted an application to amend one of the commercial portions of the plan (parcels 1-B and 1-C only).

The revised development plan now on file proposes the following general amendments to the commercial portion of the plan:

a reduction in building setback lines on parcel 1-B and 1-C from 130 feet to 80 feet adjacent to Woodlawn and a reduction in setbacks on parcel 1-C from 250 feet to 80 feet adjacent Walden Drive.

2. On April 25, 1979, the applicants met with MAPD staff to discuss their proposals and on April 30, 1979, the applicants met with MAPD staff and representatives of several homeowners' association groups in Comotara. On May 2, 1979, the applicants met with Area "I" CPO. As a result of these discussions, the applicants have agreed to make the following changes in the plan so as to make their requested amendment more acceptable to the neighborhood:
- a) provide a four foot high earth berm adjacent to Walden Drive and adjacent to Mainsgate from the Mainsgate curb cut east to Walden Drive;
 - b) eliminate one curb cut to Mainsgate from two on the approved plan to one on the proposed plan;
 - c) a reduction in the permitted height from 50 feet on the approved plan to 35 feet on the proposed plan;
 - d) extending the required 10-foot landscape area to include the top of the berm but not the slopes.
3. The applicants have submitted a site plan depicting the development of one building on parcel 1-B and six buildings on parcel 1-C. No changes in square footages nor intensity of uses are proposed and it should be noted that general provision #11, on the commercial parcels, provides that the separate buildings will be architecturally consistent with one another.
4. 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) The street labeled "A" Street shall be changed to read Mainsgate Road; the street labeled "B" Street shall be changed to read Walden Drive; and commercial general provisions #2 and #6 shall be amended to reflect such name changes.
- b) Commercial General Provision #2 shall be amended to reflect that only one curb cut shall be permitted to Mainsgate Road.
- c) Commercial General Provision #7 shall be amended to reflect a maximum building height of 35 feet.
- d) Commercial General Provision #8 shall be amended to read "Parking as required by zoning ordinance."
- e) Commercial General Provision #10 shall be amended to read as follows:

"A planting strip including the earth berm, as indicated on the plan, except for points of ingress and egress, shall be provided and maintained of trees and shrubbery not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner that it minimizes any nuisance of the commercial area to the adjacent residential area. A landscape plan, prepared by a landscape architect, for the planting strip and berm, indicating the location, type, and specifications of plant materials shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s) on the parcels involved. The landscape plan shall include the methods of providing water to the required plant materials.

Failure to properly maintain any portion of the ten (10) foot planting strip and berm shall be considered a violation of all parcels of the C.U.P., after a joint determination by the Director of Planning and Superintendent of Central Inspection that the plants are not properly maintained. A financial guarantee for the plant materials approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted."

- f) Additional commercial general provisions shall be added as follows:

"12. An earth berm, a minimum of four (4) foot in height, shall be constructed as depicted on the plan adjacent to Walden Drive and from the one curb cut on Mainsgate east to Walden Drive. The top of said berm shall be landscaped as depicted on the approved landscape plan required by general provision #10.

13. All buildings are to be designed so as not to have a rear, service, or storage area. Should buildings be developed whose rear, service, or storage area face directly the residentially zoned property across Mainsgate or Walden Drive, the screening requirements of Section 28.04.190.B.8.a shall apply."

- g) The Parcel descriptions for parcels 1-B and 1-C shall be retyped so as to be readable.

- h) The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- i) 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.
- j) Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GALBRAITH passed out a memorandum from CPO Council Area "I", and a letter from Mrs. R. L. Dreiling, President of Comotara Homeowners Association. He stated that the applicant was agreeable to reducing the height of the structure down to 35 feet. GALBRAITH said that the neighborhood was extremely concerned about the major approach from the shopping center leading to a residential street, and was fearful that this was designed so well that instead of traffic using the major street, they would turn into the residential area to get to the parking circulation around the buildings. He said that the applicant has stated that he would eliminate one of his original approved openings on Mainsgate down to one opening. GALBRAITH suggested an addition to the wording on the C.U.P. indicate that the access control adjacent to Woodlawn Avenue shall be amended to reflect the platted access control so that there is not a discrepancy later on.

KEITH PARKER, agent for the applicant, stated that they have had several meetings with the neighborhood and the Homeowners Association, and felt that they have arrived at a reasonable compromise. He said that they were in agreement with the staff comments, but would like a clarification of the landscaping requirement. In order to screen the intersection wall to Mainsgate, they were going to construct a large berm and landscape it, and wanted it understood that their intent was to landscape a berm.

COLE stated that he was happy that the applicants had agreed with the staff comments and have worked things out with the neighborhood. He asked if Parker would be able to agree to a further suggestion of a conditional approval of everything that he had asked for with all of the staff comments, and attached to that that prior to the issuance of a building permit, that he come back before the Commission for approval of the site plan.

PARKER said no, they would not do that. They have six or seven buildings now located and they feel that that was the ultimate that they could build, and to come back for another approval because he moved a sidewalk or driveway, etc., was too much. He added that they were not asking for one foot more of buildable area than was approved for in 1976.

JONES stated that in viewing the area, it would seem to him that perhaps some of the fear was unwarranted. He said that in many respects this plan was better than the approved C.U.P., and to have to come back for a specific design would not be practical.

MRS. ROBERT DREILING, President, Comotara Homeowners Association, said that they were extremely concerned about the exits and entrances. She said that there were nice single family

homes that were directly above the shopping center. She said that they were still interested in a site plan, but they realize that it would be next to impossible to receive one before anything else could be done. She emphasized that they were not in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10, in conjunction with the Development Plan DP-46, I move that we recommend to the Governing Body that the application be approved for the following reasons:

The recommendations of professional staff, the applicants' previous compromises with the neighborhood, and the conformance of the change with the master plan. Said approval of this amendment subject to to the following conditions:

- a) The street labeled "A" Street shall be changed to read Mainsgate Road; the street labeled "B" Street shall be changed to read Walden Drive; and commercial general provisions #2 and #6 shall be amended to reflect such name changes.
- b) Commercial General Provision #2 shall be amended to reflect that only one curb cut shall be permitted to Mainsgate Road.
- c) Commercial General Provision #7 shall be amended to reflect a maximum building height of 35 feet.
- d) Commercial General Provision #8 shall be amended to read "Parking as required by zoning ordinance."
- e) Commercial General Provision #10 shall be amended to read as follows:

"A planting strip including the earth berm, as indicated on the plan, except for points of ingress and egress, shall be provided and maintained of trees and shrubbery not less than ten feet in width and shall be of such a type, and maintained in such a manner that it minimizes any nuisance of the commercial area to the adjacent residential area. A landscape plan, prepared by a landscape architect, for the planting strip and berm, indicating the location, type, and specifications of plant materials shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s) on the parcels involved. The landscape plan shall include the methods of providing water to the required plant materials.

Failure to properly maintain any portion of the ten foot planting strip and berm shall be considered a violation of all parcels of the C.U.P., after a joint determination by the Director of Planning and Superintendent of Central Inspection that the plants are not properly maintained. A financial guarantee for the plant materials approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted."

- f) Additional commercial general provisions shall be added as follows:

"12. An earth berm, a minimum of four foot in height, shall be constructed as depicted on the plan adjacent to Walden Drive and from the one curb cut on Mainsgate east to Walden

Drive. The top of said berm shall be landscaped as depicted on the approved landscape plan required by general provision #10.

"13. All buildings are to be designed so as not to have a rear, service, or storage area. Should buildings be developed whose rear, service, or storage area face directly the residentially zoned property across Mainsgate or Walden Drive, the screening requirements of Section 28.04.190.B.8.a shall apply."

- g) The Parcel descriptions for parcels 1-B and 1-C shall be retyped so as to be readable.
- h) The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- i) 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.
- j) Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- k) The access control adjacent to Woodlawn Avenue shall be amended to reflect the platted access control.
- l) The access to Mainsgate Road and Walden Drive shall not be constructed to major approach standards and shall not exceed the width of 30 feet.

Cole moved, Shook seconded and it carried unanimously.

5-22

Copy of May 14th letter
to Mrs. Richard Drilling
6824 Agassiz Circle
(Pres. of Comstock
Homeowners Assoc.)

5-23

Copy of May 14th letter
to Roger Turner,
attorney for a restaurant
which will be locating
on this property

May 14, 1979

Keith Parker
239 Pattie
Wichita, Kansas 67211

Re: DP-46 Amendment to Comotara
Community Unit Plan
northeast corner of 21st
St. N. and Woodlawn

Dear Mr. Parker:

At its regular meeting on May 10, 1979, the Metropolitan Area Planning Commission considered the above-captioned case. It was the action of the Planning Commission to recommend approval of this amendment subject to the following conditions:

- a) The street labeled "A" Street shall be changed to read Mainsgate Road; the street labeled "B" Street shall be changed to read Walden Drive; and commercial general provisions #2 and #6 shall be amended to reflect such name changes.
- b) Commercial General Provision #2 shall be amended to reflect that only one curb cut shall be permitted to Mainsgate Road.
- c) Commercial General Provision #7 shall be amended to reflect a maximum building height of 35 feet.
- d) Commercial General Provision #8 shall be amended to read "Parking as required by zoning ordinance."
- e) Commercial General Provision #10 shall be amended to read as follows:

"A planting strip including the earth berm, as indicated on the plan, except for points of ingress and egress, shall be provided and maintained of trees and shrubbery not less than ten (10)

Page 2
May 14, 1979
Re: DP-46

feet in width and shall be of such a type, and maintained in such a manner that it minimizes any nuisance of the commercial area to the adjacent residential area. A landscape plan, prepared by a landscape architect, for the planting strip and berm, indicating the location, type, and specifications of plant materials shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s) on the parcels involved. The landscape plan shall include the methods of providing water to the required plant materials.

Failure to properly maintain any portion of the ten (10) foot planting strip and berm shall be considered a violation of all parcels of the C.U.P., after a joint determination by the Director of Planning and Superintendent of Central Inspection that the plants are not properly maintained. A financial guarantee for the plant materials approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted."

- f) Additional commercial general provisions shall be added as follows:

"12. An earth berm, a minimum of four (4) foot in height, shall be constructed as depicted on the plan adjacent to Walden Drive and from the one curb cut on Mainsgate east to Walden Drive. The top of said berm shall be landscaped as depicted on the approved landscape plan required by general provision #10.

13. All buildings are to be designed so as not to have a rear, service, or storage area. Should buildings be developed whose rear, service, or storage area face directly the residentially zoned property across Mainsgate or Walden Drive, the screening requirements of Section 28.04.190.B.8.a shall apply."

- g) The Parcel descriptions for parcels 1-B and 1-C shall be retyped so as to be readable.

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May 14, 1979
Re: DP-46

- h) The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- j) 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.
- k) Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- l) The access control adjacent to Woodlawn Avenue shall be amended to reflect the platted access control.
- m) The access to Mainsgate Road and Walden Drive shall not be constructed to major approach standards and shall not exceed the width of 30 feet.

Enclosed is a marked copy of the C.U.P. indicating those corrections that need to be made. Please forward ten (10) copies of the corrected C.U.P. to us by May 25, 1979, so that this case can be considered by the Board of City Commissioners at their regularly scheduled meeting of June 5, 1979, said meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc
Enclosure

Page 4
May 14, 1979
Re: DP-46

cc: Alfred A. Caro, 346 N. Reek Rd., Suite A 67206 — *unred. per appl.*
Colby B. Sandlian, 435 N. Braodway, Suite #01 67202
Randy Johnson, Vice President, Pheasant Run Homeowners'
Assn., 2334 Walden 67226
Pat McFadden, 6823 Trinity Circle 67226
John Carraway, 6809 Ayesbury Circle 67226
Don Smiset, Sec. Treas., 2555 Claiborn Circle 67226



COMOTARA HOMEOWNERS ASSOCIATION

2500 Claiborn / Wichita, Kansas 67226

May 9, 1979

City Planning Commission:

We, the Board of Directors of the Comotara Homeowners Association (Mainsgate Village), have worked extensively during the past few weeks with the applicant concerning the proposed setback changes, and have found the applicant cooperative in helping us understand his plans and needs. We are in general agreement with the type of development he has in mind and wish to cooperate with him in bringing his plans to reality. We are concerned, however, that he has not been able to present a site plan in support of his request for the area adjacent to Walden Drive (Street "B") where the reduction in setback from 250 feet to 50 feet is being considered. We do not believe we should be asked to approve such a drastic reduction in setback without a binding site plan--even with the addition of the proposed berm, which we consider highly desirable.

We find no fault with the proposed reduction in setback along Woodlawn from 130 feet to 80 feet, and recommend that this part of the application be approved, so that the applicant can proceed without delay with his immediate plans. We strongly urge, however, that no change to the 250-foot setback along Walden be approved until an acceptable site plan has been submitted and made part of the C.U.P.

BOARD OF DIRECTORS
COMOTARA HOMEOWNERS ASSOCIATION

Mrs. R. L. Dreiling
President

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE May 3, 1979



TO Jack Galbraith, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT DP 46: Northeast corner of
21st and Woodlawn

On May 1, CPO Council "I" considered the captioned case. The applicants and neighborhood residents were present at the meeting, and described their respective concerns.

Following lengthy discussion, Council "I" voted 6-0 to recommend approval of reducing building setback lines from 130 feet to 80 feet on Woodlawn and from 250 to 80 feet on Walden Drive, on the condition that one Mainsgate curb cut be eliminated, that the maximum building height on Parcel 1-C be reduced to 35 feet, and that a 4 foot landscaped berm be required, to extend from the Walden curb cut to the remaining Mainsgate curb cut.

Attached are the minutes of the meeting, which reflect the neighborhood resident's concerns and the applicant's description of development plans.

Please provide the Council's recommendation to the Planning Commission for their consideration on May 10.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:al

Noted: *Evelyn Pittman*
Evelyn Pittman, Assistant CPO Coordinator

Attachments

cc: Metropolitan Area Planning Commissioners
Kemper Willcut, Pheasant Run Homeowners Association
John Caraway, Mainsgate Homeowners Association

CITIZEN PARTICIPATION ORGANIZATION
Neighborhood Council Area "I"

MINUTES

Tuesday, May 1, 1979

The meeting was called to order by Chairperson Myers at 7:05 p.m.

Members Present

Ray Baker
Susan Crockett-Spoon
Paul Gerling
John Myers
Marjorie Robinson
Don Steffens

Others Present

Don Smiset, 2555 Claiborne Circle
Ward Lawrence, 7407 Norfolk
Randal Johnson, 2334 Walden
Jacques Cornfield, 2428 Walden
Mary Yager, 2430 Bramblewood
Tony & Pat Southwick, 2530 Claiborne Cr.
Mr. & Mrs. A. Hinners, 2426 Bramblewood
Thomas C. Leavitt, 2424 Bramblewood
Paul Schwarz, 6834 Mainsgate
Marjorie A. Dix, 2416 Bramblewood
Sam Williamson, 6910 Mainsgate
Kemper Willcutt, 2425 Bramblewood
Marlyn Brack, 2501 Banbury
Keith Parker
Colby Sandlian
Al Caro

Approval of the minutes of the April 25 meeting was deferred to the next meeting.

PUBLIC AGENDA

DP-56: NW CORNER OF 21ST AND WOODLAWN

Ward Lawrence, agent for the property owner, explained the request to allow 2 additional buildings on the property, which would not be located within 200 feet of either Woodlawn or 21st. Square footage would not be increased, only the number of buildings.

Baker proposed enforcing an architectural theme throughout the development. Lawrence responded that while some tenants may have their own special designs, attractive and conventional architecture make a building a better investment.

In response to the Council's recommendation of April 25, Lawrence explained that it is not feasible to confine all development to the area 200 feet from 21st and Woodlawn, and that the existing service station on the corner has taken four of the nine curb cuts allowed by the CUP. The applicant, however, may not use the fifth Woodlawn curb cut, he said.

In response to Myers, Lawrence reported that anticipated tenants include general retail stores, a convenience food store, and family restaurants, but fast-food outlets are not allowed by the CUP.

CPO COUNCIL "I" MINUTES
Page 2
May 1, 1979

Motion by Gerling (Robinson) to reconsider the recommendation of April 25 (to increase setbacks to 200 feet, reduce curb cuts, and require a wall on the west property line, while denying the additional buildings). Motion carried 6-0.

Motion by Crockett-Spoon (Steffens) to recommend approval of the two additional buildings, with the stipulation that architectural harmony be maintained throughout the development. Motion carried 6-0.

Discussion was had, but no motion stated, on reducing the number of curb cuts.

SECRETARIAT AGENDA

DP-46: NE CORNER OF 21ST AND WOODLAWN

Keith Parker, architect for Colby Sandlian and Al Caro, explained that the present CUP calls for a "campus plan" development, that is, numerous separate buildings with interior circulation. The requested reduction in setbacks would allow confining the parking space to the interior of the parcel, breaking up the wide expanse of required parking, and placing attractive buildings nearer the adjacent residences. A landscaped berm would be constructed on the north and east property lines, to block noise, the sight of the development, and possible litter. Each building will have four "fronts," with no service-type rear entrances. He explained that the development will resemble Clifton Square, only larger, or Denver's Old Town.

Sandlian reported that anticipated uses include an office building, medical office space, a Daniel's Landing restaurant, and a Quik Trip with gas pumps under a canopy, all sharing a similar architectural style. Shoreline improvements including shrubbery, paths and lighted docks, he said, are planned for the "lake" south of the proposed development.

Don Smiset and John Caraway, Mainsgate Homeowners Association board members, expressed their group's concerns about building heights, increased traffic on Mainsgate, and the absence of a final site plan. They suggested the reduction of building height allowances and the elimination of both Mainsgate curb cuts, with the extension of the proposed berm, as a condition of reducing the setbacks on Woodlawn and Walden.

Ed Sanders, Marlyn Brack, Kemper Willcutt and Randal Johnson, of the Pheasant Run Homeowners Association, reported high-speed traffic through their neighborhood and expressed opposition to any curb cuts other than on Woodlawn. Baker responded that the Council must also be mindful of traffic volumes on Woodlawn.

Sandlian stated his willingness to eliminate one Mainsgate curb cut, extend the landscaped berm to that cut (at a cost of \$50,000 and 24,000 square feet), and agree to a reduction in building heights.

Representatives of both homeowners associations suggested preserving an 80 foot setback on Walden, based on 35 feet for the berm, 15 for parking, and 30 feet for circulation. Sandlian indicated that such a setback might be acceptable.

CFO COUNCIL "I" MINUTES
Page 3
May 1, 1979

Motion by Baker (Gerling) to recommend approval of setback reductions to 80 feet on both Woodlawn and Walden, on the conditions that the maximum building height on Parcel 1-C be reduced to 35 feet, that one Maingate curb cut be eliminated, and that a 4 foot landscaped berm be required, extending from the Walden curb cut to the remaining Maingate curb cut. Motion carried 6-0.

SECRETARIAT AGENDA

ZONING ORDINANCE AMENDMENT PROPOSALS DR 79-8: ZONING UPON ANNEXATION

The Aide explained that the amendment was developed in response to questions that were raised during consideration of revision of the entire zoning ordinance, and that it will reduce the number of nonconforming uses resulting from annexation of developed county properties.

Steffens explained that nonconformity is an obstacle to acquiring financing or building permits, and should be avoided whenever possible, especially if it results from a technicality due to annexation.

DR 79-9: INCREASING DENSITY IN R-5 AND R-6 DISTRICTS

The Aide explained that, in addition to accommodating County multi-family developments, increasing R-5 and R-6 densities will make them consistent with minimum lot areas in less dense districts.

Steffens noted that as space becomes more valuable and building costs rise, increased densities will make housing more affordable.

Motion by Baker (Steffens) to recommend approval of DR 79-8. Myers stated that he viewed the amendment as a bureaucratic infringement of a property owner's right to develop his property as he wishes. Motion carried 5-1 (Myers).

Motion by Baker (Gerling) to recommend approval of DR 79-9. Motion carried 6-0.

COUNCIL AGENDA

DISCUSSION OF TIME LIMITS ON CUPS, AREA "I" SIDEWALK PLANNING, DISCUSSION OF LITTER LAW AND ENFORCEMENT, ST. ALBAN'S LAKE BEAUTIFICATION REPORT

Due to Johnston's and Parkinson's absences, these items were deferred to the next meeting.

ANNOUNCEMENTS

The May 9 Energy Policy Hearing, Naftzger Park dedication, and CAA Planning Task Force meetings were announced.

Steffens noted that finishing work on Fairmount had resumed that week.

The meeting adjourned at 9:55 p.m.

Carol Williams
Carol Williams
CFO Administrative Aide

GM:al

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-10-79

Case No. DP-46 Request: Amendment of Commercial
Community Unit Plan

Location: Southeast corner of Mainsgate and Woodlawn.

Acres: 150 total C.U.P. Size: 600' x 800' (irregular)
9 for parcel requested for amendment

	<u>Land Use</u>	<u>Zoning</u>
Existing North	Undeveloped Single Family	"LC" "AA" (contains in CUP)
East	Townhouses, Duplexes	"AA" (contains in CUP)
South	Lake and Townhouses	"AA" (contains in CUP)
West	Undeveloped	"BB"

Existing street rights-of-way are adequate.

Platted: Yes. History: DP-46 Approved in 1972
Amended twice in 1974
once in 1976 and most
recent amendment approved:
MAPC 10-24-76
BCC 1-4-77

COMMENTS:

1. The Comotara Phase I Community Unit Plan was originally approved in October, 1972, and was amended in February, 1974, October, 1974 and January, 1977. The applicants have now submitted an application to amend one of the commercial portions of the plan (parcels 1-B and 1-C only).

The revised development plan now on file proposes the following general amendments to the commercial portion of the plan:

a reduction in building setback lines on parcel 1-B and 1-C from 130 feet to 80 feet adjacent to Woodlawn and a reduction in setbacks on parcel 1-C from 250 feet to 80 feet adjacent Walden Drive.

Page 2
Case No. DP-46
MAPC AGENDA
May 10, 1979

2. On April 25, 1979, the applicants met with MAPD staff to discuss their proposals and on April 30, 1979, the applicants met with MAPD staff and representatives of several homeowners' association groups in Comotara. On May 2, 1979, the applicants met with Area "I" CPO. As a result of these discussions, the applicants have agreed to make the following changes in the plan so as to make their requested amendment more acceptable to the neighborhood:
 - a) provide a four foot high earth berm adjacent to Walden Drive and adjacent to Mainsgate from the Mainsgate curb cut east to Walden Drive;
 - b) eliminate one curb cut to Mainsgate from two on the approved plan to one on the proposed plan;
 - c) a reduction in the permitted height from 50 feet on the approved plan to 35 feet on the proposed plan;
 - d) extending the required 10-foot landscape area to include the top of the berm but not the slopes.
3. The applicants have submitted a site plan depicting the development of one building on parcel 1-B and six buildings on parcel 1-C. No changes in square footages nor intensity of uses are proposed and it should be noted that general provision #11, on the commercial parcels, provides that the separate buildings will be architecturally consistent with one another.
4. 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) The street labeled "A" Street shall be changed to read Mainsgate Road; the street labeled "B" Street shall be changed to read Walden Drive; and commercial general provisions #2 and #6 shall be amended to reflect such name changes.
 - b) Commercial General Provision #2 shall be amended to reflect that only one curb cut shall be permitted to Mainsgate Road.
 - c) Commercial General Provision #7 shall be amended to reflect a maximum building height of 35 feet.
 - d) Commercial General Provision #8 shall be amended to read "Parking as required by zoning ordinance."

Page 3
Case No. DP-46
MAPC AGENDA
May 10, 1979

- e) Commercial General Provision #10 shall be amended to read as follows:

"A planting strip including the earth berm, as indicated on the plan, except for points of ingress and egress, shall be provided and maintained of trees and shrubbery not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner that it minimizes any nuisance of the commercial area to the adjacent residential area. A landscape plan, prepared by a landscape architect, for the planting strip and berm, indicating the location, type, and specifications of plant materials shall be submitted to the Planning Department for their review and approval prior to the issuance of any building permit(s) on the parcels involved. The landscape plan shall include the methods of providing water to the required plant materials.

Failure to properly maintain any portion of the ten (10) foot planting strip and berm shall be considered a violation of all parcels of the C.U.P., after a joint determination by the Director of Planning and Superintendent of Central Inspection that the plants are not properly maintained. A financial guarantee for the plant materials approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted."

- f) Additional commercial general provisions shall be added as follows:

"12. An earth berm, a minimum of four (4) foot in height, shall be constructed as depicted on the plan adjacent to Walden Drive and from the one curb cut on Mainsgate east to Walden Drive. The top of said berm shall be landscaped as depicted on the approved landscape plan required by general provision #10.

13. All buildings are to be designed so as not to have a rear, service, or storage area. Should buildings be developed whose rear, service, or storage area face directly the residentially zoned property across Mainsgate or Walden Drive, the screening requirements of Section 28.04.190.B.8.a shall apply."

Page 4
Case No. DP-46
MAPC AGENDA
May 10, 1979

- g) The Parcel descriptions for parcels 1-B and 1-C shall be retyped so as to be readable.
- h) The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential and commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- j) 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.
- k) Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

April 20, 1979

Mrs. R. L. Dreiling, President
Board of Directors
Comotara Homeowners Association
6824 Ayesbury Circle
Wichita, Kansas 67220

Re: DP-56 - Commercial
Community Unit Plan
located at the northwest
corner of Woodlawn and
21st Street.

Dear Mrs. Dreiling:

Mr. Galbraith of my staff advises me that the mailed notices that we normally send out about ten days ahead of the meeting were not mailed. This error on our part, indeed, prevented people from having adequate notice. Accordingly, we will advise the Planning Commissioners that new mailed notices need to be sent, and request that the case be continued from April 26, 1979, to the meeting of May 10, 1979. We expect to send notices approximately on May 1.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:rme

cc: Jack H. Galbraith, Chief Planner
Current Plans Division

April 17, 1979

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Department
City Hall
455 North Main
Wichita, Kansas 67202

Dear Mr. Lakin:

We recently learned that changes have been proposed to minimum building setback requirements in Comotara First Addition Plot 1-C. It is our understanding that this matter has been scheduled for consideration Thursday, April 26. We have not had adequate time to formulate our position with regard to the proposed changes, and respectfully request that consideration be delayed two weeks, until May 10, 1979. We understand there has been some delay in mailing out the required legal notices, and that delay has contributed to our timing problem. Please advise of your position with regard to our request.

Sincerely,

BOARD OF DIRECTORS
COMOTARA HOMEOWNERS ASSOCIATION

Mrs. R. L. Dreiling

Mrs. R. L. Dreiling, President
6824 Ayesbury Circle
Wichita, Kansas 67220
684-6410

666-6410



DP-46 - 212 "Notice to Adjoining Property Owners" mailed 4-26-79 for
the MAPC meeting for 5-10-79

1 to CPO Office

213 TOTAL

(Included in above were notices to Mrs. R. L. Dreiling,
Pres. of Board of Directors - Comotara Homeowners Assn.
and W. John Carraway, 6809 Ayesbury Circle, 67220)

*(William John Carraway II is on our
list of Property owners at the above
address.)*

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

April 26, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 10, 1979 beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for 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, October 1974, and January 1977, 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 amendment to the commercial portion of the Plan:

A reduction in building setback lines on Parcels 1-B and 1-C from 130 feet to 80 feet adjacent to Woodlawn and a reduction in setbacks on Parcel 1-C from 250 feet to 50 feet adjacent to Walden Drive ("B" Street on C.U.P.)

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.

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

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

Robert A. Lakin
Secretary

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

(316) 268-4561

✓ Mrs. R. L. Dreiling, President
Board of Directors
Comotara Homeowners Association
6824 Ayesbury Circle
Wichita, Kansas 67220

Notice sent 4-26-79
April 20, 1979

Should be DP-46
Re: DP-56 - Commercial
Community Unit Plan
located at the northwest
corner of Woodlawn and
21st Street.

Dear Mrs. Dreiling:

Mr. Galbraith of my staff advises me that the mailed notices that we normally send out about ten days ahead of the meeting were not mailed. This error on our part, indeed, prevented people from having adequate notice. Accordingly, we will advise the Planning Commissioners that new mailed notices need to be sent, and request that the case be continued from April 26, 1979, to the meeting of May 10, 1979. We expect to send notices approximately on May 1.

Sincerely,

Robert A. Lakin
Robert A. Lakin
Director of Planning

RAL:rme

cc: ✓ Jack H. Galbraith, Chief Planner
Current Plans Division

*Edie: make sure this lady
receives a notice*

✓ W. John CARRAWAY
6809 Ayesbury Circle
WICHITA, KANSAS
67220

684-9743 (home)
832-5455 (bus.)

notice sent 4-26-77

DP-46 - 3 "Notice to Adjoining Property Owners" mailed 4-12-79 for the
MAPC meeting for 4-26-79

1 to CPO Office

-

4 TOTAL

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

April 12, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, April 26, 1979 beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for an amendment to the COMOTARA, PHASE I, COMMUNITY UNIT PLAN for property legally described as follows:

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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.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 263-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 263-4421.

Robert A. Lakin
Secretary

WICHITA-SEDGWICK COUNTY

DATE

March 30, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

Max Greene, Director of Flood Control and Landfill Maintenance

Dick Linn, City Engineer

Paul Graves, Traffic Engineer

TO Robert B. Feldner, Superintendent of Central Inspection

FROM Mike Meek, Senior Planner

SUBJECT DP-46 - Proposed Amendment to the Comotara Community Unit Plan at the northeast corner of 21st Street North and Woodlawn.

Attached is a copy of a proposed amended commercial and residential Community Unit Plan. The basic amendment involves a reduction in building setback lines on Parcels 1-B and 1-C (the commercial parcels). Please review and return comments by Friday, April 6, 1979. Thanks for your assistance.

Mike Meek

Mike Meek
Senior Planner

MM:el

Attachment

Mike

4-6-79

Area is platted - Floodway is granted and requirements are set on the plat. Building setbacks are not of any concern to our section unless the floodway is involved.

Lee



APR 2 1979

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE April 3, 1979

TO Mike Meek, Senior Planner

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT DP-46 - Proposed Amendment to the
Comotara Community Unit Plan at the
northeast corner of 21st Street North
and Woodlawn

I have no objection to the proposed change in the building setback lines on Parcels 1-B and 1-C (the commercial parcels). It should be noted that the access control on Woodlawn does not agree with the access control as platted in Comotara First Addition. This could pose a problem for the designer when plans are drawn for the development of the commercial parcels.

Robert B. Feldner

Robert B. Feldner
Superintendent of Central Inspection

RBF:bg



March 30, 1979

Max Greene, Director of Flood Control and Landfill Maintenance
Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection
Mike Meek, Senior Planner

DP-46 - Proposed Amendment to the Comotara Community
Unit Plan at the northeast corner of 21st
Street North and Woodlawn.

Attached is a copy of a proposed amended commercial and residential Community Unit Plan. The basic amendment involves a reduction in building setback lines on Parcels 1-B and 1-C (the commercial parcels). Please review and return comments by Friday, April 6, 1979. Thanks for your assistance.

Mike Meek
Senior Planner

MW:el

Attachment

5950
6-27-2E

DP46
amendment #5

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

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

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

a. Applicant Alfred A. Caro
moved 3/80 to: 2400 N. Woodlawn, Suite 120, 67220
Address 346 N. Rock Road, Suite A, Wichita, Ks. 67206 Phone 681-0529 *OK*

Agent Keith Parker Associates
Address 239 Pattie, Suite 2, Wichita, Ks. 67211 Phone 263-8261

b. Applicant Colby B. Sandlian
Address 435 N. Broadway, Suite 201, Wichita, Ks. 67202 Phone 263-0118

Agent Keith Parker Associates
Address 239 Pattie, Suite 2, Wichita, Ks. 67211 Phone 263-8261

c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned LC and legally described as ~~Lot(s)~~ Southwest 1/4 of Section 6, _____, Block(s) _____ Township 27 South, Range 2 East, of the 6th P.M., Sedgwick County, Kansas -Addition.
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

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

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

The general location is (use appropriate section)

- a. at the Northeast corner of Woodlawn
and 21st Street North; 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.

KEITH PARKER ASSOCIATES

By *K. 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
3:45 (AM, PM) on March 28, 1979 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400⁰⁰.

J. Lynn Shirley Name
Jr. Planner Title

4/10/79

Mike,
M^c Kinley called +
said he had no comments.

Shirley

OWNERSHIP LIST

Lot	Addition	Property Owner
lots 1 and 2, Block 1	Sussex Addition	Robick Enterprises, a partnership 436 N. Pershing 67208
lot 3, Block 1	Same	Robert G. Goldenberg and Judith E. Plaskow 6711 Maingate 67220
lot 4, Block 1	Same	David M. Doden and Mary Ellen Doden 6715 Mainsgate 67220
lots 5 and 6 Block 1	Same	Larry A. Ball 6721 Maingate Wichita, Kansas 67220
lot 1, Block 2	Same	Mary L. Hattan Address Unknown
lot 2, Block 2	Same	Betty J. Kell 2434 Bramblewood 67220
lot 4, Block 2	Same	Allen N. Hanners and Margaret Ann Hanners 2426 Bramblewood 67220
lot 3, Block 2	Same	Mary J. Yager 2430 Bramblewood 67220
That part of lot 5, Block 2, Sussex Addition described as beginning at the SW corner of said lot 5; thence east along the south line of said lot 5, 37.81 feet; thence north at right angles 83.3 feet; thence NWly 86.72 feet to a point on the northerly line of said lot 5, said point being, 40.85 feet NEly of the NW corner of said lot 5; thence SWly, 40.85 feet to the NW corner of said lot 5; thence southerly and south along the west line of said lot 5, 157.25 feet to pob.		Thomas C. Leavitt 2424 Bramblewood 67220
lot 5, Block 2 except above tract	Same	<i>Returned - no other address</i> X Sussex Corporation 6511 East Mardock 67206
lot 6, Block 2	Same	Marjorie A. Dix 2416 Bramblewood 67220
Reserves D & E	Same	Comotara Homeowners Association Inc. 2225 Hathway Circle 67226

Lot	Addition	Property Owner
lot 1 and SWly 12 ft lot 2	Sierra Woods	Donald K. Allen and Verna M. Allen 6804 Mainsgate 67220
NEly 38 ft lot 2 SWly 9 ft lot 3	Same	<i>Returned - no other address</i> ✓ English Piper and Marceline Piper 2200 South Rock Road 67207
NE 41 ft lot 3 SW 5 ft lot 4	Same	✓ Michael R. Smith and Kathleen M. Smith 505 N. Rock Road, Apt. 826 67206
NEly 45 ft lot 4 SWly 2 ft lot 5	Same	✓ Michael D. Archer and Sharon S. Archer 9100 East Harry 67207
NE 48 ft lot 5	Same	✓ Boyd W. Whittecar and Carol A. Whittecar 6828 Mainsgate Road 67220
lot 6 and SW 7 ft lot 7	Same	✓ Paul E. Schwarz and Mary Janet Schwarz 6834 Maingate Road 67220
NEly 57 ft lot 7 all lot 8	Same	✓ James C. Mershon, M.D. Beverly S. Mershon 1035 N. Emporia 67214
lot 9	Same	✓ William T. Curtin and Betty L. Curtin 6852 Maingate 67220
lot 10	Same	✓ Thomas P. Carr & Dorotha J. 6858 Maingate Rd. 67220
lot 11	Same	✓ Merle Howard Quig and Betty L. Quig 6904 Maingate Road 67220
lot 12	Same	✓ Samuel S. Williamson III Cheryl A. Williamson 6910 Maingate Road 67220
lot 1	Hinkle Addition	✓ Jack B. Hinkle Union Center Building 67202
The East Half of the NW¼ of Section 6-27-2E		✓ Wichita Development Co. 2225 Hathway Circle 67226
The East Half of the NE¼ of Section 1-27-1E		✓ Unified School District No. 259 428 South Broadway 67202

Lot	Addition	Property Owner
lot 7, Block L	Comotara Second Addition	✓ Stanley L. Carlton and Linda L. Carlton 924 Fabrique 67218
lot 8, Block L	Same	✓ Mark H. Long and Connie M. Long 920 South Rock Road 67207
lot 9, Block L	Same	✓ Manuel Francisco Gonzalez Mary Elizabeth Gonzalez 1035 N. Emporia 67214
lots 1 thru 52 inclusive	The Meadows	D Wichita Development Co. 2225 Hathway Circle 67226
lot 1, Block 1	Woodlawn Place 2nd Add.	✓ Fidelity Development Inc. 229 South Market 67202
lot 1, Block 2	Same	Same
lot 1, Block 1	Woodlawn Place Addition	Same
lots 14 thru 27 Block 1	Woodlawn Place 4th Addition	D Fidelity Investment Co. 229 South Market 67202
lots 3,4,5,6 and 9 thru 17, Blk 2	Same	Same
lot 1, Block 1	Olde English Manor <i>no address available</i>	X Wes Pac Investors Trust a California Real Estate Investment Trust
lot 2	Plaza Twenty One Addition	✓ Arthur O. Schreck and Clara 2013 N. Parkwood Lane 67208
lot 3, Block 4	Third Addition to Crestview Heights	✓ Houston L. Haynes and Jerine J. Haynes 2317 N. Grove 67219
lot 4, Block 4	Same	✓ Randolph L. Moon and Cynthia R. Moon 2337 Farmstead 67220 ✓ Charles R. Crawley and Marjorie M. Crawley 733 Doreen 67206

Lot	Addition	Property Owner
lot 7, Block B	Comotara Fixt Addition	✓ E. A. Sanders and Kathryn D. Sanders 2510 Banbury Circle 67220
lot 8, Block B	Same	✓ Huey A. Seyforth and D. Voncile Seyforth 2500 Banbury Circle 67220
lot 1, Block C	Same	✓ Dwight D. Murphy and Virginia S. Murphy 2501 Welgate Circle 67220
lot 2, Block C	Same	✓ J. Christopher Pruitt and Ann M. Pruitt 2517 Welgate Circle 67220
lot 3, Block C	Same	✓ Max R. Sutton 2525 Welgate Circle 67220
lot 4, Block C	Same	✓ Donald R. Arnold and Virginia E. Arnold 2535 Welgate Circle 67220
lot 5, Block C	Same	✓ Jimmy Webber Franklin and Sally Franklin 2545 Welgate Circle 67220
lot 6, Block C	Same	✓ Daryl D. Anderson and Karen L. Anderson 2555 Welgate Circle 67220
lot 7, Block C	Same	✓ Robert L. D. Fleeman and Barbara J. Fleeman 2563 Welgate Circle 67220
lot 8, Block C	Same	X Darrell V. Thompson Address Unknown
lot 9, Block C	Same	✓ Lamar B. Roemer and Gloria G 2564 Welgate Circle 67220
lot 10, Block C	Same	✓ Robert A. De Moss and Eleanor P. De Moss 2558 Welgate Circle 67220
lot 11, Block C	Same	✓ Orville R. Taylor and Beverly J. Taylor 2550 Welgate Circle 67220
lot 12, Block C	Same	X Robert E. Miller Address Unknown
lot 13, Block C	Same	✓ Thomas A. Williams and Karen J. Williams 2538 Welgate Circle 67220
lot 14, Block C	Same	✓ Bertha Olive Morgan 2530 Welgate Circle 67220

Lot	Addition	Property Owner
lot 15, Block C	Comotara First Addition	/ J. D. Kerr and Darla Dee 2524 Welgate Circle 67220
lot 16, Block C	Same	/ Terrance L. Stokka and Artha L. Stokka 2518 Welgate Circle 67220
lot 17, Block C	Same	/ Bruce W. Wilgers and Karen Wilgers 2500 Welgate Circle 67220
Reserve B except that portion platted as Comotara 2nd Addition, Comotara First Addition		Comotara Homeowners Assoc. 2225 Hathway Circle Inc. 67226
Reserve A	Comotara First Addition	Same
Reserve C	Same	Same
Reserve H	Same	Same
Reserve G	Same	Same
lot 1, Block E	Same	/ William John Carraway II 6809 Ayesbury Circle 67220
lot 2, Block E West 5 ft lot 3 Block E	Same	/ Vernon R. Miller and Mary Frances Miller 6821 Ayesbury Circle 67220
lot 3 except the West 5 ft, Blk E	Same	X Philip L. Holcomb Address Unknown
lot 4, Block E	Same	Returned part to 1142 Valleyview 67212 X Andrews-Wood Inc. 232 North Seneca 67203
lot 12, Block E	Same	/ Richard B. Wells and Lindsay W. Wells 6844 Ayesbury Circle 67220
lot 13, Block E	Same	/ Harold J. Pfountz and Judith M. Pfountz 6834 Ayesbury Circle 67220
lot 14, Block E	Same	/ Richard L. Dreiling and Bob Jane Dreiling 6824 Ayesbury Circle 67220
lot 15, Block E	Same	/ William R. Richter and Alice M. Richter 6814 Ayesbury Circle 67220
lot 16, Block E	Same	/ Michael W. Dart and Sammie J. Dart 6806 Ayesbury Circle 67220
lot 1, Block F	Same	/ James R. Cook and Shirley A. Cook 6905 Croyden Circle 67220

Lot	Addition	Property Owner
lot 2, Block F	Comotara First Addition	✓ Le Chung Cheng and Mei Yao Cheng 6915 Croyden Circle 67220
lot 3, Block F	Same	✓ Dong W. Cho and Jinyoung K. Cho 6925 Croyden Circle 67220
lot 4, Block F	Same	✓ Ronald E. Van Huss and Lynne M. Van Huss 6922 Croyden Circle 67220
lot 5, Block F	Same	✓ Steven W. Jacobson and Susan A. Jacobson 6912 Croyden Circle 67220
lot 1, Block A	Same	○ Wichita Development Co. 2225 Hathway Circle 67226
lot 2, Block A	Same	Same
lot 3, Block A	Same	Same
lot 1, Block K	Same	✓ Louis K. Blomquist and Marcheta M. Blomquist 3120 North St. Clair 67204

Part of Lot 4, Block A, Comotara First Add. described as beg. at the rear corner common 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, Block A, Comotara First Addition, except above described tract, and part of lot 5, Block A, Comotara First Addition, 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, Comotara First Addition, except above described tract and except that deed 167-1454

✓ Tryon S. Lindabury
2533 Claiborn Circle 67220

○ Tryon S. Lindabury
2533 Claiborn Circle 67220

Lot	Addition	Property Owner
Part of lot 6, Block A, Comotara First Addition described as beginning 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)		✓ Tryon S. Lindabury 2533 Claiborn Circle 67220
Part of lot 5, Block A, Comotara First Addition described as beginning at the rear corner common 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)		✓ Jesse W. Jones and Sherianne H. Jcnes Address Unknown
lot 7, Block A	Comotara First Addition	✓ Steven B. Acker and Constance Acker 2549 Claiborne Circle 67220
lot 8, Block A	Same	✓ Don V. Smiset and Gail N. Smiset 2555 Claiborne Circle 67220
lot 9, Block A	Same	✓ Raymond R. Rogers and Jo Ann Rogers 2558 Claiborne Circle 67220
lot 10, Block A	Same	✓ Kenneth H. Burge and Karen S. Burge 2550 Claiborne Circle 67220
lot 11, Block A	Same	✓ Ross Marsh and Janet A. 2540 Claiborne Circle 67220
lot 12, Block A	Same	✓ F. Torey Southwick and Patricia A. Southwick 2530 Claiborn Circle 67220
lots 13 and 14 Block A	Same	<i>Returned - no other address</i> ✓ Robert H. Mickel and Bernice H. Mickel 2200 South Rock Road 67207
lot 1, Block B	Same	✓ Marlyn L. Brock & J. Sue Address Unknown
lot 2, Block B	Same	✓ <i>Returned - sent to: 2523 Banbury 67226</i> Donald G. Bowles and Janet 3834 N. Clarence 67204
lot 3, Block B	Same	✓ Daniel J. Thorning & Sandra 2531 Banbury Circle 67220
lot 4, Block B	Same	✓ Alfonso R. Calvo and Maria Stella Calvo Address Unknown

Lot	Addition	Property Owner
lot 5, Block B	Comotara First Addition	✓ Richard J. Flaker and Patricia R. Flaker 2526 Banbury Circle 67220
lot 6, Block B	Same	✓ Mark William Guilds and Brenda Guilds Kinnison 2520 Banbury Circle 67220
lot 1, Block G	✓ Same <i>Returned - sent to: 14901 Timber Lake 67230</i>	✓ Bill O. Suhm dba Boss Construction, K.S., B. & T. Building 67202 ✓
lot 11, Block G	Same	✓ Maurice Cox and Marjorie 6920 Kentford Circle 67220
lot 12, Block G	Same	✗ Francisco C. Rausa Jr. and Elisa M. Rausa Address Unknown
lot 1, Block H	✓ Same <i>Returned - sent to: 6905 Newbury Cir. 67226</i>	✗ Bradley K. Brownlee and Dorothy J. Brownlee 803 North Battin 67208
lot 13, Block H	Same	✓ Eugene P. Friedman 6906 Newbury Circle 67220
lot 1, Block I	Same	✓ Dennis R. Kuhn and Connie L 6805 Trinity Circle 67220
lot 13, Block I	Same	✓ Vernal L. Miller and Elizabeth A. Miller Rt. 3, Newton, Kansas
lot 1, Block J	Same	✓ Barryl L. Veach and Davia M. Veach 6706 Bainbridge 67220
Lot B	Comotara First Addition	✓ Alfred A. Caro 356 North Rock Road 67206
		✓ Colby B. Sandlian 435 North Broadway 67202
lot 1	Sierra Woods 2nd Add.	✓ Jeanette R. Holmes 3934 East Elm 67208
lots 2 and 3	Same	✓ Larry K. Kuhlman and Marilyn K. Kuhlman 1502 Robin Ridge Circle 67207
lots 4 and 5	Same	○ Wichita Development Co. 2225 Hathway Circle 67220
lots 14 thru 27, Block 1	Woodlawn Place 4th Addition	○ Fidelity Investment Co. 229 South Market 67202
lots 3,4,5,6 and 9 thru 16, Blk 2	Same	Same 9✓

Lot	Addition	Property Owner
<p>All of lot 1, Pheasant Run Addition, except beginning at the NW corner of said lot 1, thence east to the NE corner of said lot 1, a distance of 150.00 feet; thence south, a distance of 15.69 feet; thence along a curve to the left, said curve having a radius of 173.10 feet, a distance of 25.99 feet; thence West-SW to the West line of said lot 1, a distance of 150.51 feet; thence along a curve to the right, said curve having a radius of 323.10 feet, a distance of 59.71 feet, thence north a distance of 15.69 feet to pob.</p>	<p>That portion of lot 1, Pheasant Run Addition excepted in above deed</p>	<p>✓Charles S. Cornfield Jacque M. Cornfield 2428 Walden Drive 67220</p> <p>✓James Robert Mullen 550 West Central, Apt. 1114 67203</p>
<p>lot 2, Pheasant Run Addition, except that portion described as: from the Westerly corner of said lot 2, SE on the SW line of said lot 2, said line being a curve to the left with a radius of 323.10 feet, a distance of 47.59 feet to the pob, thence on the SW line of said lot 2, said line being a curve to the left with a radius of 323.10 feet, a distance of 47.60 feet to the southerly comer of said lot 2; thence NE on the SE line of said lot 2, a distance of 150.00 feet to the easterly corner of lot 2; thence on the NE line of said lot 2, said line being a curve to the right with a radius of 173.10 feet, a distance of 25.50 feet; thence SW a distance of 150.00 feet to the point of beginning</p>	<p>That portion of lot 2, Pheasant Run Addition excepted in above deed</p>	<p>✓Donald E. Copenhaver and Shirley A. Copenhaver 2426 Walden Drive 67220</p> <p>✓Craig P. Meis and Vicki L. 2424 Walden 67220</p>
<p>A portion of lot 3, Pheasant Run Addition, beginning at the westerly corner of said lot 3, thence NEly on the NWly line of said lot 3, a distance of 150.00 feet to the northerly corner of said lot 3; thence SEly on the NEly line of said lot 3, said line being a curve to the left, said curve having a radius of 173.10 feet; a distance of 11.50 feet; thence continuing on the said NEly line of said lot 3, a distance of 20.42 feet thence SWly a distance of 150.00 feet to the SWly line of said lot 3, a distance of 20.19 feet; thence NWly on the SWly line of said lot 3, said line being a curve to the right, said curve having a radius of 323.10 feet, a distance of 21.47 feet to the pob.</p>	<p>That portion of lot 3, Pheasant Run Addition excepted in above deed</p>	<p>✓Frank K. Galbraith 2422 Walden 67220</p>

Lot	Addition	Property Owner
	Beginning at the Southerly corner of lot 3, Pheasant Run Addition, thence NWly on the SWly line of said lot 3 a distance of 33.21 feet, thence NEly a distance of 150 feet to the NELY line of lot 3, thence SEly on said NELY line lot 3, a distance of 32.98 feet to the Easterly corner of said lot 3, thence SWly on SEly line lot 3, a distance of 150 feet to the point of beginning	✓ Merle J. Zook and Ruth E. Zook 2420 Walden Drive 67220
	A portion of lot 4, Pheasant Run Addition described as: Beg. at the Westerly corner of said lot 4; thence NEly along the NWly line of said lot 4, a distance of 150 feet to the Northerly conre of said lot 4; thence SEly along the NELY line of said lot 4, a distance of 17.84 feet; thence continuing on the NELY line of said lot 4 on a curve to the left, said curve having a radius of 173.10 feet, a distance of 9.48 feet; thence SWly a distance of 151.25 feet to the SWly line of said Lot 4; thence NWly on the SWly line of said lot 4, said line being a curve to the right with a radius of 323.10 feet, a distance of 28.88 feet; thence continuing on the SWly line of said lot 4 a distance of 17.84 feet to the point of beginning	✓ Ronald A. Neal Address Unknown
	A portion of lot 4, Pheasant Run Addition, described as: Beg. at the southerly corner of said lot 4; thence NWly along the SWly line of said lot 4; said line being a curve to the right with a radius of 323.10 feet, a distance of 42.60 feet; thence NEly addistance of 151.25 feet to the NELY line of said lot 4; thence SEly along the NELY line of said lot 4, said line being a curve to the left with a radius of 173.10 feet, a distance of 28.82 feet to the easterly corner of said lot 4; thence SWly along the SEly line of said lot 4, a distance of 150.00 feet to pob.	✓ Kenneth Lee Sebo 2416 Walden 67220
lot 5	Pheasant Run Addition	✓ Ralph W. Owen III and Carolyn R. Owen 2412 Walden 67220
lot 6	Same	✓ Gary W. Herlocker 2408 Walden 67220
lot 7	Same	✓ David E. Sproul 1940 N. Mt. Carmel 67203

Lot

Addition

Property Owner

A portion of lot 8, Pheasant Run Addition described as: Beginning at the SWly corner of said lot 8; thence N-NELY along the westerly line of said lot 8, 150.00 feet to the NWly corner of said lot 8, thence E-SEly on the Northerly line of said lot 8, said line being a curve to the right, said curve having a radius of 543.10 feet, a distance of 41.45 feet; thence S-SWly, 150.00 feet to the southerly line of said lot 8; thence West-NWly on said southerly line of said lot 8, said line being a curve to the left, with a radius of 393.10 feet, a distance of 26.10 feet to the pob.

Gregory J. Dowling
2350 Walden Drive
67220

Lot 8, Pheasant Run Addition, except above described tract

William M. Wendell
2348 Walden 67220

A portion of lot 9, Pheasant Run Addition described as: Beg. at the Westerly corner of said lot 9; thence NEly on the NWly line of said lot 9, 150.00 feet to the northerly corner of said lot 9; thence SEly on the NEly line fo said lot 9, said line being a curve to the right, having a radius of 543.10 feet, a distance of 40.43 feet; thence SWly, 150.06 feet, to the SWly line of said lot 9; thence NWly on said SWly line of said lot 9, said line being a curve to the left, said curve having a radius of 393.10 feet, a distance of 33.15 feet to pob.

Alfred B. Beard and
Mabel A. Beard
2346 Walden 67220

A portion of lot 9, Pheasant Run Addition, described as: Beg. at the Southerly corner of said lot 9, thence NWly on the SWly line, said line being a curve to the left, having a radius of 393.1 feet, a distance of 26.85 feet; thence NEly, 150.06 feet to the NEly line of said lot 9; thence SEly on the NWly line of saidlot 9, said line being a curve to the right, having a radius of 543.10 feet, a distance of 42.47 feet to the NEly corner of said lot 9; thence SWly on the SEly line of lot 9, 150.00 feet to the pob.

Barbara A. Lavoie
2344 Walden 67220

Beginning at the westerly corner of lot 10, Pheasant Run Addition, thence NEly on the NWly line of saidlot 10, 150.00 feet to the northerly corner of said lot 10, thence SEly on the NEly line of saidlot 10, said line being a curve to the right, having a radius of 543.10 feet, a distance of 40.63 feet; thence SWly, 150.00 feet to the SWly line of said lot 10; thence NWly on said SWly line of said lot 10, said line being a curve to the left having a radius of 393.10 feet, a distance of 28.70 feet to the pob.

Louie Beller & Phyllis J.
2342 Walden Drive 67220

Lot

Property Owner

A portion of lot 10, Pheasant Run Addition, described as: Beg. at the southerly corner of said lot 10; thence NWly on the SWly line of said lot 10, said line being a curve to the left, having a radius of 393.10 feet, a distance of 31.30 feet; thence NEly on the NWly line of said lot 10, 150 feet to the NEly line of said lot 10, thence SEly on the NEly line of said lot 10, said line being a curve to the right, having a radius of 543.10 feet, a distance of 42.27 feet to the NEly corner of said lot 10; thence SWly on the SEly line of said lot 10, 150 feet to the pob.

Joseph P. Francel, Jr.
Sandra D. Francel
2340 Walden 67220

A portion of lot 11, Pheasant Run Addition, being more particularly described as: Beg. at the southerly corner of lot 11; thence NWly on the SWly line of said lot 11, a distance of 35.56 feet; thence continuing on the SWly line of said lot 11 on a curve to the left, said curve having a radius of 393.10 feet, a distance of 2.45 feet; thence NEly a distance of 150.00 feet to the NEly line of said lot 11; thence SEly on said NEly line of said lot 11, said line being on a curve to the right, said curve having a radius of 543.10 feet, a distance of 2.53 feet; thence continuing SEly on the NEly line of said lot 11, a distance of 35.56 feet to the Easterly corner of said lot 11; thence SWly on the SEly line of said lot 11, a distance of 150.00 feet to the pob.

Gordon A. Gregwire and
Jean Gregwire
2336 Walden 67220

Lot 11, Pheasant Run Addition, except above described tract

Thomas D. Jacob
2338 Walden 67220

lot 12, Pheasant Run Addition, except a portion described as: Beg. at the westerly corner of said lot 12; thence NEly on the NWly line of lot 12, 150.00 feet to the northerly conre of said lot 12, thence SEly on the NEly line of said lot 12, said line being a curve to the left having a radius of 124.90 feet, a distance of 30.69 feet; thence SWly 153.75 feet to the SWly line of said lot 12; thence NWly on said SWly line, 57.04 feet to the pob.

James B. Morcom and Lois D.
2332 Walden 67220

That portion of lot 12, Pheasant Run Addition excepted in above description

Randal A. Johnson and
Shirley A. Johnson
2334 Walden 67220

A portion of lot 13, Pheasant Run Addition, described as: Beg. at the southerly corner of said lot 13; thence NWly on the SWly line of said lot 13, said line being a curve to the right, having a radius of 99.90 feet, a distance of 55.17 feet, to the end of said curve; thence continuing NWly on said SWly line of said lot 13, a distance of 35.56 feet to the P.C., said curve to the left, having a radius of 568.10 feet, a distance of 32.43 feet; thence NEly a distance of 107 feet, more or less, to Easterly line lot 13;

Robert M. Hobson and
Shirley I. Hobson
2337 Bramblewood 67220

(continued)

Tract

(continued)

thence SWly on said Easterly line of said lot 13, said line being a curve to the right, having a radius of 323.10 feet, a distance of 153.12 feet to the point of beginning

Property Owner

A portion of lot 13, Pheasant Run Addition, described as: Beg. at the northerly corner of said lot 13; thence SEly on the easterly line of said lot 13, said line being a curve to the right, having a radius of 323.10 feet, a distance of 32.90 feet; thence SWly 107 feet more or less to the SWly line of said lot 13; thence NWly on said SWly line of said lot 13, said line being a curve to the left, having a radius of 568.10 feet, a distance of 32.41 feet to the westerly corner of said lot 13; thence NEly on the NWly line of said lot 13, 123.24 feet to the point of beginning

✓ Don Felkner and Joy L.
2339 Bramblewood 67220

A portion of lot 14, Pheasant Run Addition, described as: Beginning at the northerly corner of said lot 14; thence SEly on the easterly line of said lot 14, said line being a curve to the right, having a radius of 323.10 feet, a distance of 33.20 feet; thence SWly 136.5 feet, more or less, to the SWly line of said lot 14, said line being a curve to the left, having a radius of 568.10 feet, a distance of 33.52 feet to the westerly corner of said lot 14; thence NEly on the NWly line of said lot 14, 148.24 feet to the point of beg.

✓ Robert F. Fee and Winifred
2343 Bramblewood 67220

A portion of lot 14, Pheasant Run Addition, described as beg. at the easterly corner of said lot 14; thence SWly on the SEly line of said lot 14, a distance of 123.24 feet to the southerly corner of said lot 14; thence NWly on the SWly line of said lot 14; said line being a curve to the left, having a radius of 568.10 feet, a distance of 32.49 feet; thence NEly a distance of 136.5 feet more or less, to the easterly line of said lot 14; thence SEly on said easterly line of said lot 14, said line being a curve to the right, having a radius of 323.10 feet, a distance of 33.34 feet to the pob.

✓ Marc T. Dicker and
Rox Ann Dicker
2341 Bramblewood
67220

A portion of lot 15, Pheasant Run Addition, described as: Beg. at the easterly corner of lot 15; thence SWly on the SEly line of said lot 15, a distance of 148.24 feet to the Southerly corner of said lot 15; thence NWly on the SWly line of said lot 15, a distance of 34.50 feet, thence NEly a distance of 150 feet to the NEly line of said lot 15; thence SEly on said NEly line said lot 15, said line being a curve to the right, having a radius of 323.10 feet, a distance of 31.26 feet to the pob.

✓ Wilfred C. Lauer and
Patricia A. Lauer
2345 Bramblewood 67220

Tract

Property Owner

A portion of lot 15, Pheasant Run Addition, beginning at the Northerly corner of said lot 15, thence SEly on the NEly line of said lot 15, a distance of 33.13 feet; thence SWly 150 feet to the SWly line of said lot 15, a distance of 29.83 feet, to the westerly corner of said lot 15; thence NEly on the NWly line of said lot 15, 150 feet to the point of beginning

Joseph McGarvey Harper
2347 Bramblewood 67220

A portion of lot 16, Pheasant Run Addition, beginning at the easterly corner of said lot 16, thence SWly on the SEly line of said lot 16, a distance of 150 feet to the southerly corner of said lot 16; thence NWly on the SWly line of said lot 16, 31.98 feet; thence NEly, a distance of 150 feet to the NEly line of said lot 16; thence SEly on said NEly line of said lot 16, a distance of 32.02 feet to the pob.

Larry Conrad Ross and
Monica Flinner-Ross
2349 Bramblewood 67220

A portion of lot 16, Pheasant Run Addition described as: Beg. at the northerly corner of said lot 16; thence SEly on the NEly line of said lot 16, a distance of 32.98 feet; thence SWly 150 feet to the SWly line of said lot 16; thence NWly on said SWly line of said lot 16; a distance of 33.02 feet, to the westerly corner of said lot 16; thence NEly on the NWly line of said lot 16, 150 feet to the point of beg.

Bill D. Keethler and
Rachel E. Keethler
2351 Bramblewood 67220

A portion of lot 17, Pheasant Run Addition, described as: Beg. at the northerly corner of said lot 17; thence SEly on the NEly line of said lot 17, said line being a curve to the right, having a radius of 323.10 feet, a distance of 33.59 feet; thence SWly a distance of 151.5 feet, more or less, to the SWly line of said lot 17; thence NWly on said SWly line of said lot 17, said line being a curve to the left, having a radius of 173.10 feet, a distance of 32.70 feet, to the westerly corner of lot 17; thence NEly 150 feet to the pob.

Clifton W. Sproul and
Muriel M. Sproul
1345 Arrowhead 67203

A portion of lot 17, Pheasant Run Addition beginning at the easterly corner of said lot 17; thence SWly on the SEly line of said lot 17, a distance of 150 feet to the south corner of said lot 17; thence NWly on the SWly line of said lot 17, a distance of 25.00 feet; thence NEly a distance of 151.5 feet, more or less, to the NEly line of said lot 17; thence SEly on said NEly line of said lot 17, said line being a curve to the right, having a radius of 323.10 feet, a distance of 35.96 feet; thence continuing SEly on said NEly line of said lot 17, a distance of 20.44 feet to pob.

Lee D. Greiving and
Helen E. Greiving
2403 Bramblewood 67220

Tract

Property Owner

Lot 18, Pheasant Run Addition, except: Beg. at the Northerly corner of said lot 18; thence SEly on the NEly line of said lot 18, said line being a curve to the right having a radius of 323.10 feet, a distance of 45.18 feet; thence SWly 150 feet to the SWly line of said lot 18; thence NWly on said SWly line of said lot 18, said line being a curve to the left, having a radius of 173.10 feet, a distance of 22.00 feet to the westerly corner of said lot 18; thence NEly on the NWly line of said lot 18, a distance of 150 feet to the point of beginning

✓ Glenn C. Woodmancy and
Amy L. Woodmancy
2409 Bramblewood 67220

That portion of lot 18, Pheasant Run Addition excepted in above description

✓ Robert E. Gruenloh
2411 Bramblewood 67220

lot 19 Pheasant Run Addition

✓ David E. Sproul and
Sidney K. Sproul
1940 N. Mt. Carmel 67203

lot 20, Pheasant Run Addition, except beg. at the NEly corner of said lot 20; thence southerly on the easterly line of said lot 20, a distance of 150 feet to the SEly corner of said lot 20; thence westerly on the southerly line of said lot 20, said line being a curve to the left, having a radius of 173.10 feet, a distance of 24.39 feet; thence continuing westerly on said southerly line of said lot 20, a distance of 4.48 feet; thence northerly 150 feet to the northerly line of said lot 20; thence easterly on the northerly line of said lot 20, said line being a curve to the right, having a radius of 323.10 feet, a distance of 39.00 feet to pob

✓ Murray L. Reimer-Penner and
Nadine J. Reimer-Penner
2419 Bramblewood 67220

That portion of lot 20, Pheasant Run Addition excepted in above description

✓ Stephen F. Sisley and
Anne T. Sisley
2417 Bramblewood 67220

Lot 21 except Pheasant Run Addition
East 32.84 ft

✓ James P. Litsey
2423 Bramblewood 67220

East 32.84 ft
lot 21 Same

✓ Mary L. Herrin and Glenn C.
Herrin & Edith L. Herrin
2421 Bramblewood 67220

Beginning on the east line of lot 22, at a point 58.89 feet south of the NE corner of said lot 22; thence south on said east line, a distance of 91.11 feet; thence west on the south line of said lot 22, a distance of 24.56 feet to the SW corner of said lot 22; thence NW on the west line of said lot 22, a distance of 54.21 feet; thence on a curve to the right, said curve having a central angle of 21°19'42" and a radius of 148.10 feet, a distance of 55.12 feet thence east a distance of 83.55 feet to the pob.

✓ Kemper C. Willcut. sgl.
Winona G. Armstrong, Sgl.
2425 Bramblewood 67220

Lot		Addition	Property Owner
lot 22, except that portion described in last deed		Pheasant Run Addition	✓ Bernard A. Clark and Geraldine P. Clark 2427 Bramblewood 67220
Reserve A		Phrasant Run Addition	✓ Carson-Sproul Investment Company Inc. 1940 N. Mt. Carmel 67203
Unit Bldg.		Country Lake Condominium, a part of Lot A, Comotara First Addition	✓ Owner 6500 East 21st St. 67220 ²⁸⁶
17	M	"	✓ Bruce A. Munsell & Jeanne E.
19	M	"	✓ Rounds & Porter Lumber Co. <small>410 N. ST. FRANCIS, 67202</small>
21	M	"	✓ Gene E. Rump and Patricia L.
23	M	"	✓ Lewis R. Blackwell and Ceceilia M. Blackwell
2	1	"	✓ Daniel Baysinger and Nancy J. Baysinger
4	1	"	✓ Edna Nance & Pamela Oxenreider
6	1	"	✓ United Beech International Est., A Lichtenstein Corp.
8	1	"	✓ Dennis D. McMillan and Connie S. McMillan
16	2	"	✓ Charles H. Reichart
18	2	"	✓ Ross D. Alexander
20	2	"	✓ Dale M. Quillen & Betty J.
22	2	"	✓ Melvin A. Jensen & Dean
9	8	"	✓ Walter D. Webb & Irene G.
11	8	"	✓ Jo L. Will and Sally A.
13	8	"	✓ William R. Blackwell and Bonnie J. Blackwell
15	8	"	✓ Emmett E. Cole & Lela Nilas

Unit	Country Lake Condominiums 6500 East 21st Street 67206	Owner
101		✓ Henry Schichtle
102		✓ Larry S. Koger & Donna Lee
103		✓ James R. Spiller and Sarah K. Spiller
104		✓ John R. Rimmer Jr.
201		✓ Avenell R. Elliott
202		✓ Martha H. Thiessen
203		✓ Michael D. Allen and Patricia J. Allen
204		✓ Ayse Neda Brown
301		✓ Dale L. Harris & Connie S.
302		✓ Loquetta Jean Glass Diggs
303		✓ Pat B. Preboth
304		✓ James S. Stockwell and Margit M. Stockwell
401		✓ Todd L. Salmans and Deborah K. Salmans
402		✓ George F. Figgins and Jane L. Barr
403		✓ Richard L. Jameson and Debra G. Jameson
404		✓ Robert W. Witham and Carey
501		✓ John W. Myers & Nancy Lee
502		✓ Gary J. Martin
503		✓ Robert R. Jackson and Elizabeth S. Jackson
504		✓ Patricia F. Lawrence
601		✓ Firmina Bittel
602		✓ Darcy B. Yowell
603		✓ Robert W. Burdick and Patricia Ann Burnett
604		✓ Ronald A. Taylor & Vickie C.
701		✓ Steven D. Van Camp & Connie
702		✓ Randal Adams & Sandra S.

Unit	Country Lake Condominiums	Property Owner
703		✓Eugene F. Baskerville and Virginia L. Baskerville
704		✓Gregory L. Nance and Linda
801		✓Rodney E. Brecheisen
802		✓Robert L. Mitchell and Rhonda A. Mitchell
803		✓Elma A. Klaassen
804		✓Charles J. Mifsud & Joan C.
901		✓Richard N. Anderson and Sherrie R. Anderson
902		✓Jane F. Farmer
903		✓Donald M. Brinton
904		✓Jerry R. Kreuger and Vinge H. Kreuger
1001		✓Lois I. Green
1002		✓Joanne K. Davis
1003		✓Susan V. Hensley
1004		✓Maurice B. Bowles and Helen R. Bowles
1101		✓Peggy T. Hartman
1102		✓Betty K. Van Buren
1103		✓Le Ann E. Cushenbery
1104		✓Barbara N. Briggs
1201		✓Helen Inez Osburn
1202		✓William H. Stauffer
1203		✓June C. Sperkhardt and Teresa L.
1204		✓Michael H. Morgan & Carol A. Telford
1301		✓Sharon E. Diaz
1302		✓Norwin Lee Aronfeld
1303		✓David E. Nelson and Nancy Jo Nelson
1304		✓Allen D. Gerber & Jan M.
1401		✓John A. Tenborg & Kathleen

Unit	Country Lake Condominiums	Property Owner
1402		✓ Dale Allen & Laurette R.
1403		✓ Ed Flanagan and Sue
1404		✓ Country Lake II Inc.
1501		✓ Douglas H. Seidler and Joyce L. Seidler
1502		✓ Max F. Blakely
1503		ⓓ Country Lake II Inc.
1504		✓ James B. Lynn & Jean A.
1601		✓ Clifford W. Hibbs and Lorene I. Hibbs
1602		✓ Bruce W. Bertsch and Brenda S. Bertsch
1603		✓ Kathleen A. Spearow
1604		✓ George W. Howing and M. Dean Howing

We hereby certify the foregoing to be a true
and correct list of the property owners of:

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

as shown by the last deeds of record on file in the Office of the Register
of Deeds of Sedgwick County, Kansas, on the 30th day of March, 1979 at
7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Stable

Vice President

Order No. 275019
wh

FORM 29-1

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

*

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

Roll # 1

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