

ACTION

COMMITTEE	DATE
M.A.P.C.	9/28/72
<i>Approved subject to conditions</i>	
B.C.C./B. CO. C.	10/17/72
<i>Approved & referred</i>	

DP-46 COMOTAK - At the northeast
corner of Woodlawn and 21st Street
North

POSTED
9-6-72
-H

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved subject As conditions</i>	<i>9/28/72</i>
B.C.C./B. CO. C. <i>Approved & reconciled</i>	<i>10/17/72</i>

SP-48 COMORAK - At the northeast
corner of Woodlawn and 21st Street
North

Map No. 5950
Sec. 6
Twp. 27S
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP- 46
Z- _____
Filed 8/22/72

APPLICATION REQUEST: Approval of proposed planned Comotara development.

1. Applicant Jack P. DeBoer Associates, Inc.
Address 240 North Rock Road Phone 685-8261
2. Agent William A. McAdoo
Address 240 North Rock Road Phone 685-8261
3. General Location At the northeast corner of Woodlawn and 21st Street. North
Address _____
4. Proposed Use Commercial, office and residential development.

AREA DATA

1. Acres 150.9 (_____ ft. by _____ ft.)
2. Existing Zoning "AA" & "LC" Proposed Zoning _____
3. Area ~~to be~~ (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
St. _____ St. _____ St. _____
Proposed R/W _____ ft. _____ ft. _____ ft.
St. _____ St. _____ St. _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date 9/28/72 Action Approval subject to conditions
2. Governing Body
Date 10/17/72 Action Approval as recommended

NOTES:

October 17, 1972

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

DP-46 - Comotara CUP - At the East side of Woodlawn between
21st and 29th

The Board of City Commissioners at their regular meeting of
October 17, 1972, considered the above captioned CUP and
their action was to approve the request subject to the fol-
lowing conditions:

- A. Waiver of the 5-8 foot masonry wall along the south line
of Parcel 1-C.
- B. Waiver of the 35-foot building setback along the westerly
portion of the south line of Parcel 1-c not so indicated
on the plan.
- C. Appropriate street names should be determined at the time
of platting.
- D. Platting of subject property within one year from the date
of approval by the Board of City Commissioners; or the ap-
plications be considered denied and closed.
- E. The transfer of title of all or any portion of the land
included within the Community Unit Plan does not consti-
tute a termination of the plan or any portion thereof,
but said plan shall run with the land for commercial
development and be binding upon the present owners, their
successors and assigns, unless amended.
- 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.

Mr. Robert Feldner,
Page 2

G. Any major changes in this development plan being submitted to the Planning Commission and City Commission for their consideration.

Attached is an approved copy of the CUP for your files.

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

JHG:rw
attachment

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

CASE NO. Z-1434 and DP-46 CONSIDERED BY MAPC: 9-28-72REQUEST FOR: "LC" to "AA" and "AA" to "LC"
Approval of Residential and Commercial CUP

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To allow land use patterns consistent with those planned for
"Comotara" New Community Development."

GENERAL LOCATION: Northeast corner of 21st and Woodlawn

LEGAL DESCRIPTION:

See excerpt of Planning Commission minutes of
September 28, 1972 attached.

APPLICANT: Jack P. DeBoer Associates, Inc.

COUNSEL FOR APPLICANT: William A. McAdoo, agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north is "R-1" and "BB"; east is "R-1";
South is "LC" and "R-1"; west is "AA" and "LC"LAND USE: Subject property and that to the east and south is undeveloped;
north is office building under construction; west is service station and
undeveloped and apartments under construction.

PLANNING COMMISSION RECOMMENDATION:

That this zone change request (Z-1434) be approved and that the
Community Unit Plan (DP-46) be approved, subject to the conditions
as shown in the staff report, and also shown as a part of the
minutes attached. Rising moved, Burnett seconded and it carried
unanimously.

ACTION: 1. Approve the zone change and CUP as recommended by the
Metropolitan Area Planning Commission, subject to the conditions of
platting, and instruct the Planning Department to forward the ordinance
for first reading when the plat is forwarded to the City Commission;
or
2. Return the applications to the Planning Commission for re-
consideration. The City Commission states the following reasons for
its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 28, 1972:

- 20a. Case No. Z-1434 - Jack P. DeBoer Associates, Inc. request change from "AA" to "LC" for a tract of land lying in the SW 1/4 of Sec. 6, Twp. 27S, R2E of the 6th P.M., Sedgwick County, Kansas, beg. at a point 1,335.75 ft. N and 50.00 ft. E of the SW corner of said SW 1/4; th. N 0°56'56" W, par. with the W line of said SW 1/4, a distance of 735.00 ft; th. N 89°03'04" E, a distance of 112.14 ft; th. along a curve to the right with a radius of 323.10 ft; an arc length of 129.70 ft, a long chord of 128.84 ft, bearing S 79°26'56" E to a point; th. S 67°56'56" E, a distance of 164.28 ft; th. along a curve to the left with a radius of 393.10 ft; an arc length of 157.80 ft. a long chord of 156.74 ft, bearing S 79°26'56" E to a point; th. N 89°03'04" E, a distance of 260.14 ft; th. S 0°56'56" E, a distance of 365.69 ft; th. along a curve to the left with a radius of 390.10 ft, an arc length of 91.51 ft. a long chord of 91.30 ft, bearing S 7°40'08" E to a point; th. S 89°03'04" W a distance of 120.00 ft; th. S 49°03'04" W, a distance of 225.00 ft, th. N 42°56'56" W, a distance of 195.00 ft; th. S 89°03'04" W, a distance of 100.00 ft; th. S 48°07'35" W, a distance of 215.10 ft; th. S 89°03'04" W, a distance of 145.00 ft. to the point of beg., AND change from "LC" to "AA" for the S 600' of the W 600' of SW 1/4 of Sec. 6, Twp. 27S, R2E of the 6th P.M., Sedgwick County, Kansas. All generally located on the east side of Woodlawn in an area north of 21st Street North.
- 20b. Case No. DP-46 - Jack P. DeBoer Associates, Inc. request approval of Residential and Commercial Community Unit Plan for 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 pointed out the area on the map and reviewed the following staff report:

Comments

1. The applicant presently has approximately 8.3 acres of "LC" zoning at the northeast corner of 21st Street and Woodlawn and is requesting that this be changed to "AA" Single-family and that a tract of land further to the north, containing approximately 10.8 acres, be approved for "LC" zoning. The applicant states these zone changes are being requested to allow land use patterns consistent with those planned for COMOTARA New Community Development.
2. As required by the CUP provisions of the zoning ordinance and where a tract of land contains more than 6 acres proposed for light commercial development and is under a single control, a development plan has been submitted for review and approval by the Planning Commission.
3. The plan as submitted proposes a 10.8 acre commercial development which will include commercial and office facilities and a maximum of 20 dwelling units. The plan also proposes a 140.1 acre single-family townhouse and garden apartment development, the density of which will not exceed 7.0 dwelling units per acre or a total of 521 dwelling units for the entire 140.1 acres. In addition to indicating the lots for single-family residences and the proposed building locations for townhouses and garden apartments, the development plan indicates information on maximum building coverage, maximum building heights, setbacks for structures, proposed usable open space, means of ingress and egress in and through the area, interior circulation, and proposed parking ratio.

4. While the plan is in general agreement with the comments made by the staff in the original review with the applicant, the plan does not indicate the required 35-foot building setback from the south line of Parcel #1-C in its entirety nor does the plan indicate the required 5-8 foot masonry wall required when the "LC" area is adjacent to a residential district. The ordinance does provide that the Planning Commission or governing body may, in unusual situations where the objective of good planning practices are furthered, alter or modify specific requirements. In this particular instance it would appear that the wall requirement and a continuous 35-foot setback could be detrimental to the proposed development along the lake. A letter requesting a waiver of the foregoing requirements has been submitted to the Planning Department, a copy of which is attached to the Development Plan being forwarded to the Planning Commission.
5. In order for the Planning Commission to recommend approval of the residential portion of the CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.
6. Upon the determination as to the appropriateness of the zone change request and the proposed development plan, approval should be subject to consideration of the following recommended conditions;
 - A. Waiver of the 5-8 foot masonry wall along the south line of Parcel 1-C.
 - B. Waiver of the 35-foot building setback along the westerly portion of the south line of Parcel 1-C not so indicated on the plan.
 - C. Appropriate street names should be determined at the time of platting.
 - D. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the applications be considered denied and closed.
 - 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 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 submitted to the Planning Commission and City Commission for their consideration.

GALBRAITH pointed out that this is the first phase of COMOTARA and that a plat of the area is being processed. He recommended approval, subject to conditions as shown in the staff report.

ROBERT KAPLAN, attorney for the property owner to the south, said they have no objections to what is proposed. No one appeared in opposition.

WILLIAM A. McADOO was present on behalf of the applicant, and said they have been working closely with the Planning Department staff and the conditions suggested are satisfactory.

MOTION: That the Planning Commission recommend to the City Commission that this zone change request (Z-1434) be approved and that the Community Unit Plan (DP-46) be approved, subject to the conditions as shown in the staff report shown earlier in these minutes. Rising moved, Burnett seconded and it carried unanimously.



oblinger-smith corporation

September 19, 1972

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Re: Comotara Phase I
Residential and Commercial Community
Unit Plan. Generally located at the
northeast corner of Woodlawn and 21st.

Gentlemen:

Working with Mr. Jack Gailbraith, Chief Planner of the Metropolitan Area Planning Department, we have provided all revisions to the CUP as required with the exception of a continuous 35 foot building setback from the south line of parcel 1C, and the construction of a solid wall along the south line of parcel 1C, both required under the CUP provision of the zoning ordinance.

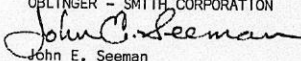
We are requesting the Planning Commission to consider a waiver of the before mentioned requirements for the following reasons.

We request the 35 foot building setback from the south line of parcel 1C be waived to allow the Comotara office use to be constructed in close proximity to the water feature. We feel this request to be justified due to the fact that property directly south of this particular structure will be utilized as an open space reserve to provide a front-door image for Comotara development, eventually to include some 3,500 acres.

We also request the Planning Commission to waive the provision requiring a solid wall, five to eight feet in height, to be installed along the south line of parcel 1C due to the fact that the visual relationship intended to enhance the overall project would not be possible if this wall were constructed. It is the intent to provide visual penetration of the pedestrian space within the commercial complex from Woodlawn Avenue.

If we may provide additional information, please feel free to contact us.

Sincerely,
OBLINGER - SMITH CORPORATION



John E. Seeman
Landscape Architect

JES/kb

625 First National Bank Bldg., Wichita, Kansas 67202 / AC 316 262-0451
722 University Bldg., Denver, Colorado 80202 / AC 303 825-5445
4948 Cherry, Kansas City, Missouri 64110 / AC 816 756-0256
Quadrangle 232, 2800 Routh, Dallas, Texas 75201 / AC 214 748-4112

Consultants in Planning, Design & Development

September 29, 1972

Mr. William A. McAdoo
240 North Rock Road
Wichita, Kansas 67206

Re: Z-1434 - "LC" to "AA" and
"AA" to "LC"
DP-46 - Residential and
Commercial CUP
Northeast corner of 21st
and Woodlawn

Dear Mr. McAdoo:

At its regular meeting of September 28, 1972, the Metropolitan Area Planning Commission considered the above-captioned zone change request and Community Unit Plan. It was the action of the Commission to recommend the approval of both the zone change and CUP, subject to the following conditions:

- A. Waiver of the 5-8 foot masonry wall along the south line of Parcel 1-C.
- B. Waiver of the 35-foot building setback along the westerly portion of the south line of Parcel 1-C not so indicated on the plat.
- C. Appropriate street names should be determined at the time of platting.
- D. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the applications be considered denied and closed.
- 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 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

Page 2 - Mr. William A. McAdoo
September 29, 1972

of the building permit authorizing construction of the proposed development.

- G. Any major changes in this development plan being submitted to the Planning Commission and City Commission for their consideration.

It is necessary that you submit 8 additional copies of the CUP to our office by 5:00 p.m. on October 11, 1972, so that these items can be forwarded to the City Commission for consideration at their regular meeting which starts at 9:00 a.m. on October 17, 1972, in Room 201 City Building, 204 South Main.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Jack P. DeBoer Associates, Inc., 240 North Rock Road 67206
John E. Seeman, c/o Oblinger-Smith, Corp., 625 First
National Bank Building 67202

RE: AGENDA ITEM NO. 20a & 20b

WICHITA-SEDFWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MEAPC HEARING DATE: Sept. 28, 1972

Case No. Z-1434	Request: "LC" to "AA" & "AA" to "LC" Approval of Residential & Commercial CUP
Case No. DP-46	

Location: Northeast corner of 21st and Woodlawn

Reason: "To allow land use patterns consistent with those planned for "Comotara" New Community Development."

Acres: "LC" to "AA" - 8.3 "AA" to "LC" - 10.8	Size: 600 ft. by 600 ft. Irregular shape
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	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" & "LC"
North	Office building under construction	"R-1" & "BB"
East	Undeveloped	"R-1"
South	Undeveloped	"LC" & "R-1"
West	Service station & undeveloped & apartments under construction	"AA" & "LC"

Appropriate street rights-of-way to be acquired at time of platting. Being platted as Comotara First Addition	Sidewalk: No History: None
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Comments

1. The applicant presently has approximately 8.3 acres of "LC" zoning at the northeast corner of 21st Street and Woodlawn and is requesting that this be changed to "AA" Single-family and that a tract of land further to the north, containing approximately 10.8 acres, be approved for "LC" zoning. The applicant states these zone changes are being requested to allow land use patterns consistent with those planned for COMOTARA New Community Development.
2. As required by the CUP provisions of the zoning ordinance and where a tract of land contains more than 6 acres proposed for light commercial development and is under a single control, a development plan has been submitted for review and approval by the Planning Commission.
3. The plan as submitted proposes a 10.8 acre commercial development which will include commercial and office facilities and a maximum of 20 dwelling units. The plan also proposes a 140.1 acre single-family townhouse and garden apartment development, the density of which

will not exceed 7.0 dwelling units per acre or a total of 521 dwelling units for the entire 140.1 acres. In addition to indicating the lots for single-family residences and the proposed building locations for townhouses and garden apartments, the development plan indicates information on maximum building coverage, maximum building heights, setbacks for structures, proposed usable open space, means of ingress and egress in and through the area, interior circulation, and proposed parking ratio.

4. While the plan is in general agreement with the comments made by the staff in the original review with the applicant, the plan does not indicate the required 35-foot building setback from the south line of Parcel #1-C in its entirety nor does the plan indicate the required 5-8 foot masonry wall required when the "LC" area is adjacent to a residential district. The ordinance does provide that the Planning Commission or governing body may, in unusual situations where the objective of good planning practices are furthered, alter or modify specific requirements. In this particular instance it would appear that the wall requirement and a continuous 35-foot setback could be detrimental to the proposed development along the lake. A letter requesting a waiver of the foregoing requirements has been submitted to the Planning Department, a copy of which is attached to the Development Plan being forwarded to the Planning Commission.
5. In order for the Planning Commission to recommend approval of the residential portion of the CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.
6. Upon the determination as to the appropriateness of the zone change request and the proposed development plan, approval should be subject to consideration of the following recommended conditions;

- A. Waiver of the 5-8 foot masonry wall along the south line of Parcel 1-C.
 - B. Waiver of the 35-foot building setback along the westerly portion of the south line of Parcel 1-C not so indicated on the plan.
 - C. Appropriate street names should be determined at the time of platting.
 - D. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the applications be considered denied and closed.
 - 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 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 submitted to the Planning Commission and City Commission for their consideration.
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WICHITA PUBLIC SCHOOLS

Unified School District No. 259

ADMINISTRATION BUILDING

428 South Broadway

WICHITA, KANSAS 67202

Office of the Superintendent

September 11, 1972

To:

Robert Lakin

From:

Alvin E. Morris, Superintendent

Re:

September 14 Meeting

This is a reminder of the September 14 meeting about which you were called some time ago. The time is 3:30 p.m. and the place is Room 101 of the Educational Services Building at 640 North Emporia.

We hope it will be possible for you to attend this meeting.

AEM:cg



DP-46 - 15 Notices to Property Owners sent 9/14/72

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

NOTICE TO ADJOINING PROPERTY OWNERS

SEP 14 1972

NOTICE IS HEREBY GIVEN that on September 28, 1972, at 1:30 p.m. the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN - PLANNED RESIDENTIAL AND COMMERCIAL DEVELOPMENT 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 has been submitted as required under the Community Unit Plan provisions of Section 28, 04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 140.1 acre single family, townhouse and garden apartment development, the density of which will not exceed 7.0 dwelling units per acre or a total of 521 dwelling units for the entire 140.1 acres. Also proposed on the Development Plan is a 10.8 acre commercial development which will include commercial and office facilities and a maximum of 20 dwelling units. In addition to indicating the lots for single family residences and the proposed building locations for townhouses and garden apartments, the Development Plan indicates information on maximum building coverage, maximum building heights, setbacks for structures, proposed usable open space, means of ingress and egress in and through the area, interior circulation, and proposed parking ratio.

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, 104 South Main, 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

September 11, 1972

Mr. John E. Seeman
Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

RE: DP-46 - Comotara - Phase I,
Residential and Commercial
Community Unit Plan. Gen-
erally located at the north-
east corner of Woodlawn and
21st Street.

Dear Mr. Seeman:

We have reviewed the above captioned preliminary development plan with representatives of the Engineering, Traffic Engineering and Maintenance-Flood Control Divisions of the Department of Public Works. The basic layout and design of the plan appear to be satisfactory; however, questions have been raised concerning drainage, location of public utilities, and the need for public sidewalks.

The handling of the drainage on the site will involve various drainage easements, the need to determine what the limits of the lake on parcel #1 are to be and indication of a Floodway for the lake area, and adjustments being made in the design of some of the cul-de-sacs which as now indicated on the plan, would not drain into the overall proposed street system. The Maintenance-Flood Control Division also advises that if a new dam or enlargement of the existing dam is proposed, it will be necessary to obtain approval of and a permit for such construction from the Division of Water Resources. A determination also needs to be made at this time for the method of handling the drainage on the entire property, i.e. open ditches and swales, underground system, etc.

Page 2

The location of public utilities, particularly in the single family cluster areas indicated on the plan, also need to be worked out at this time. If the proposal is to place sidewalks, drainage and some of the utilities in rear-lot easements in these single family cluster areas, there may be adjustments needed in some of the extremely narrow open space areas indicated between the single family lots. We urge that the applicants and/or their representatives contact the Engineering and Maintenance-Flood Control Divisions of the Department of Public Works and each utility company involved, as soon as possible so that site drainage, and utility easements and locations can be coordinated, and so appropriate adjustments in the design of the plan, if needed, can be made prior to the Planning Commission hearing of the proposed development plan.

Regarding sidewalks, the City has a policy of requiring public sidewalks adjacent to all public streets in new developments. The interior private sidewalk network, indicated on the development plan, may be an acceptable alternative to public sidewalks along the streets, however, it should be pointed out that the suggested sidewalk locations indicated on the plan do not take into account street crossings or locations, nor does the sidewalk network indicate any logical interconnection between the various development areas on the plan. In addition, some public sidewalks would be needed within public street rights-of-way where sidewalk street crossings were located, and there still would be a need for public sidewalks adjacent to the two major streets, 21st Street and Woodlawn Avenue, as pedestrians walking along these two streets would not have access to, or want to utilize the proposed private interior sidewalk network. In discussing the location of public sidewalks with representatives of the Department of Public Works, it was agreed that, in addition to public sidewalks needed on 21st and Woodlawn, public sidewalks are needed adjacent to the commercial area, and not less than one side of A street, both sides of B street, at least one side of C street and on the south side of the east-west street next to 21st Street. The need and location of sidewalks will be discussed at the time of platting and a sidewalks plan should be submitted for review and approval at the time of platting.

Also, in the discussion of street width with the Traffic Engineering Division and based on the requirement of 70' rights-of-way as speci-

Page 3

fied in the Subdivision Regulations, B Street should be increased to 70' in width.

In addition to the foregoing general comments, the following changes or additions need to be made on the plan:

1. As required by the C.U.P. provisions of the zoning ordinance, a 35 foot building setback from the south line of Parcel #1-C needs to be indicated on the plan. The zoning ordinance also requires that a solid wall 5 to 8 feet in height be installed along the south line of Parcel #1-C. It would appear that the wall requirement may be detrimental to the proposed development along the lake and therefore, if the applicants are not desirous of having the required wall at this location, a letter to the Planning Commission requesting a waiver of this provision of the ordinance should accompany the revised plans.
2. An additional 10 feet of right-of-way for the east half of Woodlawn Avenue needs to be indicated adjacent to parcel #1-C to provide for the installation of an accel-decel lane to serve the two openings proposed to the commercial development on said parcel. The dedication of the additional right-of-way and the guarantee for the installation of the accel-decel lane will be required at the time of platting.
3. There are a few additions and changes needed in the General Comments and Parcel descriptions which have been indicated on the enclosed copy of the plan. We question the need for 30' advertising signs to be located adjacent to "A" and "B" streets (Commercial General Provisions, Item #6) both being interior streets and adjacent to proposed residential areas.
4. The following statement should be added under "General Provisions" for both residential and commercial:
"A landscape plan shall be prepared by a licensed landscape architect for all planting strips and shall be submitted for approval by the Planning Department prior to the issuance of any building permits on Parcel #1 (Parcel #1-C).

After your review of these comments, we would appreciate your submitting 12 revised copies of the plan to our office no later than September 19, 1972, so that we can prepare our recommendations

Page 4

and provide a copy of the plan to the Planning Commissioners for their regular meeting of September 28, 1972. If you have any questions or desire to discuss this matter prior to the submission of the revised copies, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

cc: Jack P. DeBoer Associates
William A. McAdoo
240 North Rock Road

JHG:rw

August 23, 1972

Dick Linn, City Engineer

Curtis Newby, Junior Planner

DP-45 - Comotaro Phase-I C.U.P., Commercial
and residential Community Unit Plan

Attached for your information and comment is a copy of the above referred to C.U.P. involving approximately 160 acres of land which has recently been annexed to the City. A combination of mixed residential and commercial uses are planned for subject property.

We would appreciate any comments you may have concerning this proposed C.U.P. so that we may include them in our reply to the applicant. Also please advise if you feel a meeting with the Planning Department and other concerned City staff receiving this memorandum would be helpful or necessary.

Please contact me or Jack Galbraith concerning any comments you may have regarding this matter.

CLN:rme

Attachment

Copies sent to: Paul Graves, City Traffic Engineer
M. S. Mitchell, Assistant Superintendent,
Public Works Maintenance

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 Jack P. DeBoer Associates, Inc.
Address 240 N. Rock Road 67206 Phone 685 8261
Agent William A. McAdoo
Address 240 N. Rock Road 67206 Phone 685 8261
- b. Applicant _____
Address _____ Phone _____
Agent John E. Seeman
c/o Oblinger - Smith Corporation
Address 625 First National Bank Bldg. Phone 262 0451
- 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 A-A and L C and legally described as Lot(s) Inappropriate, Block(s) _____, Addition.

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

~~Government Lots 6 and 7, together with the East 1/2 of the Southwest 1/4 of Section 6, Township 27 South, Range 2 East of the 6th P. M., Sedgwick County, Kansas.~~

Use for legal

II.B There are 150.9 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 Ave.
and 21st Street; or
- b. on the N/A side of N/A (Ave.,
Street) between N/A (Ave., Street) and
N/A (Ave., Street).

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

By _____ Authorized Agent (if any) Jack P. DeBoer & Associates, Inc.
By Wm M. Adoo, Agent Authorized Agent (if any)

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

V. OFFICE USE ONLY

This application was received at the Planning Department at
4:45 (PM) on 8/22/72 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400⁰⁰.

James L. Salbreath Name
Chief Planner Title

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

Lot	Property Owner
SE $\frac{1}{2}$ of NE $\frac{1}{2}$ of Section 1-27-1E	▷ Jack P. DeBoer Associates, Inc. 240 North Rock Road 67206
SE $\frac{1}{2}$ of NW $\frac{1}{2}$ of Section 6-27-2E	▷ Same
SW $\frac{1}{2}$ of NW $\frac{1}{2}$ of Section 6-27-2E	Metropolitan Life Insurance Co. New York, New York
SW $\frac{1}{2}$ of NE $\frac{1}{2}$ of Section 6-27-2E	▷ Jack P. DeBoer Associates, Inc. 240 North Rock Road 67206
West 1000 feet of SE $\frac{1}{2}$ Section 6-27-2E	▷ Same
NW $\frac{1}{2}$ of NE $\frac{1}{2}$ of Section 7-27-2E	✓ E. E. Jabes RFD 1 Derby, Kansas 67037
North 1000 feet of NW $\frac{1}{2}$ of Section 7-27-2E	same <i>Irwin Baron et al.</i> <i>Take off of zoning ordinance</i>
Lot Block Addition	Property Owner
1 A Somerset Addition	✓ Irwin Baron et al, Trustees of Property Capital Trust Three Center Plaza Boston, Massachusetts 02108
11 2 Womers Crestview Heights 3rd	✓ Womer Construction Co, Inc. 434 Ohio 67214
E part	
12 2 Same	▷ Same
1 3 Same	Champlin Petroleum Company Address Unknown
2+ 3 Same	Same
Beg NW/c Lot 1, W 30' S 35' E 30' N 35' to beg and Beg SE/c Lot 1 S 30' W 35' N 30' E 35' to pob	
2 exc 3 Same above desc. tract	▷ Womer Construction Co., Inc. 434 Ohio 67214

Lot	Block	Addition	Property Owner
1	1	Olde English Manor	Olde English Manor Associates Address Unknown
1	1	Third Addition to Crestview Heights	✓ Arthur O. Schreck and Clara Schreck 3800 East 21st North 67208
2	1	Same	✓ George W. Ultch Lumber Co. 2145 North Topeka 67214
3	1	Same	Same
4	1	Same	Same
5	1	Same	Same
6	1	Same	Same
7	1	Same	Same
8	1	Same	Same
9	1	Same	Same
10	1	Same	Same
11	1	Same	Same
12	1	Same	Same
13	1	Same	Same
1	2	Same	✓ Robert Martin Denney and Nancy B. Denney 2302 Farmstead 67220
2	2	Same	✓ Marion R. Liston and Beulah V. Liston Address Unknown
3	2	Same	✓ Anthony Lee Krkosska and Dalene Krkosska 1738 N. Fountain 67208
26	2	Same	Real Estate Developers, Inc. Address Unknown
27	2	Same	Same
28	2	Same	Same
2	4	Same	Same
3	4	Same	R&R Inc. Address Unknown

Lot	Block	Addition	Property Owner
9	4	Third Addition to Crestview Heights	✓ June M. Bunnell 2309 Farmstead 67220
10	4	Same	✓ Martin L. Halley and Noelene R. Halley 888 S. Hydraulic Avenue Apt. 149 67211
6	7	Same	✓ Sandor Kvassay and Celia J. Kvassay 2224 Farmstead 67220
Sly 8' 7	7	Same	P Same
7 exc S 8'	7	Same	✓ H. W. Fischer and Lorene E. Fischer 2228 Farmstead Street 67220
8	7	Same	Westbrook Developers, Inc. Address Unknown
NE½ of SE½ of Section 1-27-1E		Gladys Gsell Flickinger Evelyn Gsell Given Irma Gsell Stalles Addresses Unknown	
SW¼ of Section 6-27-2E		P Jack P. DeBoer Associates, Inc. 240 North Rock Road 67206	

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

1,000 foot radius of Southwest Quarter of
Section 6-27-2E of the 6th P.M., Sedgwick
County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on this 16th day of August, 1972
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By *John E. Byrom*
Vice President

Order No. 193483
wh

FORM 203-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION AMOUNT

CUP

Name

Address

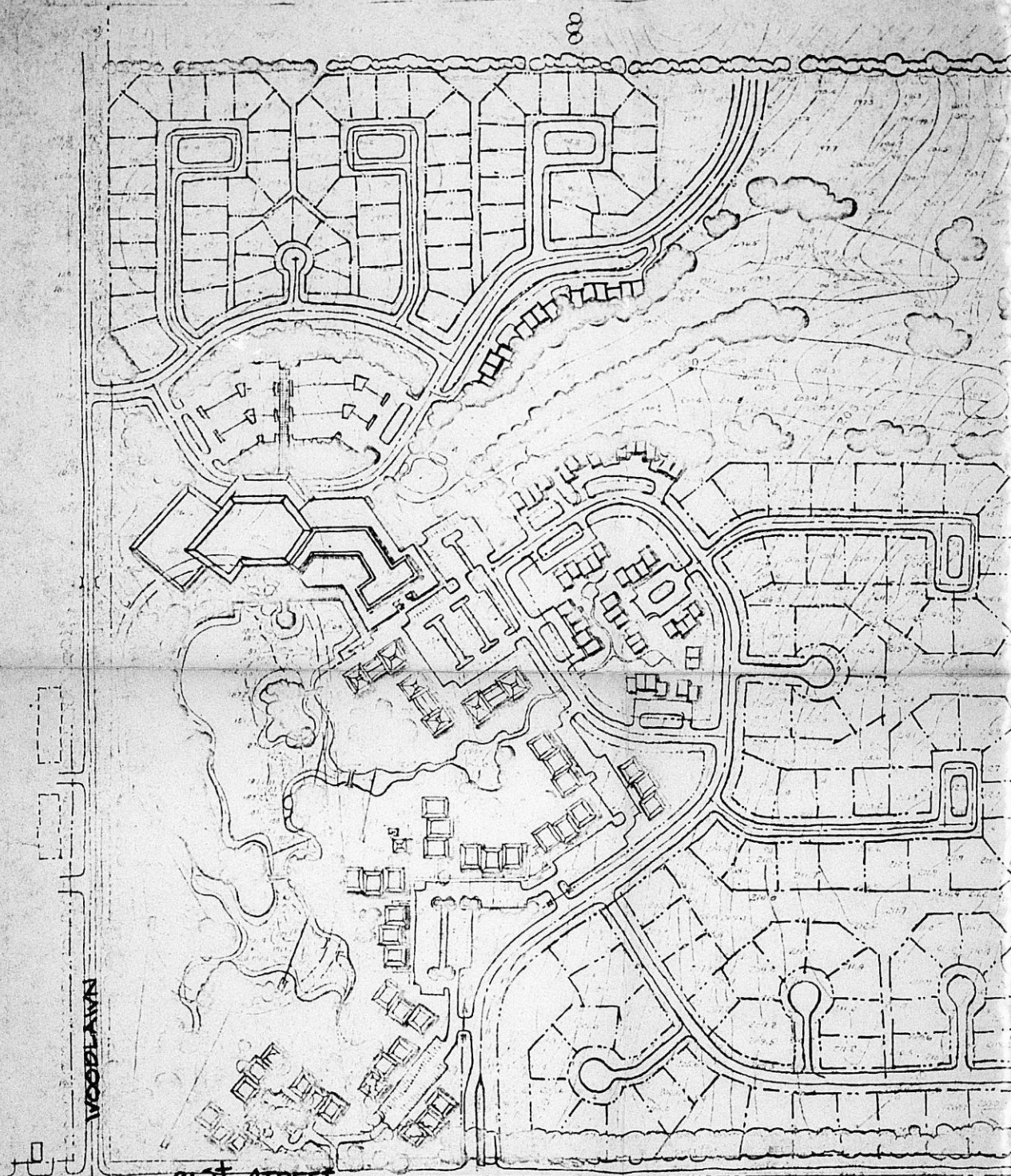
Type

Due Date

Comments:

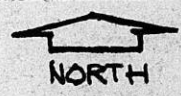
Date

By



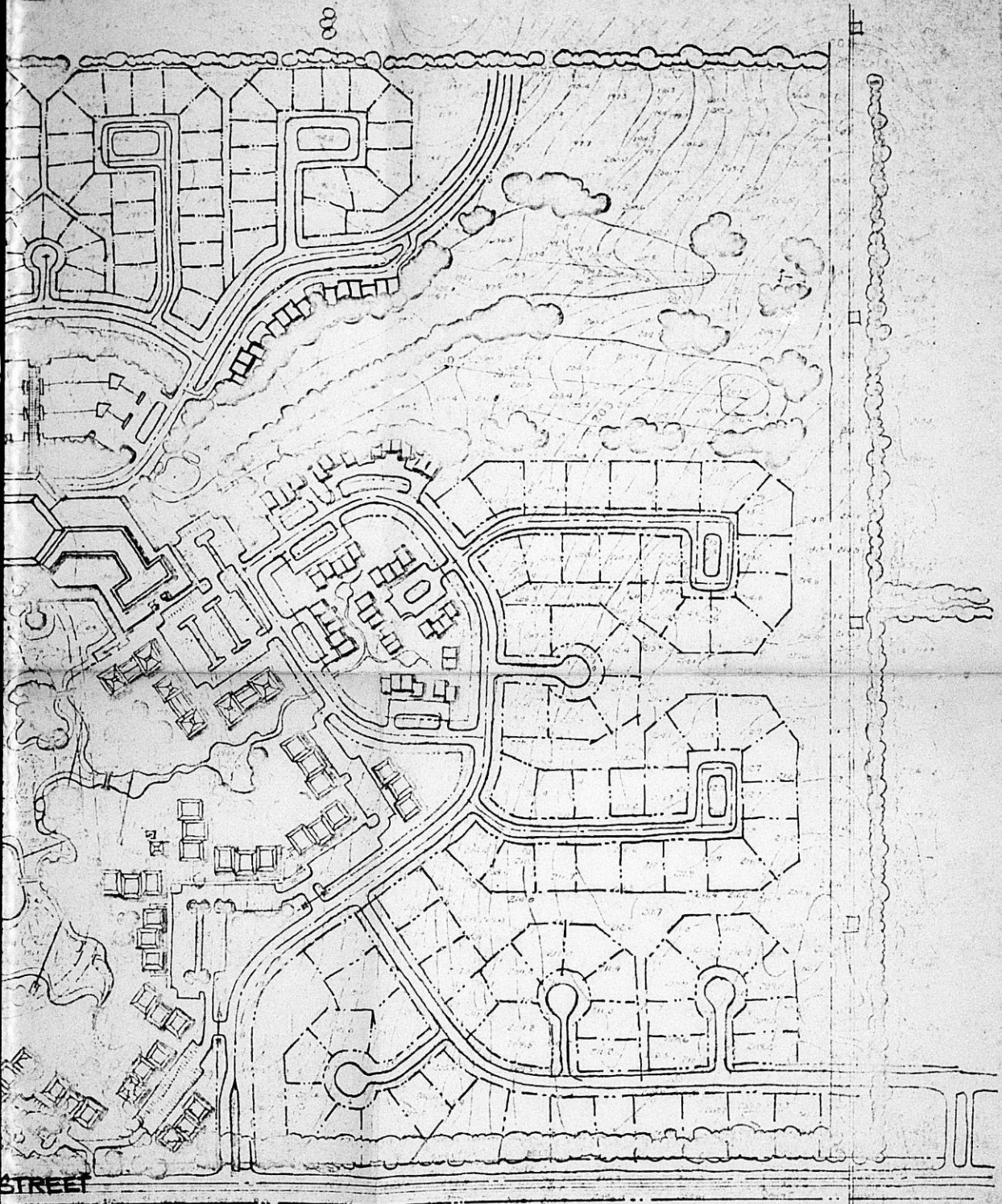
21st STREET

CONCEPT SKETCH PHASE - I



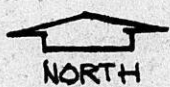
1" = 200'

DP-46 File #1



STREET

CONCEPT SKETCH
PHASE - I



NORTH

1" = 200'

DP-46 File # 1

*

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

Roll # 1

*