

DP-54 - CARRIAGE HOUSE CONFIDENTIAL
COPY - ALIGNED FILE #3 - Northeast
corner of Tyler Rd. & McCormick.

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved and to* 10-25-79

B.C.C./B-00: *C. Approved &* 11-20-79
Rehman

Map No. 4946
Sec. 28
Twp. 27
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

DP -50 File#3
Z-
Filed 8-13-79

APPLICATION REQUEST: Approval of proposed planned Amended Commercial CUP development.

1. Applicant Bud White, et al
Address 516 Century Plaza Bldg., 67202 Phone 267-1281
2. Agent Roger Sherwood
Address 516 Century Plaza Bldg., 67202 Phone 267-1281
3. General Location Northeast corner of Tyler Rd. & McCormick
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 23.4 (_____ ft. by _____ ft.)
2. Existing Zoning "LC" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
Proposed R/W _____ St. _____ St. _____ St.
_____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 10-25-79 Action Approved sub to conditions

2. Governing Bcdy

Date 11-20-79 Action Approved as Recorded

Map No. 4946
Sec. 28
Twp. 27
Range 1W

DATA SHEET

Amend #
DP-50 #
Filed 8-13-79

CARRIAGE HOUSE COMMERCIAL CUP

APPLICATION DATA:

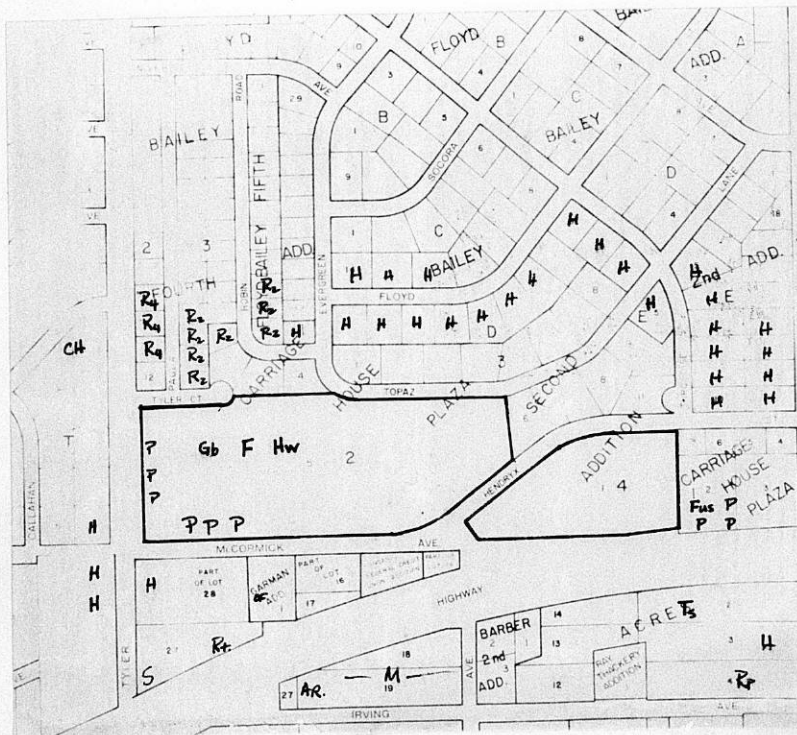
1. Applicant: Bud White, et al
Address 516 Century Plaza Bldg., 67202 Phone 267-1281
2. Agent: Roger Sherwood
Address 516 Century Plaza Bldg., 67202 Phone 267-1281
3. General Location: Northeast corner of Tyler Road & McCormick.
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 23.4 (600 ft. by 2100 ft.)
2. Existing Zoning: "LC"
3. Land Use: East FURNITURE STORE South SINGLE FAM. & OFFICE
West SINGLE FAM. North SINGLE & TWIN FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: FOOD STORE, TERRY, HARDWARE STORE
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time DP-50



PICTURE SHEET

Map No. 4946
Sec. 28
Twp. 27
Range 1W

DATA SHEET

Amended File
DP-50 #3

Filed 8-13-79

CARRIAGE HOUSE COMMERCIAL CUP

APPLICATION DATA:

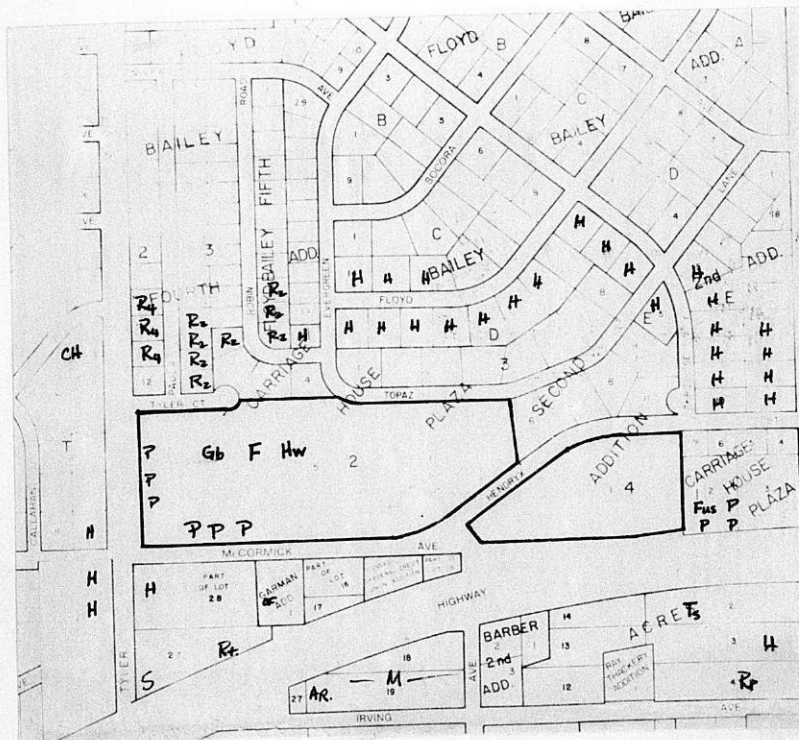
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2. Existing Zoning: "LC"
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4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: FOOD STORE, TELRY, HARDWARE STORE
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time DP-50



PICTURE SHEET

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER
CITY HALL - THIRTEENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 260-4351

July 7, 1980

RECEIVED

JUL 7 1980

METROPOLITAN PLANNING

ROUTE

Art Finch
CUP - Fyleradus
DP-50

Mr. Bud White
210 Pattie Avenue
Wichita, Kansas 67211

Dear Mr. White:

Your June 30, 1980, letter to the City Manager is acknowledged.

Your request for a storm sewer to serve west U.S. 54 and the associated benefit district will be evaluated during preparation of the Capital Improvement Program (CIP) this fall.

Thank you for bringing this matter to our attention.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bob Finch".

Robert G. Finch
Deputy City Manager

RGF/hpd

cc: R. W. Bruggeman, Director of Public Works
Dean Sellers, Acting City Engineer
Robert A. Lakin, Director of Planning
Glen Dockery, Research and Budget Officer

Bud White
210 PATTIE AVENUE
WICHITA, KANSAS 67211

June 30, 1980

RECEIVED

JUL 3 1980

METROPOLITAN PLANNING
RJUTE

DP-58
Act 1

Mr. E. H. Denton, City Manager
City Building
455 North Main Street
Wichita, Kansas 67202

Re: Drainage problems - Area East of Tyler Road and North of US-54

Dear Mr. Denton:

The area between Tyler Road and Woodchuck, from US-54 to Maple, has been plagued with surface drainage problems for several years. The Floyd Bailey Addition was developed prior to annexation to the City with unimproved roadways and open ditches. The surface drainage is very poor and ponding of surface water occurs in the area north of US-54.

I am one of the owners of the property known as Carriage House Plaza
C. U. P. - DP50

During the process of zoning and the platting of this property, the City required the construction of a temporary drainage retention - detention pond on Parcel #3. The pond provides drainage relief for a large area outside of our property as well as a portion of our property.

The ultimate solution of the drainage in the area and elimination of the temporary pond is the construction of a storm sewer to serve west US-54 and the drainage basin. The original plans for the improvement of US-54, from Seville to Hoover, included the construction of a storm sewer which would provide an out/fall system for this area. The US-54 project was reduced in scope and the project west of Woodchuck is not planned or programmed.

We request that the storm sewer be included in the City Capital Improvement Program to provide drainage for the area and permit the development of our property and construction of streets in the area.

Yours truly,

Bud White

BUD WHITE

cc: Bob Lakin, Director of Planning
Ray Bruggeman, Director of Public Works
Dean Sellers, Acting City Engineer

November 27, 1979

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

DP-50 - Carriage House C.U.P. - Generally located at the northeast corner of Tyler and McCormick.

The Board of City Commissioners on November 20, 1979, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. That the required landscaping around the lake on Parcel 3 be waived, and that it not be required to be replanted or maintained until development occurs on the east portion of Parcel 3, or until such time that development occurs on the undeveloped area on Parcel 2, to the east of the TG&Y store.
- b. Prior to the issuance of any building permit on Parcel 1, the applicant shall contact the Department of Public Works and make satisfactory arrangements for the construction of a temporary accel/decel lane along Tyler; and submit a petition for the construction of a permanent accel/decel lane when Tyler Road is improved to four lanes.
- 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.
- d. 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.
- e. Any major changes in the development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Page Two
Robert B. Feldner
November 27, 1979

Please note that prior to the issuance of any building permit on Parcel 1, and in accordance with condition "b" above, satisfactory arrangements for a temporary accel/decel lane must be made, and a petition filed for a permanent accel/decel lane to be constructed when Tyler Road is improved to four lanes.

Also, please note that the landscaping around the lake on Parcel 3 has been waived, in accordance with condition "a" above.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR AMENDMENT OF
COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. DR DP-50

CONSIDERED BY MAPC: 10-25-79

REQUEST FOR: Amendment of Commercial Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To expand the proposed uses on Parcel 1."

GENERAL LOCATION: Northeast corner of Tyler Road and McCormick.

LEGAL DESCRIPTION:

Lot 5, Block 2 and Lot 1, Block 4, Carriage House Plaza
Second Addition, Wichita, Sedgwick County, Kansas.

APPLICANT: Bud White, et al, 516 Century Plaza Bldg.

AGENT FOR APPLICANT: Roger Sherwood, attorney, 516 Century Plaza Bldg.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, "A", "AA" & "RB"; East, "A", "AA" & "LC";
South, "LC" & "E"; West, "A".

LAND USE: Existing, T.G. & Y. & Undeveloped; North, Single Family & Duplexes;
East, Furniture Store & Single Family; South, Commercial & Motel; West, Church
& Single Family.

CPO RECOMMENDATION: CPO Council Area "A" voted 4-0 to recommend approval
of the proposed amendment, subject only to arrangements for the construction
of an accel/decel lane on Tyler.

PLANNING COMMISSION RECOMMENDATION:

That the amendment to the Commercial Community Unit Plan be approved subject
to conditions as outlined in excerpt from Planning Commission minutes of
October 25, 1979. Gardner moved, Bayouth seconded and it carried unanimously.
Jones and Cole were absent.

ACTION : 1. Approve the CUP as recommended by the Metropolitan Area Plan-
ning commission, subject to the recommended conditions; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 25, 1979:

32. Case No. DP-50 - Bud White, et al request amendment of Commercial Community Unit Plan for Lot 5, Block 2 and Lot 1, Block 4, Carriage House Plaza Second Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Tyler Road and McCormick.

GALBRAITH pointed out adjacent land use, zoning, and showed slides of the general area. He reviewed the following staff report:

Comments:

1. This amendment will enlarge the list of permitted uses on Parcel 1 to include: financial facilities, offices, retail sales and/or service establishments; and car wash facilities subject to approval by the Board of Zoning Appeals; excluding carry-out food businesses, mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.
2. The proposed uses for Parcel 1 on the approved C.U.P. include "service oriented retail businesses" as allowable uses. MAPD staff and the Superintendent of Central Inspection have interpreted this to mean "a business that does not offer merchandise, wares, chattels, or goods for sale, and primarily limits service activities to intangibles." This amendment will change the list of proposed uses on Parcel 1 to include retail sales and car wash facilities.
3. There have been numerous communications between City staff, neighborhood residents and the applicants regarding landscaping within the C.U.P. Landscaping has been planted to the north and west of the T.G. and Y. Store, and on Parcel 3 in conformance with an approved landscape plan. A number of the plantings around the lake on Parcel 3 have died and need to be replaced.
4. An accel/decel lane was to be guaranteed at the time of platting of this area, however, this was not done. At the time the original C.U.P. was being considered, the State Highway Department had proposed major improvements for the intersection of U.S. Highway 54 and Tyler Road. In light of the fact that these improvements are no longer proposed and since Tyler is a two lane arterial, Traffic Engineering staff has suggested that a temporary accel/decel lane be constructed and a permanent accel/decel lane be guaranteed for installation when Tyler Road is improved to four lanes.
5. Should the Planning Commission determine that the proposed plan amendment is appropriate, the following are recommended conditions of approval:
 - a. Prior to the issuance of any building permits on any portion of the C.U.P. one of the following shall be accomplished:
 1. The plantings around the lake in Parcel 3 shall be replanted and maintained in accordance with the approved landscape plan on file.
 2. A financial guarantee for the replanting and plant materials approved in the landscape plan for Parcel 3 shall be submitted if construction is to occur prior to the next planting season.

- b. Prior to the issuance of any building permit on Parcel 1, the applicant shall contact the Department of Public Works and make satisfactory arrangements for the construction of a temporary accel/decel lane along Tyler; and submit a petition for the construction of a permanent accel/decel lane when Tyler Road is improved to four lanes.
- c. The transfer of title of all or any portion of the land included within the Community 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.
- d. 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.
- e. Any major changes in the development plan being re-submitted to the Planning Commission and City Commission for their consideration.

SHOOK returned to the meeting.

GALBRAITH stated that CPO Council Area "A" voted 4-0 to recommend approval of the proposed amendment. The Council members were of the opinion that to require landscaping of the drainage lake on Parcel 3 was an unreasonable imposition on the property owner, because the flatness of the parcel makes it virtually impossible to establish truly effective screening. GALBRAITH said that the staff recommended approval of the request subject to the guarantee of the plantings being maintained properly, and subject to the applicant submitting satisfactory arrangements with the Department of Public Works for the temporary access-decel lane.

GAEDNER asked to be shown where specifically the plant materials were located, and what they were intended to screen.

GALBRAITH pointed out that the lake was not required to be screened but was to be landscaped and that the purpose of the lake was to resolve drainage problems in the area, and when the original CUP was approved, the lake was to be landscaped and maintained as the duck pond in Eastborough. He said the applicants did not plant or construct the lake in accordance with the Flood Control's original approved plans, and it has been a problem to get compliance. GALBRAITH said that he did not know how soon the drainage for the area would be solved. The State Highway was going to assist in solving the drainage problem with their plans when they constructed the Tyler Road-U. S. 54 intersection, but those plans were now abandoned.

LOPTON returned to the meeting.

GARDNER said that it would appear to him that the screening material which may have been required for beautification purposes serves no effective purpose in terms of buffering residential properties from the commercial use. It seems to be an excessive requirement to provide screening in the middle of an agricultural area, adjacent to a highway.

GALBRAITH said that if the landscaping was ever to be beneficial to homes, now was the time to get it started, because then when the homes go in, the plants would be more mature. He agreed that it was difficult to maintain plants when the area is used for agriculture.

SAVINA concurred with Gardner. He said that it would be very difficult and expensive to maintain vegetation along the lake with agriculture around it.

LOFTON concurred with Savina.

ROGER SHERWOOD, attorney representing the applicant, stated that when the CUP was filed in 1975, they were told by M. S. Mitchell, Maintenance-Flood Control, that he had made some kind of commitment at some point in time to the people to lived to the north, that he would resolve their drainage problems. SHERWOOD said that Mitchell took this as an opportunity to resolve the drainage problem at no cost to the City. He said that the applicants did not want the lake in the first place. The people to the north did not want the lake, and there would be no opposition to removing the lake. He said that they would have loved to have gotten rid of the lake, but the City was requiring the lake as a condition of solving drainage. He said that since the approval of the original CUP, the applicants have put in a sewer line and the adjacent lot has been assessed at 10,000 dollars. The water had been assessed at 12,000 dollars. Plantings, 5,000 dollars, and taxes on it were 400 dollars a year, and there was a restriction on the CUP that it could not be used for any purpose whatsoever until drainage is resolved. He said that there had been 30,000 dollars put into this property because the City did not want to go to any expense to resolve the drainage problem of the people to the north. He said that he had strong disagreements with the staff recommendation as to having to maintain the landscaping around the lake. He said that Garnett Auto Supply was being condemned on the highway and they were trying to locate them on Parcel 1 on Tyler Road, and because the present wording refers to "retail services" instead of "retail sales", Central Inspection has said that they could not locate there without an amendment. SHERWOOD said that they had no objections to the suggested accel/decel lane.

HENNESSY asked that originally when the CUP was filed, was it under one ownership.

SHERWOOD said yes, two owners owned the entire parcel, but the shopping center was leased out.

SHERWOOD pointed out that they were assured by both the City and the State that if they let them use this as a drainage project for a few years that they could later use this property, when the State put in the drainage project, and at that time they would be relieved of the burden of having to keep the lake.

BAYOUTH asked if any of the property was in the original Map Street Act. LAKIN stated no.

GALBRAITH stated that the drainage retention pond was not required to solve just the drainage problems of people existing to the north; but was necessary to handle the run-off of the land to the east of the T.G. & Y. Family Center that drains towards the lake. He said that he could understand Mr. Sherwood's concern about having to continue to maintain the plant materials in an area that is planted to wheat, but Central Inspection has been directed by the City Commission to see that required landscaping on CUP's is maintained. He said that the file reflects considerable opposition on the way this CUP has been maintained.

GOEBEL stated that he has never personally liked Community Unit Plans, but people have agreed to them to get a large amount of light commercial zoning. He did agree that it would be hard to maintain the trees out in the middle of the field around the pond.

GARDNER stated that he was inclined to believe that the landscaping and drainage requirements that this particular CUP was encumbered with are from a period of lessor reasoning. He said that they obviously have a degree of arbitrary and capriciousness to them as to the terms and practicality of maintaining the landscape. They constitute no sort of screening device. It is an economic and financial drain upon the developer, and he said that it was very difficult to justify in his mind the requirements in accordance with the development of the balance of the site. He said that if it was possible to reduce the requirements today, he would be inclined to believe that that would be in keeping with the situation. He felt that while all of the covenants of the CUP ran with the various parcels, the landscape requirement was beyond the acceptable or reasonable principals.

LAKIN stated that there was considerable opposition to the original change in zoning of this area, and there may have come out of the hearings some "compromise" with the people to the north at that point in time. He said that on new CUP's, hose outlets or underground watering systems are required so that the landscape material can be maintained. Speaking to the drainage question, LAKIN said that this was one of those areas that one of the ways to drain the property was to build storm sewers and pipe to the Cowskin Creek. He said that he did not think in the way drainage is dealt with today, of having to have retention ponds, that the lake was unreasonable.

GARDNER said that he would agree with that, but the point at hand was that it was entirely conceivable that the owners may wish to amend their CUP, and may find it economically feasible, given the highway changes, for converting from a lake and drainage arrangement to some other use.

SHERWOOD commented that he and the engineer had many conversations with Mitchell when he required the lake, and they never once heard him require the lake because of their project.

Considerable discussion followed on the merits of the CUP.

SHERWOOD said that he would like to see the City resolve the drainage problem somehow.

HENNESSY asked about pumping the pond out.

LAKIN strongly urged that if drainage was to be proposed to be handled in some way other than originally approved that this matter be deferred and referred to the Subdivision Committee,

MOTION: I move that we recommend to the Governing Body that this application to amend the CUP be approved and that the requirement as recommended in 5.a, 1 and 2 not be required. Gardner moved, Bayouth seconded.

SHOOK asked that if notification of removing the landscaping and filling the lake had been sent out. GALBRAITH said no. SHOOK said that it would seem to him that it would be inappropriate by this Commission to make these kind of changes if that kind of notification did not go out to people who were concerned about the CUP originally.

GOEBEL said that it was his understanding that the motion was not to change the CUP, but to delete the requirements for maintenance for this applicant at this time.

As there were others to speak, with the consent of the second, GARDNER withdrew the motion.

CHARLES BRODY, Chairman of CPO Council Area "A", said that he had been authorized by the CPO to address this issue. He said that the CPO unanimously voted in favor of approval of this request subject to Mr. Gardner's remarks, that the landscaping requirements appear to be both unreasonable and unnecessary, given the agricultural use and the ground around this particular area and the distance between the lake and the housing in the area. BRODY said that he was a landowner in the area and he was notified. He said that he believed that landscaping was mentioned in his notification. He said that he was familiar with the area and it was a tabletop and hard to drain. He said that it appeared to him that the direction that has been taken in the past with this particular pond was a temporary direction and could only be solved when the Kellogg improvements are completed, and drainage is allowed to go beyond Kellogg. BRODY said that there were no storm sewers in the area. He said that he personally did not feel there was a need for landscaping, and it does not create anything at this point but an eyesore. Speaking for the CPO, he said that he was disappointed to see that a major issue was not brought up that the CPO had discussed at length. He said that the CPO had just recently reviewed with the staff members from the City both the zoning along Tyler Road and the drainage and storm drain plans along Tyler Road, Chisholm Creek area, and the Kellogg area. He said that in their discussion, this temporary pond had stood out and they felt that it had become quasi-permanent.

There was no one present in opposition to this application.

MOTION: I move that we recommend to the Governing Body that the amendments to this C.U.P. be approved subject to the following conditions:

- a. That the required landscaping around the lake on Parcel 3 be waived, and that it not be required to be replanted or maintained until development occurs on the east portion of Parcel 3, or until such time that development occurs on the undeveloped area on Parcel 2, to the east of the TG&Y store.
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- e. Any major changes in the development plan being resubmitted to the Planning Commission and City Commission for their consideration.

Gardner moved, Bayouth seconded.

VOTE ON THE MOTION: It carried
unanimously. Jones and Cole were
absent.

Jack H. Galbraith
Chief Planner
City of Wichita

~~Art~~ File
RECEIVED
OCT 31 1979
RE: DP-50A
CARRIAGE HOUSE, Cap
ROUTE 1
WICHITA, KS

Dear Mr. Galbraith,

Thank you for your consideration in writing to me and covering the details regarding the Oct. 25, 1979 meeting involving DP-50 Carriage House C.U.P. I was out of town for nearly a month and was unaware of the situation. However, I have not heard much from any of the residents, except for one or two, regarding it.

My impression was that it didn't bother them all that much. It doesn't particularly have an over-whelming appeal to me or them. But we wouldn't fight it. I'm disappointed about the landscaping item, I can see the point however. I sure do hate to see these guys get off the hook so easy. But some common sense has to be used I suppose.

I shall pass the information around the neighborhood. Again, thank you

Sincerely,
Richard L. Mitchell
515 Turquoise Ln
Wichita, KS. 67202

MR RICHARD L MITCHELL
515 TURQUOISE LN
WICHITA KS 67202



MR. JACK GALBRAITH
CHIEF PLANNER
Metropolitan Area Planning Dept
City Hall 10th Floor
455 N. MAIN
Wichita, KS. 67202

October 29, 1979

Richard Mitchell
515 Turquoise Lane
Wichita, Kansas 67209

Re: DP-50 - Carriage House C.U.P.

Dear Mr. Mitchell:

Since you have had an interest in this area, I wanted you to be aware that on Thursday, October 25, 1979, the Metropolitan Area Planning Commission reviewed an amendment to the Carriage House C.U.P. that would permit retail sales establishments on Parcel One, next to Tyler Road. During the discussion of the proposed amendment, and the suggested conditions of approval, the drainage lake and related landscaping was discussed at length.

Mr. Roger Sherwood, attorney for the applicant, stated that originally neither the applicants, nor the surrounding homeowners had wanted the lake, but it was to be a temporary solution for the drainage problems in the area. Since the remainder of the C.U.P. is undeveloped and there is separate ownership of the lake and Parcel One, Mr. Sherwood felt that the applicants should not be denied a building permit on Parcel One because the landscaping around the lake has not been properly maintained.

After hearing from Mr. Sherwood, the Chairman of the CPO Council and Planning Department staff, the Planning Commission moved to recommend to the Board of City Commissioners that the landscaping requirements be waived for Parcel 3 until such time that development occurs either on Parcel 3 or to the east of the T.G.&Y. Store. The Board of City Commissioners will consider this case on November 20, 1979 at their regular meeting.

If you have any questions, please do not hesitate to call me at 268-4421.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:AC:el

October 29, 1979

Roger Sherwood
Century Plaza Building
111 West Douglas
Wichita, Kansas 67202

Re: DP-50 Carriage House C.U.P. -
Northeast corner of Tyler Road
and McCormick

Dear Mr. Sherwood:

The Planning Commission at its regular meeting on October 25, 1979, considered the above captioned case. Their action was to recommend that the amendments to this C.U.P. be approved subject to the following conditions:

- a. That the required landscaping around the lake on Parcel 3 be waived, and that it not be required to be replanted or maintained until development occurs on the east portion of Parcel 3, or until such time that development occurs on the undeveloped area on Parcel 2, to the east of the TG&Y store.
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Page Two
Roger Sherwood
October 29, 1979

- d. 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.
- e. Any major changes in the development plan being resubmitted to the Planning Commission and City Commission for their consideration.

It is necessary that you have your engineer provide our office with 9 copies of the C.U.P. by November 9, 1979, so that subject case can be scheduled for consideration by the Board of City Commission at its regular meeting on November 20, 1979; the meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would call to your attention that planning items are considered after all other items of business.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Bud & Joyce White, % 516 Century Plaza Bldg., 67202
GM&P Enterprises, Inc., % 516 Century Plaza Bldg. 67202
C & M Enterprises, Inc., % 516 Century Plaza Bldg. 67202
K.O. Taylor, 1542 S. St. Francis, 67211

also - cc to Richard Mitchell, 515 Turgenov Ln. 67209

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE October 19, 1979

TO Jack Galbraith, Chief Planner, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT DP-50: "Carriage House" CUP
Amendment

On October 17, CPO Council "A" discussed the captioned case, and voted 4-0 to recommend approval of the proposed amendment to enlarge the list of permitted uses on Parcel 1, subject only to arrangements for the construction of an accel/decel lane on Tyler.

Council members were of the opinion that to require landscaping of the drainage lake on Parcel 3 is an unreasonable imposition on the property owner, because the flatness of the parcel makes it virtually impossible to establish truly effective screening. Further, they felt that some of the dead trees have died partly because the trees were inappropriate to that location, and that the property owner should not be required to "fight a losing battle." Finally, one Council member opposed the landscaping condition on the grounds that it is "governmental coercion."

No residents of the neighborhood adjoining the lake were present at the meeting.

Please inform the Planning Commission of the Council's recommendation when the case is heard on October 25.

Gail Williams

Gail Williams
CPO Administrative Aide

GW:lw

NOTED:

S
Sarah Gilbert
Assistant CP Coordinator

*This memo should go to
BCC with referral
sheets.*

D40



WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 10-25-79

Case No. DP-50

Request: Amendment of Commercial
Community Unit Plan

Location: Northeast corner of Tyler Road and McCormick.

Reason: To expand the proposed uses on Parcel 1.

Acres: 23.4

Size: 590' x 2,155 irregular

	<u>Land Use</u>	<u>Zoning</u>
Existing	T. G. and Y. and Undeveloped (currently being cultivated)	"LC"
North	Single family and duplexes	"A", "AA" & "RB"
East	Furniture store and single family	"A", "AA" & "LC"
South	Commercial and motel	"LC" and "E"
West	Church and single family	"A"

Platted: Yes

History: Z-1244 "AA" to "A" and "LC" (Portion of Area)
MAPC approved - 1-14-71
BCC approved - 2-2-71

DP-50 and Z-1471, "AA" "A" and "LC" to "LC"
MAPC approved - 2-8-73
BCC deferred indefinitely at applicant's request - 4-20-73
MAPC approved 1-9-75
BCC returned to MAPC - 1-28-75
MAPC approved - 4-10-75
BCC approved 4-29-75

Comments:

1. This amendment will enlarge the list of permitted uses on Parcel 1 to include: financial facilities, offices, retail sales and/or service establishments; and car wash facilities subject to approval by the Board of Zoning Appeals; excluding carry-out food businesses, mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.
2. The proposed uses for Parcel 1 on the approved C.U.P. include "service oriented retail businesses" as allowable uses.

MADP staff and the Superintendent of Central Inspection have interpreted this to mean "a business that does not offer merchandise, wares, chattels, or goods for sale, and primarily limits service activities to intangibles." This amendment will change the list of proposed uses on Parcel 1 to include retail sales and car wash facilities.

3. There have been numerous communications between City staff, neighborhood residents and the applicants regarding landscaping within the C.U.P. Landscaping has been planted to the north and west of the T.G. and Y. Store, and on Parcel 3 in conformance with an approved landscape plan. A number of the plantings around the lake on Parcel 3 have died and need to be replaced.
4. An accel/decel lane was to be guaranteed at the time of platting of this area, however, this was not done. At the time the original C.U.P. was being considered, the State Highway Department had proposed major improvements for the intersection of U.S. Highway 54 and Tyler Road. In light of the fact that these improvements are no longer proposed and since Tyler is a two lane arterial, Traffic Engineering staff has suggested that a temporary accel/decel lane be constructed and a permanent accel/decel lane be guaranteed for installation when Tyler Road is improved to four lanes.
5. Should the Planning Commission determine that the proposed plan amendment is appropriate, the following are recommended conditions of approval:
 - a. Prior to the issuance of any building permits on any portion of the C.U.P. one of the following shall be accomplished:
 1. The plantings around the lake in Parcel 3 shall be replanted and maintained in accordance with the approved landscape plan on file.
 2. A financial guarantee for the replanting and plant materials approved in the landscape plan for Parcel 3 shall be submitted if construction is to occur prior to the next planting season.
 - b. Prior to the issuance of any building permit on Parcel 1, the applicant shall contact the Department of Public Works and make satisfactory arrangements for the construction of a temporary accel/decel lane along Tyler; and submit a petition for the construction of a permanent accel/decel lane when Tyler Road is improved to four lanes.

- c. The transfer of title of all or any portion of the land included within the Community 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.
- d. 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.
- e. Any major changes in the development plan being re-submitted to the Planning Commission and City Commission for their consideration.

DP-50 - 110 "Notice to Adjoining Property Owners mailed 10-11-79 for
the MAPC meeting for 10-25-79

1 to CPO Office

111 TOTAL

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

October 11, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, October 25, 1979, said 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 amendment to the CARRIAGE HOUSE COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-50 - Lot 5, Block 2 and Lot 1, Block 4, Carriage House Plaza Second Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Tyler Road and McCormick.

The proposed amendment applies only to Parcel 1, and there are no changes being proposed for any other parcel.

The Development Plan of this area, originally approved on April 29, 1975, has been resubmitted as required under the Community Unit Plan provisions of Section 23.04.190 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 approved plan:

The addition of car wash facilities (subject to review and approval by the Board of Zoning Appeals), offices and retail services, as permitted uses on Parcel 1 (a parcel 180 feet by 200 feet, located at the intersection of Tyler and McCormick), in addition to the uses currently permitted under the approved plan.

The hearing of the proposed amendment to this Development Plan, as provided in Section 23.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by 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 meeting. The date, time and location of the CPO meeting may be obtained by calling 263-4516.

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

Robert A. Lakin
Secretary

September 6, 1979

Roger Sherwood
Century Plaza Building
111 West Douglas
Wichita, Kansas 67202

Re: DP-50 - Carriage House C.U.P. -
Northeast corner of Tyler Road
and McCormick.

Dear Mr. Sherwood:

As a result of the city staff review of the above captioned C.U.P., we received the attached letter from the Central Inspection Office. I wanted to inform you of our concerns regarding the landscaping for this C.U.P. and also to let you know that these concerns will be raised during the Planning Commission review.

If you have any questions or would like to discuss this matter, do not hesitate to call me at 268-4421.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:AC:e1
Attachment

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE September 4, 1979

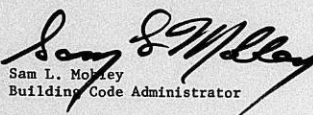
TO Art Chambers, Jujior Planner, MAPD

FROM Sam L. Mobley, Building Code Administrator

SUBJECT Carrage House CUP, DP 50

Thank you for your reminder on subject CUP, I assure you that the exact condition of subject CUP are monitored weekly and the violations are much more extensive than you noted. The following is a resume of some:

1. No seeding of the banks area was ever completed.
2. The planting that was installed is not per the approved landscape plan.
3. When the wheat was harvested the combine cut several of the plantings.
4. No maintenance of the area has ever existed.
5. No provisions were made to water the plantings.
6. The owners continue to farm the area in lieu of landscaping as was the intent of the CUP.
7. It is recommended that any revisions to the CUP be approved contingent upon proper completion of the landscaping along with requirements for continuance maintenance.


Sam L. Mobley
Building Code Administrator

SIM:bg

RECEIVED

SEP 6 1979

METROPOLITAN PLANNING

ROUTE

August 30, 1979

Sam Mobley, Central Inspection
Art Chambers, Junior Planner, MAPD

Landscaping Around Drainage Lake in the Carriage House C.U.P.

On Monday, August 27, Jack Galbraith and I noticed that several trees around the drainage lake, located east of the TG&Y store on Tyler and north of Kellogg, have died. Several other trees appear to be dying.

You may want to inspect this area so that the owner can be notified and the trees replaced during the fall planting season.

Art Chambers
Junior Planner

ADC:bbc

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION

DATE August 20, 1979

TO Jack H. Galbraith, Chief Planner

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT Amendment to DF-50 Carriage House
CUP at northeast corner of Tyler
Road and McCormick

Re: Your memo dated August 14, 1979


The development of the proposed Parcel 4 will result in the need for additional drainage capacity for that area. The current temporary drainage facilities are inadequate and compounded by periodic accumulations of silt. At the present time, there is no guarantee for providing adequate temporary drainage in that area or for maintaining such drainage facility after it is provided.

Dividing the east portion of Parcel 3 into a separate Parcel 4 does not isolate or solve any existing drainage problems of the remaining west portion of Parcel 3. We therefore suggest that stipulations be added to the proposed amendment as follows:

"Prior to issuance of any building permit, including any conditional building permit, positive and adequate temporary drainage facilities connected to an existing drainageway, as approved by Flood Control, and guarantees for the maintenance of such drainage facilities and discharge area, as approved by the city's legal department, shall be provided."

To satisfy other past and foreseeable future problems, we suggest stipulations for Parcels 3 and 4 be included as follows:

1. "Prior to occupancy of any building constructed on Parcels 3 or 4, the approved landscaping at the lake shall be in place and specifications of methods and facilities for watering and maintaining landscaping at the lake shall be submitted to the Metropolitan Area Planning Department and approved.
2. "Prior to occupancy of any building constructed on Parcel 4, the required screening wall at the north end of Parcel 4 shall be installed."


Robert B. Feldner
Superintendent of Central Inspection

RBF:uml

RECEIVED

AUG 21 1979

METROPOLITAN PLANNING
ROUTE 3

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill
Division

DATE

August 20, 1979

TO Jack Galbraith, Chief Planner, MAPD

FROM Paul Johnston, Flood Control Engineer

SUBJECT - Amendment to BP-50, Carriage House C.U.F.

Reference is made to your memo of August 16th, 1979 requesting review and comments on subject above. Please be advised I have reviewed the plan submitted to this office and have the following comments.

The proposed amendment covering the east 220 feet of Parcel 3, so that it may be developed, poses several problems which must be addressed. This area covers approximately 1/2 of the lake area provided to help store the stormwater and reduce the amount of water standing in the streets along with an access road and drainage easement conveying drainage from Bailey 3rd Addn.

With the existing lake and drainageway being eliminated or altered, a drainage plan should be provided for approval along with a guarantee to insure that any necessary installation and/or construction for drainage is followed through.

Research indicates that for Carriage House Plaza, a requirement of the Subdivision (Feb. 11, 1971) was that the applicant grant 30 feet of required drainage easement on the west line of what is called Parcel 4. This was apparently never followed through.

Due to the numerous problems and complaints from this area, it is recommended to deny the proposed amendment until such time as the problems with the existing lake and ditch are resolved and an approved drainage plan and guarantee to handle the drainage of the lake and ditch are provided.

If further information or discussion is desired, please advise.



Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Carriage House CUP Addn. Pk File
Dean Sellers- Acting City Engineer
Max Greene

August 15, 1979

Roger Sherwood
Century Plaza Building
111 West Douglas
Wichita, Kansas 67202

Re: Proposed Amendment to DP-50
Carriage House C.U.P.
Northeast corner of Tyler
Road and McCormick

Dear Mr. Sherwood:

We have reviewed the proposed amendments to the above-captioned commercial C.U.P. and have also consulted with other City Departments. The following comments and questions were raised during that review process.

Our primary concern is the guarantee of continued maintenance of the drainage lake. If the buildable portion of Parcel 3 is separated from the lake and then sold, it is possible that the lake could be abandoned and eventually sold for back taxes. This could necessitate the City assuming the responsibility for the maintenance of the drainage system. We feel that since the lake was constructed to solve the drainage problems for the Carriage House C.U.P., it should be maintained by property owners within the C.U.P. boundaries. Therefore, we would require, at the time of replatting, that a Property Owners Association be established to maintain the lake and associated landscaping until such time that major drainage improvements are made in this area.

Also, at the time of replatting, we are considering requiring a restrictive covenant either prohibiting the sale of Parcel 3 separately from Parcel 4, or requiring the ownership of Parcel 3 to be the same as the large Parcel 2, until such time that the lake is no longer needed and can be filled in to provide a buildable site. I would like to discuss this matter with you in greater detail.

Page 2
DP-50
August 15, 1979

In addition to the above comments, there were specific comments regarding the changes to certain General Provisions and Parcel Descriptions. The following is a list of the General Provisions and Parcel Descriptions and related comments.

General Provision 1. Curb Cuts. We concur in the additional wording stating the location of the curb cut for Parcel 2 on Tyler Court and providing complete access control on the north boundary of Parcel 4.

General Provision 6. Planting Screens and Landscaping. The last paragraph should be changed to read: "The plantings at the locations indicated on the plan, except for the west 845 feet of Parcel 2 and that portion of Parcel 3 containing the drainage lake (as shown on the Amended Landscape Plan for Parcel 3), shall be installed during the first planting season after the issuance of a building permit on that portion of the parcel included in the building permit. 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."

General Provision 11. This should be changed to read: "All structures on Parcels 2, 3 and 4 shall face to the south."

General Provision 12. Although an accel/decel lane was not guaranteed at the time of platting Carriage House Plaza 2nd Addition, the requirement for the accel/decel lane is still in force. I suggest that you contact Bill McKinley in the Traffic Engineering Division of the Public Works Department to discuss the guarantee. It is possible that a temporary accel/decl lane could be installed, similar to the one at Cross Town East, until Tyler Road is improved.

Parcel Description - Parcel 1. Although there is a significant change in proposed uses I do not have major reservations with the new uses. However, there is a possibility of confusion as to what could be excluded under carryout food businesses and auto repair shops. Businesses such as Quick Trips, "7-11's", etc., could be prohibited since they involve carry-

Page 3
DP-50
August 15, 1979

out food items and often sell gasoline. Retail stores such as tire and battery businesses could be considered as car repair business if they repair tires or install tires and batteries. To avoid confusion in the future, the proposed uses should be reworded and more examples added to clarify the permitted uses and exclusions. These comments also apply to the proposed uses for Parcel 4.

Another matter that needs to be mentioned is that the dimensions and boundaries of Parcel 4 should be shown more clearly on the proposed amendment. In addition, there is some discrepancy on the location of a drainage easement, along the west side of Parcel 4, between the recorded plat and the C.U.P. This should be investigated and the exact location shown on the C.U.P. as well as the replat.

I am somewhat confused as to what the line, approximately in the center of Parcel 2, represents. It could be misinterpreted as a lot boundary line. For the sake of clarity it should not be shown, or if shown, an explanatory note added.

Due to the need for a Property Owners Association or some other form of guarantee to maintain the lake, I feel that a replat of Block 4, Lot 1 of the Carriage House Plaza Second Addition is needed. This will allow the Planning Commission and the City Commission an opportunity to review your proposal.

If the owners are contemplating the sale of Parcel 1, as shown on the C.U.P. this might be the appropriate time to replat Block 2, Lot 4 of the same addition since a replat or lot split would be required prior to the issuance of a building permit. If the lot is replatted, the matter of the accel/decel lane could be resolved.

These are the comments we have at this time. It is necessary that you provide us with 14 amended copies by September 3, 1979, if you want the proposed amendments to the C.U.P. to be heard on September 27, 1979.

If you have questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:bbs

cc: Bud White and Joyce White, c/o 516 Century Plaza Bldg. 67202
GMAP Enterprises, Inc., c/o 516 Century Plaza Bldg. 67202
C & M Enterprises, Inc., c/o 516 Century Plaza Bldg. 67202

K. O. TAYLOR

August 14, 1979

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

Jack H. Galbraith, Chief Planner

Amendment to DP-50 - Carriage House C.U.P.
at the northeast corner of Tyler Road and McCormick.

Attached is a copy of a proposed amendment to the above captioned C.U.P. The amendment proposes to create one additional parcel so that the east 220 feet of the existing Parcel 3 can be developed. The other major change is the rewording of the proposed uses for Parcel 1 to allow retail stores.

Art Chambers of my staff has visited informally with Bill McKinley regarding the requirement for an accel/decel lane along Tyler, and with Max Greene regarding the drainage lake and easements. We have now received a formal application for the proposed amendments and are requesting comments.

I would appreciate any comments you might have regarding guarantees for continued maintenance of the drainage lake, curb cuts, etc., by August 20, 1979.

Jack H. Galbraith
Chief Planner

JHG:AC:el
Attachment

*8/23/79 Bill McKinley
Comments per discussion*

August 13, 1979

Roger Sherwood, representing Bud White & GM&P,
for Carriage House C.U.P. was in to ^{make an} application
for amendment to the Carriage House C.U.P.

The application was filed and money received.

I told him that I wasn't sure when it
would be scheduled but it possibly could
be scheduled for Sept. 27, 1979 M&PC meeting.

Bill Meker is no longer part owner.

I also informed Sherwood of the concern we
had regarding guaranteed maintenance for the
drainage lake and the need for a guarantee
for steel liner on Tyler.

Arthur Chamber

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

The general location is (use appropriate section)

- a. at the NE corner of Tyler
and McCormick; 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.

Bud White and Joyce White GM&P Enterprises, Inc.
By Roger Sherman By Roger Sherman
Authorized Agent (if any) Authorized Agent (if any)

C & M Enterprises, Inc.
By Roger Sherman By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
2:50 (AM, ~~PM~~) on August 13, 1979 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400.00.

Arthur D. Chambers Name
Jessie Plummer Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS:
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

All the owners within 750 feet of the following Lot 5, Block 2 and Lot 1 Block 4, in Carriage House Plaza Second Addition to Wichita, Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

Caption of this Cert.		Bud & Joyce White GMP Enterprises C & M Enterprises Inc. 210 Pattie 67211
Lot 1 Block 1 Carriage House Plaza 2nd Addition		✓ Jack R. Sikes Sharon K. Sikes 543 S. Evergreen 67209
Lot 1 Blk 2 Carriage House Plaza Second Addition.		✓ Bud White 210 Pattie 67211
Lots 2 " " "		Bud White
to 11 inc.		GMP Enterprises
Lots 1 to 7 Blk 3 " "		210 Pattie
Lot 8 Blk 3 " "		Jon A. Lofgren ✓ Barbara J. Lofgren ✓ (Unknown) X
Lots 3-4-5- Blk 1 Carriage House Plaza		✓ Bud White 210 Pattie 67211
Lots 6 & 7 1 " " "		✓ Marion M. Wimmier Anna M. Wimmier 4027 Countryside 67218



Lot 4 Exc part to City Ridge Plaza 2nd Add.	✓ Daniel M. Carney J.A. Mull Jr. Terra Plaza LTD 221N. Main 67202
Lot 5 Exc part to City " " " "	X Jen Rentals Inc. ✓ (unknown)
Lot 1 Ridge Plaza 6th Addition	✓ Daniel M. Mull J.A. Mull Jr. 221 N. Main 67202
Lots 8, 9, 10 and 11 Woodchuck Villas 2nd Add.	✓ Daniel M. Carney Beverly L. Carney 5572 E. Central 67208
✓ Lots 1 & 2 Wilbur E. Walker 2nd Add. Ret + Resent 10-18-79 to: 12 Via Roma, 67230	✓ Wilbur E. & Bernice H. Walker 16 Douglas Ave 67207
Lot 4 Block D Floyd Bailey 2nd	✓ Paul A. & Jan L. Behrent 439 Lopez 67209 → TOPAZ
Lot 4 Block E " " " "	✓ Timothy D. & Belenda S. Nightingale 436 Topaz 67209
Lot 5 Ret + Resent to 10-16-79 532 Turquoise 67209	✓ Allen E. & Sarah S. Suenram 3332 All Hellows 67117
Lot 6 " " " " " "	✓ H.F. & Carol Rettner 542 Turquoise Lane 67209
Lot 7 " " " " " "	✓ Keith F. & Dorcas B. Titcomb 550 Turquoise Lane 67209
Lot 8 " " " " " "	✓ Donald M. Burns & Opal M. 560 Turquoise Lane 67209
Lot 9 " " " " " "	✓ William D. & Chlorene Y. Bennett 570 Turquoise Lane 67209
Lot 10 " " " " " "	✓ Herbert J. Unrein Jr. 580 Turquoise Lane 67209
Lot 11 " " " " " "	✓ David J. LaFleur & Ruth I. 8020 Hendryx 67209
Lot 12 " " " " " "	✓ Theodore C. & Sadie E. Juengling 563 Woodchuck Lane 67209
Lot 13 " " " " " "	✓ A.A. & Martha A. Reddy 555 Woodchuck Lane 67209



Lot 14	Block E	Floyd Bailey 2nd	Jerold W. & M. Christine
✓	<i>Ret. Kissen?</i>	<i>6806 Sheriase Circle</i>	✓ <i>Vogt</i>
	<i>10-15-79</i>	<i>67209</i>	<i>547 Woodchuck Lane 67209</i>
Lot 15	"	"	✓ William & Patsy Y. Weyman
	"	"	539 Woodchuck 67209
Lot 16	"	"	✓ Rex I. & Gladys I. Graham
	<i>Ret 10-15-79</i>	<i>no other address.</i>	✓ <i>533 Woodchuck 67209</i>
Lot 1	"	C Floyd Bailey 3rd	✓ Gerald W. & Kathleen C. Carpenter
	"	"	500 S. Evergreen 67209
Lot 2	"	"	✓ John W. Swanger
	"	"	✓ Dorothy M. Swanger
	"	"	456 S. Socora 67209
Lot 3	"	"	✓ John L. & Janice L. Good
	"	"	450 S. Socora 67209
Lot 4	"	"	✓ Freddie Jr. & Norma J. Ware
	<i>Ret. 10/17/79 (no address found)</i>	"	✓ <i>789 Illinois 67209</i>
Lot 5	"	"	✓ Dennis J. Spanish
	"	"	438 S. Socora 67209
Lot 8	"	"	✓ James R. & Francis I. Woods
	"	"	501 Floyd 67209
Lot 9	"	"	✓ Willis H. Queenlee S. Cook
	"	"	509 Floyd 67209
Lot 10	"	"	✓ Everett C. & Nancy J. Glasse
	"	"	513 Floyd 67209
Lot 11	"	"	✓ Richard P. & Geraldine Sestini
	"	"	519 Floyd 67209
Lot 12	"	"	✓ Harold D. & Deanna K. Cartwright
	"	"	525 Floyd 67209
Lot 13 ;	"	"	✓ Joe L. & Patricia A. Childs
	"	"	531 S. Floyd 67209
Lot 14	"	"	✓ Gerald D. & Thelma Stephens
	<i>Ret. 10-15-79 + present to</i>	"	✓ <i>510 S. Everson 67209</i>
		"	<i>EVERGREEN</i>
Lot 1	D	"	✓ Daniel L. & Jane M. Blick
	"	"	520 S. Evergreen 67209
Lot 2	"	"	✓ Orville L. & Nadine Greiving
	"	"	<i>3920 Weathawn</i>
	"	"	<i>Wichita, Kas - 67203</i>
Lot 3	"	"	✓ Don P. Dobbins
	"	"	Janet E. Washee
	"	"	530 S. Floyd 67209



Fidelity  **Title**
 COMPANY, INC.

Lot 4	Block D	Floyd Bailey 3rd	✓✓	Robert D. & Emma E. Richardson 524 Floyd 67209
Lot 5	" "	" " "	✓✓	Lester W. & Mary A. Howard 9600 Hartner 67212
Lot 6	" "	" " "	✓✓	Dennis A. & Penny K. Main 516 Floyd 67209
Lot 7	" "	" " "	✓✓	John R. Taylor & Betty J. 530 N. Hoover 67209
Lot 8	" "	" " "	✓✓	Marvin H. & Naomi Lindsay (unknown) 506 FLOYD, 67209
Lot 9	" "	" " "	✓✓	Floyd C. & Barbara R. Bowers 501 Turquoise 67209
Lot 10	" "	" " "	✓✓	Richard L. Mitchell Lorraine K. Mitchell 515 Turquoise 67209
Lot 11	" "	" " "	✓✓	John W. & Jacqueline B. Stewart 501 Topaz 67209
Lot 5	Block E	" " "	✓✓	Edwin T. & Elizabeth J. Tucker 516 Topaz 67209
Lots 6, 7, 8, 9, 10, 11	Block 2	Floyd Bailey 5th Add.	✓✓	Jerome D. Marcus 1415 Spring Dr. (unknown) 67208
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11	Block 2	Floyd Bailey 4th Add.	✓✓	Rolland E. & Mildred V. Klaassen 516 N. Westfield 67209
Lot 12	Blk 2	Floyd Bailey 4th	✓✓	O.W. Coburn try 532 N. ERIE (unknown) 67214
Lots 7, 8, 9, 10, 11, 12, 13, 14, 15	Blk 3	Floyd Bailey 4th	✓✓	Bud White 210 Pattie 67211 Bill Mesker 33 Rolling Hills 67212 Robert J. Moore ✓ X (unknown) James A. Loeffler 400 N. Woodlawn 67206
Lots 19, 20, 21, 22 & 23 in Block 3	Floyd Bailey 4th	✓✓	Robert L. Kasha 1442 N. Oliver 67208 D Bud White 210 Pattie 67211 Bill Mesker D 33 Rolling Hills 67212	



Fidelity  **Title**
 COMPANY, INC.

10-17-79 -
 Rec'd + Returned to: 555 Mc. Lee Blvd NW
 Suite 302
 67203

- Lot 24 Block 3 Floyd Bailey 4th Add. Charles H. & Mary V. Brodie
~~106 E. 2nd 67202~~
- Lot 2 Santa Fe Industrial Subdivision Tract # 4
 ✓✓ R.D. Hubbard 25 Via Roma 67230
 ✓✓ Terrance Scanlon 12 Stagecoach Rd 67230
 X City of Wichita
- Lot 1 Blk A Santa Fe Midland Industries X City of Wichita
- Lot 1 Blk A Santa Fe Midland Industries 2nd X City of Wichita
- Beg on S line Highway 54 & 800' W of E line W 1/2 SE 1/4 28-27-1W
 S 200' W 100' N 200' E to Beg. ✓✓ L.F. & Mildred M. Hooland
 8331 University 67209
- Beg 1089' N of ROW, N 184' W 330' S 184' E to Beg SE 1/4 29-27-1W ✓✓ J.H. Zandler
 1247 S. Tyler Rd 67209
- Beg 287' N of intersection of E line SE 1/4 & N line of RR, N 508.99' SW 361.3' S 367.4 ft, E 330' to Beg 29-27-1W ✓✓ Luis A. Casado
 302 N. Main 67202
- Th part of a tr N of Highway 54 Beg 10 rds N of ROW, E to E line of SE 1/4, N 924', W 330', S to ROW Nestly 202.9' N 192.8' E 132' to Beg 29-27-1W ✓✓ Richard E. Maus
 1255 S. Tyler Road 67209
- Lot 1 Block R Callahan Add. ✓✓ Fredrick H. & Linda K. Phinney
 600 Tippecanoe 67209
- Lot 2 " " " " ✓✓ Howard V. & Betty L. Sieler
 610 Tippecanoe 67209
- Lot 7 " " " " ✓✓ Meredith Happer
 631 S. Byron 67209
- Lot 8 " " " " ✓✓ David W. & Wynona F. Hackler
 621 Byron Rd 67209
- Lot 9 " " " " ✓✓ Bill A. & Helen C. Thornton
 (Unknown 2210 So. Hydraulic 67211)
- Lot 10 " " " " ✓✓ Larry G. & Barbara J. Koehn
 609 S. Byron Rd 67209
- Lot 11 " " " " ✓✓ Robert D. & Joy C. Armstrong
 609 S. Byron Rd 67209



Lot 1	Block S	Callahan Add	✓✓	Joseph & Mamie Douty 600 S. Byron Rd 67209
Lot 2	" "	" "	✓✓	Terry A. & LaDonna Schneider 610 S. Byron Rd 67209
Lot 3	" "	" "	✓✓	Harry L. Moore & Martha 620 S. Byron Rd 67209
Lot 4	" "	" "	✓✓	James R. & Jane C. Owen 630 S. Byron Rd 67209
Lot 5	" "	" "	✓✓	Walter A. & Margaret M. Cartwright 8900 Belview 67209
Lot 6	" "	" "	✓✓	R.H. & Florence Adams 651 Tippecanoe 67209
Lots 1, 2, 3, 4,5,8,,9,10, 11 & 12 Block T		" "	✓✓	Tyler Road Southern Baptist Church 571 S. Tyler Rd 67209
Lot 6	" "	" "	✓✓	William R. & Elizabeth Graham 8820 Belview 67209
Lot 7	" "	" "	✓✓	Kenneth L. & Judith G. Wells 655 S. Tyler Road 67209
Lots 1 & 9	" U	" "	✓✓	Duane & Karen R. Ehrich 10116 Briarwood 67212
Lot 2	" "	" "	✓✓	Smith Laramore 8347 millersop Dr. ^{CA} (unknown) 67037
Lot 3	" "	" "	✓✓	(Phone book gives Decker, Suburban book Wichita) Michael E. Nelson & Lori L. 629 Tippecanoe 67209
Lot 4	" "	" "	✓✓	Pamela J. Jay 530 Tippecanoe 67209
Lot 5	" "	" "	✓✓	Benjamin P. & Thelma M. Brooks 550 Callahan Dr 67209
Lot 6	" "	" "	✓✓	Clifford L. & Wanda L. Kennedy 8701 University 67209
Lot 7	" "	" "	✓✓	Fay J. & Ruth M. Decker 527 S. Byron Rd 67209
Lot 8	" "	" "	✓✓	Robert L. & Dolores Kennard (unknown) 440 E 86 th SOUTH 67235
Lot 10	" "	" "	✓✓	Danny J. & Earlene Engle 519 Tippecanoe 67209



Fidelity  **Title**
 COMPANY, INC.

Lot 11	Block V	Callahan Add	✓✓	Paul M. & Patty York 7922 Cottentail 67209
Lot 12	" "	" "	✓✓	Henry O. & Judith Esty ✓ (unknown) 5037 <i>Tippecanoe Ave.</i> ✓ 67209
Lot 9	" "	" "	X	Donald R. Cochard & Lela K. ✓✓ (unknown)
Lot 8	" "	" "	X	Bruce L. Garrell & Lydia A. ✓✓ (unknown)
Lot 13	" "	" "	✓✓	Steven M. Schwind & Denice A. 521 S. Tyler 67209
Lot 1	Block D	Westport Add	✓✓	James H. & Marcie E. Maybrier 1200 S. Byron Rd 67209
Lot 2	" "	" "	✓✓	Harry B. & Mary A. Garden 8929 Belview 67209
Lots 3 & 4	" "	" "	✓✓	Earl, Dale A & Richard Gronniger 1238 S. Byron Rd 67209
Lot 5	" "	" "	✓✓	Harvey E. & Mattie J. Waller 1720 McCormick 67213
Lot 6	" "	" "	D	Earl J. Gronniger 1238 S. Byron Rd 67209
Lot 7	" "	" "	✓✓	Jack M. Custer & Beartice J. 1226 S. Byron Rd 67209
Lots 1,2 & 3	" L	" "	✓✓	Warren A. Giles 1001 E. McArthur 67216
Lot 1	Barber Second Add		✓✓	Jesse Graham 1403 Harding 67208 Luis Casado
Lots 2 & 3	" "	" "	D	302 N. Main 67202 I.D. Barber 2105 S. Chautauqua 67211 V.E. Lygrisse 1945 Porter Ave Apt 57A 67203



Part of Lots 2 & 3, 13 & 14, FAIRLAWN ACRES; beginning on the S. line of Highway 54 & the W. line of Lot 2; thence NW 32.8'; thence S. 200'; thence SW 100.75'; thence N. to S line of the Highway. Jesse L. Graham
D 1401 N. Harding
Wichita, Kansas 67208

Part of Lot 2 & 3, FAIRLAWN ACRES; beginning on the S. line of Highway 54 & 300' W. of the E. line of Lot 2; thence S. 200'; thence SW 200.6'; thence N. 200'; thence NE to beginning. Luis A. Casado
D 302 N. Main
Wichita, Kansas 67202

Part of Lots 2 & 3; beginning on the S. line of U.S. Highway 54 & the E. line of Lot 2; thence S. 300'; thence W. 100' thence N. to Highway; thence E. 100' to beginning. Donald P. Cain
✓ 1228 S. Waco
Wichita, Kansas 67213

Part of Lots 2 & 3, FAIRLAWN ACRES; beginning on the S. line of Highway 54 & 100' W. of the intersection of the S. line of the Highway & the E. line of Lot 2; thence S. 200'; thence W. 100'; thence N. 200'; thence E to beginning. Donald P. Cain
✓ 8027 W. Kellogg
Wichita, Kansas 67209



AND
Part of Lots 2 & 3, beginning on the S. line of Highway 54 & 200' W. of the intersection of the E. line and Lot 2; thence S. 200'; thence W. 100'; thence N. 200'; thence E. to beginning.

The E. 100.3' of the W. 132.8' more or less, South of Highway 54, Lot 2, FAIRLAWN ACRES Luis A. Casado
D 302 N. Main
Wichita, Kansas 67202

AND
Lots 3 & 4, Except the N. 50' of the E 500.6' of Lot 3 & Except the E. 300' of Lots 3 & 4, & Except the W. 132.8' of Lots 3 & 4, FAIRLAWN ACRES.

AND
The E. 100.3' of the W. 132.8' of Lot 3, FAIRLAWN ACRES

The W. 100' of the E. 300' of Lots 3 & 4 Except the N. 50' more or less of Lot 3, FAIRLAWN ACRES Leo A. Rausch
✓ 8026 W. Irving
Wichita, Kansas 67209

Part of Lots 3 & 4, FAIRLAWN ACRES, beginning 50' S. & 100' W. of the NE corner of Lot 3; thence W. 250'; thence W. 100'; thence N. 250'; thence E. to beginning. Louis W. Appel
✓ 8016 Irving Ave.
Wichita, Kansas 67209

The E. 100.3' of the W. 132.8' of Lot 4, FAIRLAWN ACRES. Luis A. Casado
D 302 N. Main
Wichita, Kansas 67202

The E. 100' of Lot 4, FAIRLAWN ACRES Donald P. Cain
D 8027 W. Kellogg
Wichita Kansas 67209

Fidelity  Title
COMPANY, INC.

Lot 12, Except the W. 166.8' & Except the E. 267.9', FAIRLAWN ACRES Jesse L. Graham
1401 N. Harding
Wichita, Kansas 67208

The W. 100' of the E. 267.9' of Lot 12, FAIRLAWN ACRES Matt Eck, Inc.
8215 W. Kellogg
Wichita, Kansas 67209
Recent 10-15-79 to 5512 W. Central 67212

Beginning 166.8' NE of the SW corner of Lot 13; thence NE 202'; thence S. to S. line of Lot 13; thence W. to point S. of beginning; thence N. to beginning. Jesse L. Graham
1401 N. Harding
Wichita, Kansas 67209

Part of Lots 13&14; Beginning on the S. line of Highway 54 & 267.85' NE from the W. line of Lot 14; thence S. 100' thence NE 101.05'; thence N. 200' thence SW to Beginning, FAIRLAWN ACRES Ralph W. Kirk
8221 W. Kellogg
Wichita, Kansas 67209

Part of Lots 13 & 14; beginning 28' S & 67.9' SW of the NE corner of Lot 14; thence S. to N. line of Thackeray Addition; thence SWly 101.5'; thence N. to -eginning. Jesse L. Graham
1401 N. Harding
Wichita, Kansas 67208

Beginning 28' S. & 168.95' SW of the NE corner of Lot 14; thence S. to the S. line of Lot 13; thence W. 100'; thence N. to the S. line of Highway 54; thence NE to beginning. Matt Eck, Inc.
8215 W. Kellogg
Wichita, Kansas 67209 *see above*

The W. 241.7' of Lots 16 & 17, lying N. of 54 Highway, FAIRLAWN ACRES Kansas Credit Union League
8410 W. Highway 54
Wichita, Kansas 67209

The E. 150' of Lot 16, Except State Highway Condemnation Case A-38302 FAIRLAWN ACRES. General Enterprises, Inc.
2824 N. Ohio
Wichita, Kansas 67219

Lot 18, Except the NW $\frac{1}{2}$ of State Highway Condemnation Case A38302 & Except the W. 135' lying S. of Highway & Lot 19 except the W. 135'. S.B. Millwright
% Joe Gallatin
8401 W. Kellogg
Wichita, Kansas 67209

The W. 135' of Lot 18 lying S. of the Highway in FAIRLAWN ACRES. Lyla Cropp
8535 W. Kellogg
Wichita, Kansas 67209

AND
The W. 135' of Lot 19, FAIRLAWN ACRES

The W. 378.6' of Lot 27, FAIRLAWN ACRES Except the SE $\frac{1}{2}$ Security Oil Co.
P.O. Box 18183
Wichita, Kansas 67218

AND
Beginning 378.6' E. of the NW corner of Lot 27, thence E. 126.2'; thence S. 345'; thence W. 126.2'; thence N. to beginning, FAIRLAWN ACRES

Beginning 504.8' E. of the NW corner of Lot 27; thence E. 126.2'; thence S. 345'; thence W. 126.2'; thence N. to beginning, FAIRLAWN ACRES. Edward H. Zenner
8131 E. Indianapolis
Wichita, Kansas 67207

Fidelity  Title
COMPANY, INC.

The W. 450' of Lot 28, FAIRLAWN ACRES Security Oil Co.
P.O. Box 18183
Wichita, Kansas 67218

Dated at Wichita, Kansas this 24th day of July, 1979 at 7:00 A.M.

Fidelity Title Company, Inc.

by *Pattie M. Drier*
Vice-President

Tracer # 46707



Fidelity  Title
COMPANY, INC.

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

October 11, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, October 25, 1979, said 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 amendment to the CARRIAGE HOUSE COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-50 - Lot 5, Block 2 and Lot 1, Block 4, Carriage House Plaza Second Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Tyler Road and McCormick.

The proposed amendment applies only to Parcel 1, and there are no changes being proposed for any other parcel.

The Development Plan of this area, originally approved on April 29, 1975, 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 approved plan:

The addition of car wash facilities (subject to review and approval by the Board of Zoning Appeals), offices and retail services, as permitted uses on Parcel 1 (a parcel 180 feet by 200 feet, located at the intersection of Tyler and McCormick), in addition to the uses currently permitted under the approved plan.

The hearing of the proposed amendment to 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 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 meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

DP-50

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202

RETURN TO SENDER

Important! Notice of Meeting Enclosed

ADDRESS UNKNOWN

1224 ESTIMER #302
WICHITA, KS 67213

MICHAEL E. & LORI L. NELSON
520 TIPPECANOE
WICHITA, KS. 67209

Moved is in phone book
no further address
that at this address

722-3316



1322
800
10/22/79

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

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Robert A. Lakin
Secretary

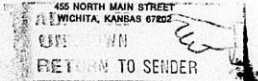
DP-50

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



Important! Notice of Meeting Enclosed

ADDRESS UNKNOWN

1226 ESTERNE #302
WICHITA, KS 67213

MICHAEL E. & LORI L. NELSON
520 TIPPECANOE
WICHITA, KS. 67209

Moved is in phone book
no further address
not at this address



1522
SWS
10/20/79

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

October 11, 1979

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Robert A. Lakin
Secretary

DP-50

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

1600 Edie
DOES NOT RESIDE HERE



ROBERT L. & DOLORES KENNARD
410 E. 86TH ST. SOUTH
WICHITA, KS. 67233

no other address found
this add. in phone book + cross reference

Important! Notice of Meeting Enclosed

DP-50

Eddie

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT

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

UNPAID
RETURN TO SENDER

Important! Notice of Meeting Enclosed

*Rec'd + Resent
10-16-79*

*1719A
10-16-79*

532 Turquoise, 67209

ALLEN E. & SARAH S. SUENRAM
3332 ALL HALLOWS
WICHITA, KS. 67117



Please Forward

DP-50

Eddie

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT

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

UNPAID
RETURN TO SENDER

Important! Notice of Meeting Enclosed

ADDRESSEE
Rec'd + Resent 10-17-79 to → *555 McLean Blvd NW
Suite 302
67203*

*Moved -
Bus. add.* CHARLES H. & MARY V. BRODIE
106 E. 2ND 555 McLean Blvd, Suite 302
WICHITA, KS. 67202
Residence 7640 N. Byron. 722-6577



DP-50

Eddie

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT

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

UNPAID
RETURN TO SENDER

Important! Notice of Meeting Enclosed

Rec'd + Returned 10-18-79
to

WILBUR E. & BERNICE H. WALKER
16 DOUGLAS AVENUE
WICHITA, KS. 67207

→ *12 Via Roma*
67230

*10-17-79
060m*



DP-50

Eddie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

*Resent 10-15-79
5512 W. Central
67212*

N^o 96⁺



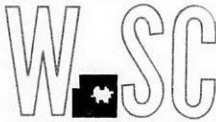
MATT ECK, INC.
8215 W. KELLOGG
WICHITA, KS. 67209

Important! Notice of Meeting Enclosed

DP-50

Eddie

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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



Enclosure
Addressed envelope
Insufficient postage
No such street number
No such apt. or suite
Do not return to this envelope

*Resent 10-15-79
+ present to: 8347 Millsap DR.
Wichita, 67236*



*Phone book pays Derby.
Suburban book pays Wichita*

SMITH LARAMORE
8347 MILLSAP DRIVE
DERBY, KS. 67037

Important! Notice of Meeting Enclosed

DP-50

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

*Resent
10-15-79*



RETURNED FOR BETTER ADDRESS

NO SUCH STREET NUMBER

JEARALD D. & THELMA STEPHENS
510 S. EVERSON *Evergreen*
WICHITA, KS. 67209

Important! Notice of Meeting Enclosed

DP-50

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Rec'd + Resent 10-15-79

RETURNED FOR BETTER ADDRESS



NO SUCH STREET NUMBER

PAUL A. & JAN L. BEHRENT
439 LOPEZ ~~TOPAZ~~
WICHITA, KS. 67209

Important! Notice of Meeting Enclosed

DP-50

WICHITA - SEDGWICK COUNTY



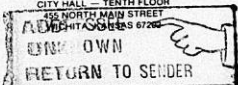
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

resent 10-15-79

6806 Sheriac Circle 67209



JEROLD W. & M. CHRISTINE VOGT
547 WOODCHUCK LANE
WICHITA, KS. 67209



Important! Notice of Meeting Enclosed

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

October 11, 1979

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Robert A. Lakin
Secretary

DP-50

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

ADDRESSEE
MUSKOGEE
RETURN TO SENDER
Important Notice of Meeting Enclosed

no other address

REX I. & GLADUS I. GRAHAM
533 WOODCHUCK
WICHITA, KS. 67209



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

October 11, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, October 25, 1979, said 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 amendment to the CARRIAGE HOUSE COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-50 - Lot 5, Block 2 and Lot 1, Block 4, Carriage House Plaza Second Addition, Wichita, Sedgwick County, Kansas. Generally located at the northeast corner of Tyler Road and McCormick.

The proposed amendment applies only to Parcel 1, and there are no changes being proposed for any other parcel.

The Development Plan of this area, originally approved on April 29, 1975, 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 approved plan:

The addition of car wash facilities (subject to review and approval by the Board of Zoning Appeals), offices and retail services, as permitted uses on Parcel 1 (a parcel 180 feet by 200 feet, located at the intersection of Tyler and McCormick), in addition to the uses currently permitted under the approved plan.

The hearing of the proposed amendment to 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 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 meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

DP-50

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING
DEPARTMENT

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

WICHITA, KANSAS 67202
OCT 15 1979
RETURN TO SENDER

Important! Notice of Meeting Enclosed

Reel 10-179

no other address

Wang and

FREDIE, JR. & NORMA J. WARE
789 ILLINOIS
WICHITA, KS. 67209

WICHITA, KANSAS
OCT 15 1979



W.A.H.
311

FORM 9-021

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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