

DP-48 - First National Investors  
Corporation - AMENDED COMMERCIAL  
CUP - FILE # - N.W. Corner of  
Webb Road & U.S. 54

*POSTED  
1-24-77*

ACTION

DATE

COMMITTEE

*Approved and to  
be heard 3 conditions 3-3-77*

M.A.P.C.

*Approved as  
planned 3-29-77*

B.C.C./B. CO. C.

Map No. 6047  
Sec. 20  
Twp. 27  
Range 2E

**DATA SHEET**  
**COMMUNITY UNIT PLAN**

AMENDED FILE #2  
DP -48  
S-  
Filed 1-21-77

APPLICATION REQUEST: Approval of proposed planned COMMERCIAL CUP  
dev't/plannt.

1. Applicant First National Investors Corporation  
Address 453 South Webb Road, 67207 Phone 685-1361
2. Agent Paul Mann, President  
Address 453 South Webb Road, 67207 Phone 685-1361
3. General Location N.W. corner of Webb Road and U.S. 54  
Address \_\_\_\_\_
4. Proposed Use \_\_\_\_\_

**AREA DATA**

1. Acres 7.7+ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning LCUC Proposed Zoning \_\_\_\_\_
3. Area (is) (is not) platted. \_\_\_\_\_ Addition \_\_\_\_\_
4. Existing R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
\_\_\_\_\_ St. \_\_\_\_\_ St. \_\_\_\_\_ St.  
Proposed R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
\_\_\_\_\_ St. \_\_\_\_\_ St. \_\_\_\_\_ St.

**HISTORY**

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

**PROCEDURE DATA**

1. MAPC Meeting:

Date 3-3-77 Action Approved sub to standard 3 condition  
\_\_\_\_\_  
\_\_\_\_\_

2. Governing Body

Date 3-29-77 Action Approved as recorded  
\_\_\_\_\_  
\_\_\_\_\_

REGISTERED MAPS AND PLANS  
DIVISION OF REVENUE, TAXATION AND FINANCE  
STATE OF MISSOURI, ST. LOUIS, MO.  
No. 2153C

**Smith**

AMENDED FILE #2

Map No. 6047  
Sec. 20  
Twp. 27  
Range 2E

DATA SHEET

DP- 48  
Filed 1-21-77

APPLICATION DATA:

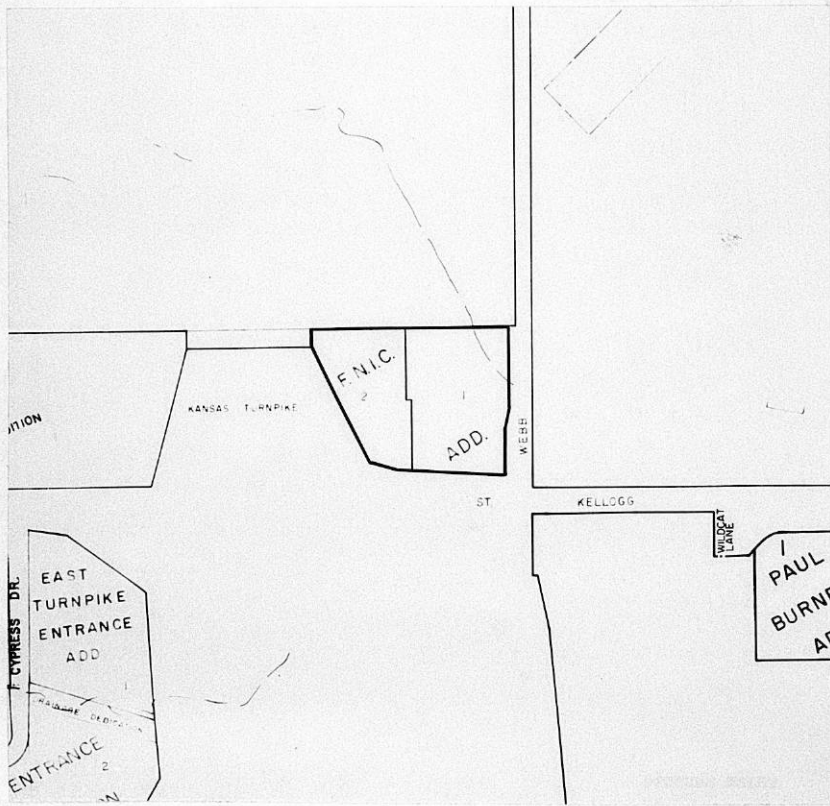
- Applicant: First National Investors Corporation  
Address 453 South Webb Road, 67207 Phone 685-1361
- Agent: Paul Mann, President  
Address 453 South Webb Road, 67207 Phone 685-1361
- General Location: N.W. Corner of Webb Road & U.S. 54  
Address \_\_\_\_\_
- Proposed Use: \_\_\_\_\_

AREA DATA:

- (REEGUINE)
- Acres: 7.74 ( 587 ft. by 752 ft.)
  - Existing Zoning: "I.C. & C"
  - Land Use: East "P" South "AA"  
West "AA" North "AA"
  - Sketch Plan Land Use is for: \_\_\_\_\_
  - Present Land Use is for: OFFICE BLDG.
  - Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time DP-48



March 30, 1977

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

DP-48 - FNIC Amended Commercial CUP -  
Northwest corner of Webb Road & U.S. 54

The Board of City Commissioners on March 29, 1977, 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 commercial 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-48 in your files which was previously approved in January 1973.

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

Jack H. Galbraith  
Chief Planner

JHG:GLS:e1

Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSREQUEST FOR AMENDMENTS TO COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. DP-48 CONSIDERED BY MAPC: March 3, 1977

REQUEST FOR: Amendments to the F.N.I.C. Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

GENERAL LOCATION: Northwest corner of Webb Road and U. S. 54.

LEGAL DESCRIPTION: Lot 1 and 2 FNIC Addition, except the west 507.52 feet of the north 72.49 feet of Lot 2, Sedgwick County, Kansas.

APPLICANT: First National Investors Corporation, 453 S. Webb  
Road 67207COUNSEL FOR APPLICANT: Gary Wiley, Oblinger-Smith Corporation, 625 First  
National Bank Building 67202 - Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

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

LAND USE: Existing, office building; North, undeveloped and Pizza  
Hut Corporate Offices (under construction); East, Beech Aircraft;  
South, Kansas Turnpike - U.S. 54 Interchange R-O-W, State Highway

CPO RECOMMENDATION: Maintenance Yard; West, Kansas Turnpike - U.S. 54

CPO for this area had not met so had not reviewed this request.

## PLANNING COMMISSION RECOMMENDATION:

That this request be approved, subject to the conditions as shown in the attached Excerpt from Planning Commission Minutes. Savina moved, Hennessy seconded and it carried unanimously. Taylor was absent.

- 
- ACTION**
1. Approve the CUP as recommended by the Metropolitan Area Planning Commission, 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 MARCH 3, 1977:

22. Case No. DP-48 - First National Investors Corporation requests approval of amendments to Commercial Community Unit Plan on Lot 1 and 2 FNIC Addition, except the West 507.52 feet of the North 72.49 feet of Lot 2, Sedgwick County, Kansas. Generally located at the northwest corner of Webb Road and Kellogg.

GALBRAITH showed slides of the subject area and reviewed the following staff report:

Comments:

1. The F.N.I.C. Community Unit Plan was originally approved by the Board of City Commissioners on January 2, 1973. The applicants have now submitted an application to amend the plan.  
  
The revised Development Plan now on file proposes the following general amendments:
  - a. An overall increase in gross floor area permitted on the total C.U.P. from 132,400 square feet to 182,750 square feet.
  - b. Amending permitted parcel uses to delete service station as a permitted use on parcel one, to delete carry-out food establishments from all parcels, and add offices as a permitted use to parcels one and two.
  - c. To amend the permitted building heights on parcels one and two from 35 feet to heights as permitted by the Airport Zoning Ordinance (Section 28.08 of the Code of the City of Wichita).
  - d. To increase the building setback line adjacent to Webb Road on parcel one from 35 foot to 80 foot.
  - e. To reduce the number of curb cuts to Webb Road from four to three.
  - f. Rearrangement of parcel boundaries to increase the size of parcel one and decrease the size of parcels two and three.
2. The maximum building heights permitted by the Airport Zoning Ordinance are depicted on the plans by lines A, B, and C as well as General Provision #10. These areas to the north and west of line A would permit a maximum building height above grade of 25' to 28', between lines A and B a height of 36'-38', between lines B and C a height of 63'-66', and southeast of line C a height of 66'-70'.
3. The report, "Wichita Downtown Revitalization" in their recommendations on page 12 of the summary of tentative recommendations recommended:

"Recommendation Two - Appeal to the Planning and City Commissions to avoid suburban zone changes for facilities that could be directed Downtown (e.g., office facilities, significant commercial projects, etc.). It is critical to the long-term viability of Downtown that the existing and planned suburban shopping developments not expand into mini-downtowns with motel, office and entertainment facilities."

The proposed amendment to the plan would essentially permit the construction of an additional office building of approximately the same size as the existing structure as well as a

high floor area ratio on parcel 2 for a motel. The Commission may wish to discuss the requested amendments in light of the Real Estate Research Corporation Report.

4. Should the Planning Commission determine that the requested amendments are appropriate, the following conditions would be consistent with other approved C.U.P.'s.
  - a. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development, and be binding upon the present owners, their successors and assigns, unless amended.
  - b. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
  - c. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

GALBRAITH stated that when the staff had reviewed the proposal in the field, the plan was found not to be in accordance with landscaping plan previously submitted and approved. GALBRAITH said this requirement had been discussed with the architect who had stated that he would work with the applicant to make sure that that part of the C.U.P. was in compliance.

GARY WILEY, Oblinger-Smith, appeared for the applicant and stated he was in agreement with the staff comments.

GALBRAITH said the CPO for this area had not met so had not reviewed this request.

BAYOUTH remarked that if there was going to be comments on capturing business office space from the downtown area, it would carry no weight with him, that he could not see forcing someone to come downtown.

LAKIN responded that the City Commission had stated as policy they would enhance downtown development and staff felt it was incumbent upon them to point out these policies.

HENNESSY asked if the City Commission had taken formal steps on this recommendation with reference to downtown.

LAKIN stated that committees were meeting and an assignment of a number of dollars for downtown development had been made so he felt these were affirmative action steps.

PORTER stated she appreciated Mr. Lakin's having given the Commission this information on policy, and that policy statements and positions should be taken into account in Planning Commission deliberations.

BARRIER stated after viewing the property and reviewing the plans by Oblinger-Smith she felt it would be a beneficial development if the landscaping plan was carried out.

No one appeared in opposition.

**MOTION:** That the Planning Commission recommend to the City Commission that this request be approved, subject to the following conditions:

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

Savina moved, Hennessy seconded and it carried unanimously. Taylor was absent.

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WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-3-77

|                |   |
|----------------|---|
| Case No. DP-48 | Request: Approval of amendments to Commercial Community Unit Plan |
|----------------|---|

Location: Northwest corner of Webb Road and U.S.54.

|             |                               |
|-------------|-------------------------------|
| Acres: 7.66 | Size: 587' x 752' (irreguiar) |
|-------------|-------------------------------|

|                | <u>Land Use</u>   | <u>Zoning</u> |
|----------------|---|---------------|
| Existing North | Office Building   | "LC" & "C"    |
| East           | Undeveloped, and Pizza Hut Corporate Offices (Under construction) | "AA"          |
| South          | Beech Aircraft  | "E"           |
| West           | Kansas Turnpike - U.S. 54 Interchange R-O-W                       | "AA"          |
|                | State Highway Maintenance Yard                                    | "AA"          |
|                | Kansas Turnpike - U S 54 Interchange                              | "AA"          |

|   |                                |
|---|--------------------------------|
| Existing street rights-of-way are adequate. | Platted: Yes<br>Sidewalk: None |
|---|--------------------------------|

History: SCZ-0109 "LC" to "C" - MAPC 10-20-60 Approved  
BCC 10-27-60 Approved

Z-1460 "AA" to "LC"  
DP-48 Commercial MAPC 12-14-72 approve  
CUP BCC 1-2-73 approve

Comments:

1. The F.N.I.C. Community Unit Plan was originally approved by the Board of City Commissioners on January 2, 1973. The applicants have now submitted an application to amend the plan. The revised Development Plan now on file proposes the following general amendments:
  - a. An overall increase in gross floor area permitted on the total C.U.P. from 132,400 square feet to 182,750 square feet.
  - b. Amending permitted parcel uses to delete service station as a permitted use on parcel one, to delete carry-out food establishments from all parcels, and add offices as a permitted use to parcels one and two.

- c. To amend the permitted building heights on parcels one and two from 35 feet to heights as permitted by the Airport Zoning Ordinance (Section 28.08 of the Code of the City of Wichita).
  - d. To increase the building setback line adjacent to Webb Road on parcel one from 35 foot to 80 foot.
  - e. To reduce the number of curb cuts to Webb Road from four to three.
  - f. Rearrangement of parcel boundaries to increase the size of parcel one and decrease the size of parcels two and three.
2. The maximum building heights permitted by the Airport Zoning Ordinance are depicted on the plans by lines A, B, and C as well as General Provision #10. Those areas to the north and west of line A would permit a maximum building height above grade of 25' to 28', between lines A and B a height of 36'-38', between lines B and C a height of 63'-66', and southeast of line C a height of 66'-70'.
  3. The report, "Wichita Downtown Revitalization" in their recommendations on page 12 of the summary of tentative recommendations recommended:

"Recommendation Two - Appeal to the Planning and City Commissions to avoid suburban zone changes for facilities that could be directed Downtown (e.g., office facilities, significant commercial projects, etc.). It is critical to the long-term viability of Downtown that the existing and planned suburban shopping developments not expand into mini-downtowns with motel, office and entertainment facilities."

The proposed amendment to the plan would essentially permit the construction of an additional office building of approximately the same size as the existing structure as well as a high floor area ratio on parcel 2 for a motel. The Commission may wish to discuss the requested amendments in light of the Real Estate Research Corporation Report.
  4. Should the Planning Commission determine that the requested amendments are appropriate, the following conditions would be consistent with other approved C.U.P.'s.
    - a. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land

Case No. DP-48  
Page 3 3-3-77

for commercial development, and be binding upon the present owners, their successors and assigns, unless amended.

- b. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
  - c. Any major changes in this development plan being re-submitted to the Planning Commission and City Commission for their consideration.
-

? Access controls on private road system

increase in size total from 7.4 to 7.66

|                     |                     | Parcel 1  | Parcel 2  | Parcel 3   |
|---------------------|---------------------|---|---|--|
| ✓ Uses              | Present<br>Proposed | service station<br>utility restaurant<br>development with 2<br>other utility service<br>oriented retail | motels Restaurants<br>motel, office service<br>retail | office park, restaurant, private<br>club, retail or service oriented to<br>office service oriented retail<br>no carry out food |
| ✓ Area              | Present<br>Proposed | .48 acres<br>2.3 acres  | 4.0 acres<br>2.54 acres                               | 3.0 acres<br>2.82 acres  |
| ✓ Cont/Cont Present | Proposed            | 2 cuts to Webb  | 2 cuts to Webb  | —  |
|                     |                     | 3 cuts to Webb total  | Webb total  |  |
| FAR                 |                     | .40<br>.50  | .40<br>.70  | .40<br>.45   |
| Height              | X                   | 35'<br>as permitted by code   | 35'<br>as permitted by code                           | as permitted by code<br>as permitted by code   |
| ✓ Floor Area        | X                   | 8,400<br>49,967   | 70,400<br>77,516                                      | 53,600   132,400<br>55,267   182,750   |
| ✓ Bld setbacks      | X                   | 35 + 65 from Webb<br>80 + 65 from Webb  | from Webb<br>from Webb                                |  |
| Drainage Statements |                     |   |   |  |

Gen. Prov.

10. BUILDING HEIGHTS, INCLUDING ANY STRUCTURE AS DEFINED BY SECTION 28.08 OF THE CODE OF THE CITY OF WICHITA, KANSAS, SHALL NOT EXCEED THE FOLLOWING CITY DATUM ELEVATIONS. ANY STRUCTURE TO THE NORTH AND WEST OF LINE 'A' SHALL NOT EXCEED ELEVATION 200. ANY STRUCTURE BETWEEN LINES 'A' AND 'B' SHALL NOT EXCEED ELEVATION 210. ANY STRUCTURE BETWEEN LINES 'B' AND 'C' SHALL NOT EXCEED ELEVATION 237. ANY STRUCTURE TO THE SOUTH AND EAST OF LINE 'C' SHALL NOT EXCEED ELEVATION 241.

|               |       |          |                  |
|---------------|-------|----------|------------------|
| NW line A     | - 200 | 172-175' | 25-28' in height |
| Between A + B | - 210 | 172-174  | 36-38' in height |
| B + C         | - 237 | 171-174  | 63-66' in height |
| SE line C     | - 241 | 171-175  | 66-70' in height |

DP-48 - 6 "Notice to Adjoining Property Owners" mailed 2/17/77 for the  
MAPC meeting for 3/3/77

1 (including map) to CPO Office

-

7 TOTAL

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

February 17, 1977

NOTICE TO ADJOINING PROPERTY OWNERS

NOTICE IS HEREBY GIVEN that on Thursday, March 3, 1977, the meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for an amendment to the F.N.I.C. Commercial Community Unit Plan for property legally described as follows:

DP-48 - Lot 1 and 2 FNIC Addition, except the West 507.52 feet of the North 72.49 feet of Lot 2, Sedgwick County, Kansas. Generally located at the northwest corner of Webb Road and Kellogg.

The Development Plan of this area, originally approved on January 1, 1973, has been revised and resubmitted as required under the Community Unit Plan Provisions of 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

1. An overall increase in gross floor area permitted on the total C.U.P. from 132,400 square feet to 182,750 square feet.
2. Amending permitted parcel uses to delete service station as a permitted use on parcel one, to delete carry-out food establishments from all parcels, and add offices as a permitted use to parcels one and two.
3. To amend the permitted building heights on parcels one and two from 35 feet to heights as permitted by the Airport Zoning Ordinance (Section 28.04 of the Code of the City of Wichita).

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita 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 this time.

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

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

Robert A. Lakin  
Secretary

January 31, 1977

Mr. Paul Mann, President  
First National Investors Corporation  
453 South Webb Road  
Wichita, Kansas 67207

Re: DP-48 First National Investors  
Corporation (FNIC) Community  
Unit Plan - File No. 2 - N.W.  
corner of Webb Road and U.S. 54

Dear Mr. Mann:

We have reviewed your proposed amendments to the F.N.I.C. Community Unit Plan located at the Northwest corner of Kellogg and Webb Road and the following are our comments, as well as those of other City Departments regarding this matter.

As you may be aware, this property lies within the area covered by the height limitations of Section 28.08 of the Code of the City of Wichita (Airport Zoning Regulations). It is our feeling that the plan should be amended to depict those height limitations in order that any potential developers or building permit administrators can be aware of the special limits in this area. We have included a "marked copy" of the C.U.P. in a copy of this letter to your planning consultant so that the necessary revisions can be made.

Although originally we were somewhat concerned about the large amounts of gross floor areas proposed for this site, after review of the proposed parcel uses and the site location, it is our feeling that such high floor area ratios may be appropriate. We have also noted the increased building setbacks and the decrease in the number of curb cuts to Webb Road in considering your amendment requests. However, you should be aware that the Board of City Commissioners have shown some concern over fringe office development and its subsequent impact on downtown redevelopment. It is my feeling that at some point in the public hearing process that you may be expected to address that issue of fringe office devel-

Page Two  
Mr. Paul Mann  
January 31, 1977

opment and how it applies to your proposed amendments.

In addition to the aforementioned, the following are suggested changes to be made on the face of the C.U.P.

- 1) The height limitation areas as shown on the "marked copy" of the C.U.P. should be depicted and a new general provision #10 shall be added as follows:

"Building heights, including any structure as defined by Section 28.08 of the Code of the City of Wichita, Kansas, shall not exceed the following City datum elevations. Any structure to the north and west of Line "A" shall not exceed elevation 200. Any structure between Lines "A" and "B" shall not exceed elevation 210. Any structure between lines "B" and "C" shall not exceed elevation 237. Any structure to the south and east of Line "C" shall not exceed elevation 241.

- 2) The building setback line adjacent to Webb Road shall be dimensioned.
- 3) Delete maximum building height from the individual parcel descriptions.

These are most of the changes which we suggest at this time. As previously noted, we have sent a "marked copy" of the Plan to your consultant to aid in revision. We have scheduled this item to be considered by the Planning Commission at their regular meeting of March 3, 1977 and it is necessary that we receive 13 amended copies of the Plan by Thursday, February 17, 1977 in order for this item to be heard.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:MM:el  
cc: Gary Wiley, Oblinger Smith Corp.  
625 First National Bank Bldg. 67202

Enclosure to Gary Wiley

January 21, 1977

Paul Graves, Traffic Engineer  
M.S. Mitchell, Maintenance-Flood Control  
Dick Linn, City Engineer

Jack H. Galbraith, Chief Planner

DP-43 - FNIC, Inc. Amended Commercial CUP -  
Northwest corner of Webb Road & U.S. 54

Attached is an amendment to the FNIC CUP that was approved in 1972. I have been advised that the application proposes to duplicate the office structure on Parcel 1 that exists on Parcel 3. On Parcel 2, a Motel is proposed. I have been advised that the drainage required on the plat has been provided and that the access points on Webb Road is being reduced from 4 as approved on the original CUP, to 3.

This CUP is scheduled for consideration by the Planning Commission on March 3, 1977. Would appreciate any comments you have by February 4.

Jack H. Galbraith  
Chief Planner

JHG:el  
Attachment

DP-48  
6047  
20-27-2E

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

DP-48  
File # 2  
amended  
Commercial  
CUP

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  First National Investors Corporation  
Address 453 South Webb Road 67207 Phone 685-1361

Agent  Paul Mann, President  
Address 453 South Webb Road 67207 Phone 685-1361

b. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

c. ~~Planner~~  Oblinger-Smith Corporation  
Address 625 First National Bank Bldg. 67207 Phone 262-0451

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 & C" and legally described as Lot(s)

One and Two \*, Block(s) \_\_\_\_\_  
\_\_\_\_\_ F.N.I.C. \_\_\_\_\_ Addition.

N A A  
W A A  
E "E"  
S A A

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

\* Except the west 507.52 feet of the north 72.49 feet of lot Two.

II.B There are 7.7+ acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 453 S. Webb Road.

The general location is (use appropriate section)

- a. at the Northwest corner of Webb Road  
and Kellogg; 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.

First National Investors Corp.

By [Signature] By \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)  
President

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

V. OFFICE USE ONLY

This application was received at the Planning Department at  
2:00 (AM,  PM) on January 21, 1977 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$ 400<sup>00</sup>.

B. Lynn Shirley Name  
Jr. Planner Title

OWNERSHIP LIST

| Tract   | Property Owner  |
|---|---|
| Lots 1 and 2, F.N.I.C. Addition   | ✓ D First National Investors Corp.<br>453 South Webb Road 67207 |
| The North Half of the South Half of the SE $\frac{1}{4}$ of Section 20-27-2E  | ✓ X Mary Margaret Maxwell<br>Address Unknown <i>none found</i>  |
| The West Half of the SW $\frac{1}{4}$ of Section 21-27-2E except that portion condemned in Case A-54089 for State Highway purposes  | ✓ Beech Aircraft Corporation<br>9709 East Central 67206         |
| The West Half of the NW $\frac{1}{4}$ of Section 28-27-2E lying North of the Turnpike except: Webb Road on the West, U. S. Highway 54 as condemned in Case No. A-54089, Kansas Turnpike Project as condemned in Case No. A-55770, tract condemned in Case No. A-17549, that portion platted as Paul Burnett Addition, Paul Burnett 2nd Addition and a tract beg. at a point in the West line of the NW $\frac{1}{4}$ of Section 28-27-2E and 409.1 feet South of the NW corner of said Section 28; thence South along the West line of said Section 28, a distance of 100 feet; thence East 1323.87 feet to a point in the East line of the West Half of the NW $\frac{1}{4}$ of said Section 28 and 511.9 feet South of the North line of said Section 28; thence North along the East line of the West Half of the NW $\frac{1}{4}$ of said Section 28, a distance of 100 feet; thence West parallel with the North line of said Section 28, a distance of 558.76 feet; thence West a distance of 765 feet to the point of beginning, except the East $\frac{2}{3}$ thereof | ✓ Robert W. Moore and T. G. Davis<br>6215 East Kellogg 67218    |
| A tract in the NW $\frac{1}{4}$ of Section 28-27-2E beginning at a point in the West line of the NW $\frac{1}{4}$ , 409.1 feet South of the Northwest corner of said Section 28, thence South along the West line of said Section 28, a distance of 100 feet, thence East 1323.87 feet to a point in the East line of the West half of the NW $\frac{1}{4}$ of said Section 28, and 511.9 feet South of the North line of said Section 28, thence North along the East line of the West Half of said NW $\frac{1}{4}$ , a distance of 100 feet, thence West parallel with the North line of said Section 28, a distance of 558.76 feet, thence West a distance of 765 feet to the point of beginning, except the East $\frac{2}{3}$ thereof   | ✓ Sarah T. Ramsey<br>361 North Elizabeth 67230                  |

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

*OK for  
Sedgwick*

A 500 foot radius of: [Lots 1 and 2,  
FNIC Addition, except the West 507.52  
feet of the North 72.49 feet of Lot 2]

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 10th day of January, 1977 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By *Mary Kable*  
Vice President

Order No. 246006  
wh

Form 13.021

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - SECOND FLOOR**

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

| DESCRIPTION | AMOUNT |
|-------------|--------|
|             |        |
|             |        |

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_

Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_

\*

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

Roll # 1

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