

Arthur Schreyer requests commercial CUP on the NE of 2nd St. West of Woodlawn - Robert H. Kelgo

POSTED
6-27-73
C-4

ACTION

DATE

COMMITTEE	_____	DATE	_____
M.A.P.C.	<i>2nd quarter</i>		<i>7-26-73</i>
N.A.P.C.	<i>Special on 16</i>		<i>8-3-73</i>
B.C.C./B.C.C.	<i>C. C. C. C. C. C.</i>		<i>8-21-73</i>

Map No. 5850
Sec. 1
Twp. 27
Range 1E

DATA SHEET
COMMUNITY UNIT PLAN

DP- 56
Z- _____
Filed 6-25-73

APPLICATION REQUEST: Approval of proposed planned commercial development.

1. Applicant Arthur Schreck
Address 3800 E. 21st Street Phone _____
2. Agent Robert H. Nelson
Address 200 W. Douglas Phone 262-3777
3. General Location On the ^{North} ~~South~~ side of 21st Street North West of Woodlawn
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 7.26 (1122661AE)
2. Existing Zoning "AA" & "LC" Proposed Zoning "LC" & "BB" ft. by 630 ft.)
3. Area (is) ~~(is)~~ 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 7-26-73 Action no action
8-3-73 Approved with 70 conditions
2. Governing Body - BCC
Date 8-21-73 Action Approval

NOTES:

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

CASE NO. Z-1528 & DP-56

CONSIDERED BY MAPC: 8-3-73

REQUEST FOR: Change from "AA" and "LC" to "BB" and "LC"
and approval of Commercial CUP

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"The property requested for LC classification is now adjacent to LC classification and is separated from residential district by 22nd Street. The portion requested to a change of BB is to obtain a BB classification on a portion of which is now AA and to decrease from LC to BB on a portion of the property. The BB classification as requested is immediately adjacent to property which was recently rezoned to a BB classification. The LC area is proposed for a small shopping center."

GENERAL LOCATION: West side of Woodlawn between 21st and
22nd Streets North

LEGAL DESCRIPTION:

See excerpt of Planning Commission minutes
of August 3, 1973.

APPLICANT: Arthur Schreck, 3800 East 21st Street 67208

COUNSEL FOR APPLICANT: Robert H. Nelson, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north is "B"; east is "AA" and CUP; south
is "BB" and "LC"; west is "AA", "R-6" and "B".LAND USE: Subject property is service station and undeveloped; north is
multiple family; east is the first phase of Comotara; south is
bowling alley, restaurant, service station; west is multiple-
family and undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That Case Z-1528 be approved, and that DP-56, Commercial
Community Unit Plan, be approved, subject to the following
conditions: (See attached excerpt from Planning Commission
minutes of August 3, 1973 for conditions.)

Hill moved, Hennessy seconded and it carried unanimously.
(Blakey and Hopper absent.)

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

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 3, 1973:

- 28a. Case No. Z-1528 - Arthur Schreck requests change from "AA" to "BB" for:

Lots 2, 3, 4, and 5, Block 1, Third Addition to Crestview Heights, Wichita, Kansas, except that portion of Lots 4 and 5 described as follows: Beginning at the southeasterly corner of Lot 5; thence southwesterly along the south line of Lots 5 and 4 to a point on the south line of Lot 4, said point being 29 feet ± south of the southeasterly corner of said Lot 4; thence north to a point on the east line of Lot 5, said point being 87 feet ± north of the southeasterly corner of said Lot 5; thence southeasterly to the point of beginning. Southeast corner of 22nd Street North and Lamson.

Change from "AA" to "LC" for:

All of Lots 6, 7, 8, 9, 10, 11, 12, and 13, Block 1, Third Addition to Crestview Heights, Wichita, Kansas, and a portion of Lots 4 and 5 in said Block 1 described as follows: Beginning at the southeasterly corner of Lot 5; thence southwesterly along the south line of Lots 5 and 4 to a point on the south line of Lot 4, said point being 29 feet ± south of the southeasterly corner of said Lot 4; thence north to a point on the east line of Lot 5, said point being 87 feet ± north of the southeasterly corner of said Lot 5; thence southeasterly to the point of beginning. South side of 22nd Street North in an area between Woodlawn and Lamson.

Change from "LC" to "BB" for

Beginning at the northwesterly corner of Lot 1, Block 1, Third Addition to Crestview Heights, Wichita, Kansas; thence northeasterly along the westerly line of said Lot 1, 137 feet ±; thence south 174 feet ± to the southwesterly line of said Lot 1; thence northwesterly 106 feet ± to the point of beginning. In an area southeasterly of 22nd Street North and Lamson.

- 27b. Case No. DP-56 - Arthur Schreck and Board of American Missions of the Lutheran Church of America request approval of a Commercial Community Development Plan for area described as follows:

Beginning at the southeast corner of Lot 1, Block 1, Third Addition to Crestview Heights, Wichita, Kansas; thence west along the south line of said Lot 1 and the south line of Lot 8, Block 7, to a point 250 feet ± west of the southeast corner of said Lot 8; thence north 541 feet ± to a point on the west line of Lot 6, Block 1; thence northwesterly along the west line of said Lot 6 to the south line of 22nd Street North; thence easterly along the south line of 22nd Street North to the west line of Woodlawn Boulevard; thence south along the west line of Woodlawn Boulevard to the point of beginning. Generally located at the northwest corner of 21st Street North and Woodlawn Boulevard.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. The applicant presently has approximately 4.98 acres of "LC" zoning and is requesting additional "LC" in order to have an adequate site to build a small shopping center. The application also requests a change to the "BB" Office District which is proposed to be developed along with the area presently zoned "BB" for residential storage warehouse purposes, subject to the approval of an exception by the Board of Zoning Appeals.
2. Inasmuch as the granting of the request for additional "LC" would make a total of approximately 7.5 acres under one ownership and control, which requires a development plan under the CUP provisions of the ordinance, the applicant has submitted a preliminary development plan for review and approval by the Planning Commission.

3. The development plan indicates information pertaining to gross floor area, maximum building heights, number of buildings proposed on Parcel 2; maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls. It should be noted that the area being requested for "BB" is not a part of the development plan.
4. Provision 11 provides for the guarantee of accel-decel lanes along 21st and Woodlawn at the time of platting. However, the second sentence provides that such will not be installed until the contingent dedication is exercised on Parcel 1. Inasmuch as accel-decel lanes are for the purpose of providing a means of better access to the shopping center, there appears to be no reason why they should not be constructed until the service station is removed from Parcel 1. Therefore, it is recommended that the second sentence be removed from General Provisions 11.
5. Upon the determination of the appropriateness of the zone change request and the proposed development plan, approval should be subject to consideration of the following recommended conditions:
 - a. Platting of subject property within one year from the date of approval by the Board of City Commissioners, or the applications be considered denied and closed. This should include the property to the south and west presently zoned "BB".
 - b. Removal of the second sentence in General Provisions 11.
 - c. 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.
 - d. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
 - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH said the staff would recommend approval of both the zoning change request and the CUP, subject to the conditions indicated in the staff report.

ROBERT H. NELSON, attorney for the applicant, said they were agreeable to the conditions suggested by the staff, and it was understood that the area immediately adjacent to the filling station would be a contingent dedication since it is under lease right at this time.

No one appeared in opposition.

MOTION: That the Planning Commission recommend to the City Commission the approval of the zone change request and the Community Unit Plan, subject to the following conditions:

1. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the

applications be considered denied and closed. This should include the property to the south and west presently zoned "BB".

2. Removal of the second sentence in General Provisions 11.
3. 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.
4. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
5. 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.

Hill moved, Hennessy seconded and it carried unanimously. (Blakey and Hopper absent.)

August 6, 1973

Mr. Robert H. Nelson, Attorney
200 West Douglas, Suite 630
Wichita, Kansas 67202

Re: Z-1528 - "AA" and "LC" to
"BB" and "LC" and DP-56 -
Commercial CUP - West side
of Woodlawn between 21st and
22nd Streets North

Bear Mr. Nelson:

At the recessed meeting of the Metropolitan Area Planning Commission on August 3, 1973, the above-captioned cases were considered. It was the action of the Commission to recommend the approval of the zone change request and the Conditional Use subject to the following conditions:

1. Platting of subject property within one year from the date of approval by the Board of City Commissioners, or the applications be considered denied and closed. This should include the property to the south and west presently zoned "BB".
2. Removal of the second sentence in General Provisions 11.
3. 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.
4. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

Page 2 - Mr. Robert H. Nelson
August 6, 1973

5. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

It is necessary that Condition 2 be corrected on the CUP and that nine amended copies of the CUP be returned to our office by 5:00 p.m. on August 13, 1973 for this matter to be forwarded to the Board of City Commissioners for their consideration at their regular meeting on August 21, 1973, which meeting will start at 9:00 a.m. in Room 201 City Building, 204 South Main.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Arthur Schreck, 3800 East 21st Street 67208
Board of American Missions of the Lutheran Church of
America, 327 South LaSalle, Chicago, Illinois
Ken Ingham, 230 Page Court, 220 West Douglas 67202
Gary Wiley, Oblinger-Smith Corp., 625 1st National
Bank Building 67202

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: July 26, 1973

Case No. Z-1528
Case No. DP-56

Request: "AA" & "LC" to "BB" & "LC"
Approval of Commercial CUP

Location: West side of Woodlawn between 21st and 22nd Streets N.

Reason: "The property requested for LC classification is now adjacent to LC classification and is separated from residential district by 22nd Street. The portion requested to a change of BB is to obtain a BB classification on a portion of which is now AA and to decrease from LC to BB on a portion of the property. The BB classification as requested is immediately adjacent to property which was recently rezoned to a BB classification. The LC area is proposed for a small shopping center."

Acres: 2.66

Size: Irregular

	Land Use	Zoning
Existing North	Service station & undeveloped	"AA" & "LC"
East	Multiple family	"B"
South	First phase of Comotara	"AA" & CUP
West	Bowling alley, restaurant, service station	"BB" & "LC"
	Multiple family & undeveloped	"AA", "R-6" & "B"

Necessary street rights-of-way to be acquired at the time of platting.

History: Z-0187 - "AA" to "LC"

MAPC: 9-3-59 Approved; BCC: 9-15-59 Approved

Platted: Yes

Sidewalk: No

Comments

1. The applicant presently has approximately 4.98 acres of "LC" zoning and is requesting additional "LC" in order to have an adequate site to build a small shopping center. The application also requests a change to the "BB" Office District which is proposed to be developed along with the area presently zoned "BB" for residential storage warehouse purposes, subject to the approval of an exception by the Board of Zoning Appeals.
2. Inasmuch as the granting of the request for additional "LC" would make a total of approximately 7.5 acres under one ownership and control, which requires a development plan under the CUP provisions of the ordinance, the applicant has submitted a preliminary development plan for review and approval by the Planning Commission.

3. The development plan indicates information pertaining to gross floor area, maximum building heights, number of buildings proposed on Parcel 2; maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls. It should be noted that the area being requested for "BB" is not a part of the development plan.
4. Provision 11 provides for the guarantee of accel-decel lanes along 21st and Woodlawn at the time of platting. However, the second sentence provides that such will not be installed until the contingent dedication is exercised on Parcel 1. Inasmuch as accel-decel lanes are for the purpose of providing a means of better access to the shopping center, there appears to be no reason why they should not be constructed until the service station is removed from Parcel 1. Therefore, it is recommended that the second sentence be removed from General Provisions 11.
5. Upon the determination of the appropriateness of the zone change request and the proposed development plan, approval should be subject to consideration of the following recommended conditions:
 - a. Platting of subject property within one year from the date of approval by the Board of City Commissioners, or the applications be considered denied and closed. This should include the property to the south and west presently zoned "BB".
 - b. Removal of the second sentence in General Provisions 11.
 - c. 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.
 - d. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
 - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Commercial

CASE NO. DP-56 - 25 NOTICES MAILED ON 7-12-73 for MAPC 7-26-73

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

July 12, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on Thursday, July 26, 1973, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-56 - Beginning at the southeast corner of Lot 1, Block 1, Third Addition to Crestview Heights, Wichita, Kansas; thence west along the south line of said Lot 1 and the South line of Lot 8, Block 7, to a point 250 feet ± west of the southeast corner of said Lot 8; thence north 541 feet ± to a point on the west line of Lot 6, Block 1; thence northwesterly along the west line of said Lot 6 to the South line of 22nd St. North; thence easterly along the south line of 22nd Street North to the west line of Woodlawn Boulevard; thence south along the west line of Woodlawn Boulevard to the point of beginning. Generally located at the northwest corner of 21st Street North and Woodlawn Boulevard.

This Development Plan has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the office of the Planning Director, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes an approximate 6.98 acre commercial development which will include a shopping center and/or offices, personal services, comparison and convenience shopping, automotive, financial, and other service oriented retail uses. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, screening and sign and building height limitations.

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: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin,
Secretary

July 6, 1973

Mr. Robert Nelson, Attorney
200 West Douglas
Wichita, Kansas 67202

Re: Case No. DP-56 - Commercial
Community Unit Plan on the south
side of 22nd St. West of Woodlawn

Dear Mr. Nelson:

We have reviewed the Commercial Preliminary Development Plan for the proposed 6.98 acre tract located on the northwest corner of Woodlawn and 21st Street North and the following are either our comments or those received from the Department of Public Works.

For a commercial development of this size, the 35-foot setback along Woodlawn should be increased. As you are aware, the C.U.P. provisions were established to minimize strip development, and unless an adequate setback is proposed, it can be expected that individual uses will be developed next to this major street which will have the appearance of strip development.

It should be pointed out that both the offices of the City Engineer and Traffic Engineer have indicated that the contingent dedication for street right-of-way should either be an outright dedication or subject to becoming effective at such times as traffic volumes deem it necessary. The Traffic Engineer also recommends that access to Woodlawn from Parcel 2 be limited to two openings and 40 feet of complete access control on the corner of Parcel 1 along Woodlawn and 21st Street. The latter could be accomplished in much the same manner as the contingent dedication for street rights-of-way.

On June 12, 1973, the Board of City Commissioners considered a C.U.P. at the northeast corner of 13th Street and Maize Road. Action of the Commission was to refer the case back to the Planning Commission for consideration of limiting the gross

Mr. Robert Nelson
July 6, 1973
Page Two

floor area in Parcel 2 which is commercial to a certain number of structures or buildings. Although it is not known if this is going to be a requirement on all future commercial C.U.P.s you may wish to incorporate this into your provisions under Parcel 2.

It should be pointed out that in the course of replatting a portion of the alley will be vacated leaving a dead-end alley to the west of the area contained in this application, and, therefore, it will be necessary that the property owner make application to vacate the remaining portion of the alley.

These are all the comments we have at this time. As this case is scheduled for the Planning Commission meeting of July 26, 1973, it is necessary that we receive twelve corrected copies of the Development Plan by 5:00 p.m. on July 18, so that they can be mailed to the Planning Commission.

If you have any questions, please call. A copy of the marked C.U.P. was forwarded to Mr. Wiley.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

cc: Mr. Arthur Schreck
3800 E. 21st St.
Wichita, Kansas 67208

Mr. Gary Wiley
Oblinger-Smith Corp.
1st National Bank Bldg.
Wichita, Kansas 67202

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE June 29, 1973



TO Lynn Shirkey, Junior Planner
FROM Wm. G. McKinley, Assistant Traffic Engineer
SUBJECT Plaza 21

In reviewing Plaza 21 CUP plan, I would like to make the following comments:

1. We would recommend that the proposed contingent dedication be an outright dedication or subject to becoming effective as traffic volumes deem it necessary. This would also conform to the pattern set forth on the southwest corner of said intersection where we require the 75 feet of half-street right-of-way.
2. We recommend 40 feet complete access control on the corner of Parcel I along Woodlawn and 21st Street.
3. Access control on Woodlawn to Parcel 2 should be limited to two openings.

The above recommendations are submitted for your consideration and are partially based upon our anticipated future development in this area. We are all well aware of the fact that the Metropolitan Life building has been completed recently and other plans associated with Comotara are rapidly being developed. We anticipate traffic volumes on both Woodlawn and 21st Street to increase manyfold in the near future.

William G. McKinley
William G. McKinley
Assistant Traffic Engineer

WCM/gl
cc:R. W. Bruggeman

THE CITY OF WICHITA

OFFICE OF Engineering

DATE June 27, 1973



TO Jack Galbraith, Chief Planner
FROM Dean Sellers, Assistant City Engineer

SUBJECT Plaza Twenty-One C.U.P.

We have reviewed the Plaza Twenty-One C.U.P. and have the following comments:

1. The alley right-of-way from the E.L. of 22nd Street to the W.L. of the C.U.P. should be vacated.
2. The proposed contingent dedication should be either an out-right dedication or contingent on the City using the right-of-way.


Dean Sellers, Asst. City Engineer

DS/mrc



WICHITA-SEDGWICK COUNTY

DATE June 25, 1973

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Superintendent of Public Works Maintenance

TO

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DP-56 Plaza Twenty One and Z-1528 "AA" and "LC" to "LC" and "BB"
(as amended)

Attached is a copy of a commercial CUP known as Plaza Twenty One. The applicant has requested "LC" zoning for Parcel #2 and proposes a small shopping center. This CUP and associated zone change will be advertised for public hearing for the Planning Commission meeting of July 26, 1973. We would appreciate your comments by June 29, 1973.

JHG:rw
attachment

*No Comment
man*

Received

JUN 28 1973

June 25, 1973

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Superintendent of Public Works Maintenance
Jack H. Galbraith, Chief Planner

DP-56 Plaza Twenty One and Z-1528 "AA" and "IC" to "IC" and "BB"
(as amended)

Attached is a copy of a commercial CUP known as Plaza Twenty One. The applicant has requested "IC" zoning for Parcel #2 and proposes a small shopping center. This CUP and associated zone change will be advertised for public hearing for the Planning Commission meeting of July 26, 1973. We would appreciate your comments by June 29, 1973.

JHS:rw
attachment

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

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

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

a. Applicant Arthur Schreck

Address 3800 E. 21st Street, Wichita, Kansas Phone _____

Agent Robert H. Nelson

Address 200 W. Douglas, Wichita, Kansas Phone 262-3777

b. Applicant Board of American Mission of the Little Church of the Women

Address 227 S. 5th St. Salla Phone _____

Agent Ken Inghen

Address 230 Ray Court Phone _____

c. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

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

II.A The applicant hereby requests Community Unit Plan approval on

property zoned AA-1C and legally described as Lot(s)
6 thru 13 and a portion
of Lots 1, 4, 5 and 8, Block(s) One and 7

Crestview Heights Third Addition Addition.

*More specifically described below:

(If appropriate, metes and bounds description may be provided in

th
 *Bk Beginning at the Southeast corner of Lot 1, Block 1, Third Addition to Crestview Heights, Wichita, Kansas; thence West along the South line of said Lot 1 and the South line of Lot 8, Block 7, to a point 250 feet; West of the Southeast corner of said Lot 8; thence North 541 feet; to a point on the West line of Lot 6, Block 1; thence Northwesterly along the West line of said Lot 6 to the South line of 22nd Street North; thence Easterly along the South line of 22nd Street North to the West line of Woodlawn Boulevard; thence South along the West line of Woodlawn Boulevard to the point of beginning. Generally located at the Northwest corner of 21st Street North and Woodlawn Boulevard.

III. This property is located at (address) 21st St. at Woodlawn.

The general location is (use appropriate section)

a. at the Southeast corner of Section 1, 27S, 1E
and _____; or

b. on the North side of Twenty-First St. (Ave.,
Street) between Woodlawn (Ave., Street) and
Farmstead (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.

Arthur Schreck

By Robert H. Nelson
Authorized Agent (if any)
Robert H. Nelson

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at

1:15 ~~AM~~ PM on June 25, 73 (Day, Month,
Year). It has been checked and found to be complete and accom-

panied by required documents and the appropriate fee of

\$ 2.00 fee.

Janis H. Selbreath Name
Chief Planner 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:

Property lying within a radius of 500 ft of:

All Lots 6, 7, 8, 9, 10, 11, 12 & 13, Block 1, in Third Addition to Crestview Heights and part of Lots 4 & 5, Block 1, described as fol: Beg at Sely cor Lot 5, Blk 1, th SWly along S line Lots 4 & 5 to a pt on S line Lot 4, 29 ft S of Sely cor sd Lot; th N to a pt on N line Lot 5, 87 ft N of Sely cor Lot 5; th Sely to beg. & Lot 1, Blk 1, except Beg at NWly cor Lot 1, Blk 1; th NELY along N line Lot 1, 137 ft M/L; th S 17 1/4 ft M/L to Sly line Lot 1; th NWly 106 ft M/L to pt of beg.


 Title
 Company
 Inc.

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.)

LOT	BLK	ADDITION	OWNER
1,	1	<u>Third Addition to Crestview Heights</u>	Arthur O. Schreck Clara Schreck, ux 3800 E. 21st St. 67208
2, 3, 4, 5, 6, 1 7, 8, 9, 10, 11, 12 & 13,			Arthur O. Schreck 3800 E. 21st St. 67208
1,	2		Michael R. Mawhirter J. Ann Mawhirter, ux 2302 Farmstead 67220
2,	2		Beulah V. Liston 2306 Farmstead 67220
3,	2		Anthony Lee Krkosska Dalene Krkosska, ux 2310 Farmstead 67220
26, 27, 28,	2		Apartment Investments, Inc. Res. Agt.: Harold Beck Suite # 215, Page Crt., 200 W. Douglas 67202



LOT	BLK	ADDITION	OWNER	
<u>CRESTVIEW HEIGHTS 3rd.</u>				
9,	4	June M. Bunnell, sgle. ✓ 2309 Farmstead	67220	
10,	4	Martin L. & Noelene R. Holley, 2305 Farmstead	ux 67220	
11,	4	✓ Willard J. & Peggy Miller, ux No Address Available		
13,	4	✓ Russell L. & Evelyn I. Lundstrom 5908 Castle Dr.	67203 ux	
14,	4	R & R., Inc. ✓ 522 E. 21st St. 2314 67214 <i>not returned in time for hearing</i>	67214 Charlotte 67220	
1, & S 18' Lot 2,	7	Joe & Maybelle Herndon, ux ✓ 2202 Farmstead	67220	
2, exc S 18',	7	George W. Ulitch Co. ✓ 2145 N. Topeka	67214	
3 & S .4' Lot 4,	7	✓ Jean L. Watertor, sgle. 2210 Farmstead	67220	
4, exc S .4',	7	✓ Francis J. & Delores Hurley, ux 2214 Farmstead	67220	
5,	7	✓ Walter M. & Genevieve Schleicher 2220 Farmstead	ux 67220	
6 & S 8' Lot 7,	7	✓ Joe L. & Barbara A. Johnson, ux 1526 N. Minnesota	67214	
7, exc S 8',	7	✓ Jeffery A. & Mable M. Stilger, ux 2228 Farmstead	67220	
8,	7	Board of American Missions of Augustana Lutheran Church, ✓ 327 S. LaSalle St., Chicago, Ill.	60604	
Beg at the Southernmost cor of Lot 1, Blk 1, Olde English Manor Addition; th NW along SW line, 125 ft; th NE along center line Utility Easement, 76 ft; th SEly along a line parl with SW property line to S property line; th SWly along S property line to pt of beg.		Apartment Investments, Inc. Res. Agt: Harold Beck Suite # 215, Page Crt. 200 W. Douglas 67202		
Lot 1, Blk 1, Olde English Manor Addition, exc above described tract.		Olde English Manor Associates, Harold T. Beck, Sec., Suite # 215, 200 W. Douglas 67202		
Lot 1, Blk 2, Olde English Manor Addition.		Real Estate Developers, Inc. Harold T. Beck, Res. Agt. Suite # 215, 200 W. Douglas 67202		
Lot 2, Blk 2, Olde English Manor Addition.		✓ John R. Jones, 2317 Farmstead		67220
Lor 3, Blk 2, Olde English Manor Addition.		Real Estate Developers, Inc. Harold T. Beck, Res Agt. Suite 215, 200 W. Douglas 67202		

LOT	BLK	ADDITION	OWNER
11,	2	WOMER'S CRESTVIEW HEIGHTS THIRD	Womer Construction Company, Inc. 434 Ohio 67214
N 73', exc E 125.53',	2		✓ R. D. & Joann Royse 6011 E. 21st St. ux 67208
12, exc N 73', exc E 125.53',	Blk 2,		Womer Construction Company, Inc. 434 Ohio 67214
1, Blk 3 & a tr beg at NW cor Lot 1, Blk 3; th W 30'; S 35'; E 30'; N 35' to beg in Lot 2, Blk 3, & beg at SE cor Lot 1, Blk 3; th S 30'; W 35'; N 30'; E 35' to pt of beg. Lot 2, Blk 3, Womer's Crestview Heights 3rd. Add.			✓ Champlin Petroleum Company, Inc. P. O. Box 9365, Ft. Worth, Tex. 76107
Lot 2, Blk 3, Womer's Crestview Heights 3rd Add., exc tracts listed above.			Womer Construction Company, Inc. 434 Ohio 67214
Reserve "H", Comotara First Addition.			✓ Jack P. DeBoer Associates, Inc. 240 N. Rock Rd. 67206
All Gov. Lot 1, in NW $\frac{1}{4}$ Sec 7, Twp 27, R 2 East.			✓ Theodore Gore 4/10 Robert M. Beren 3/10 Theodore I. Leben 3/10 Vicker's KSB & T Bldg Room 1130.

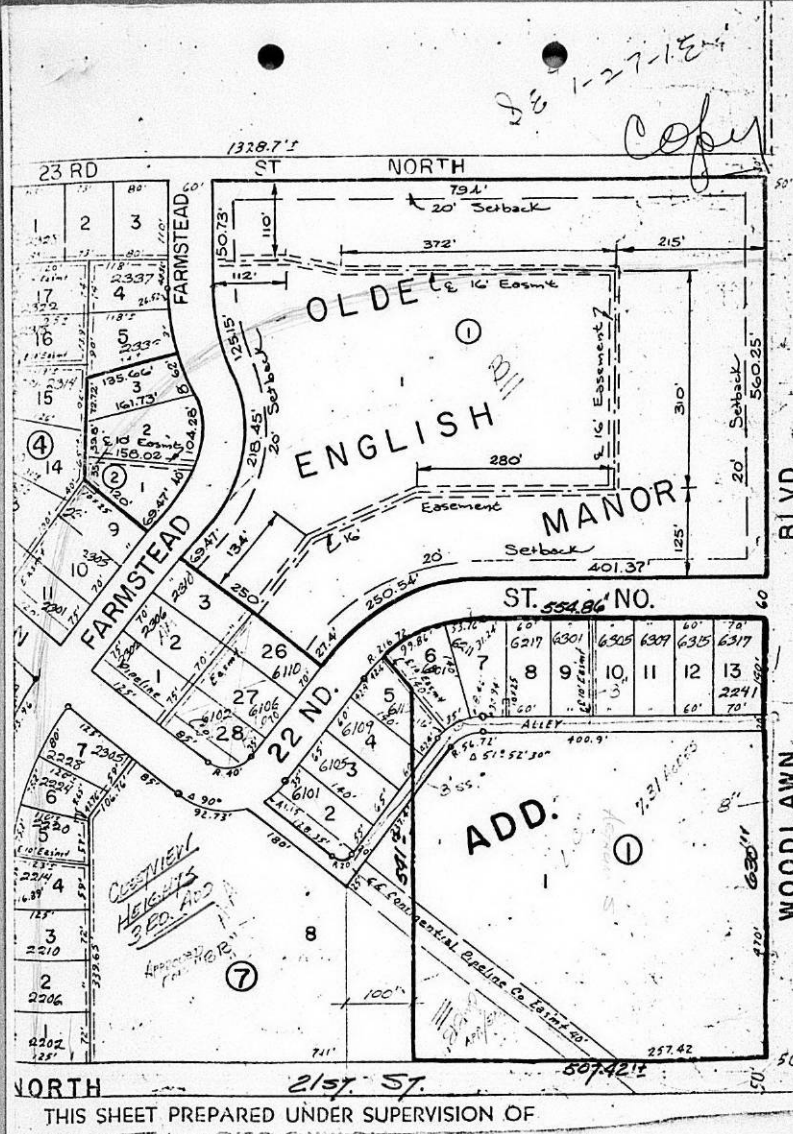
Dated at Wichita, Kansas this 2nd day of July, 1973 at 7:00 A. M.

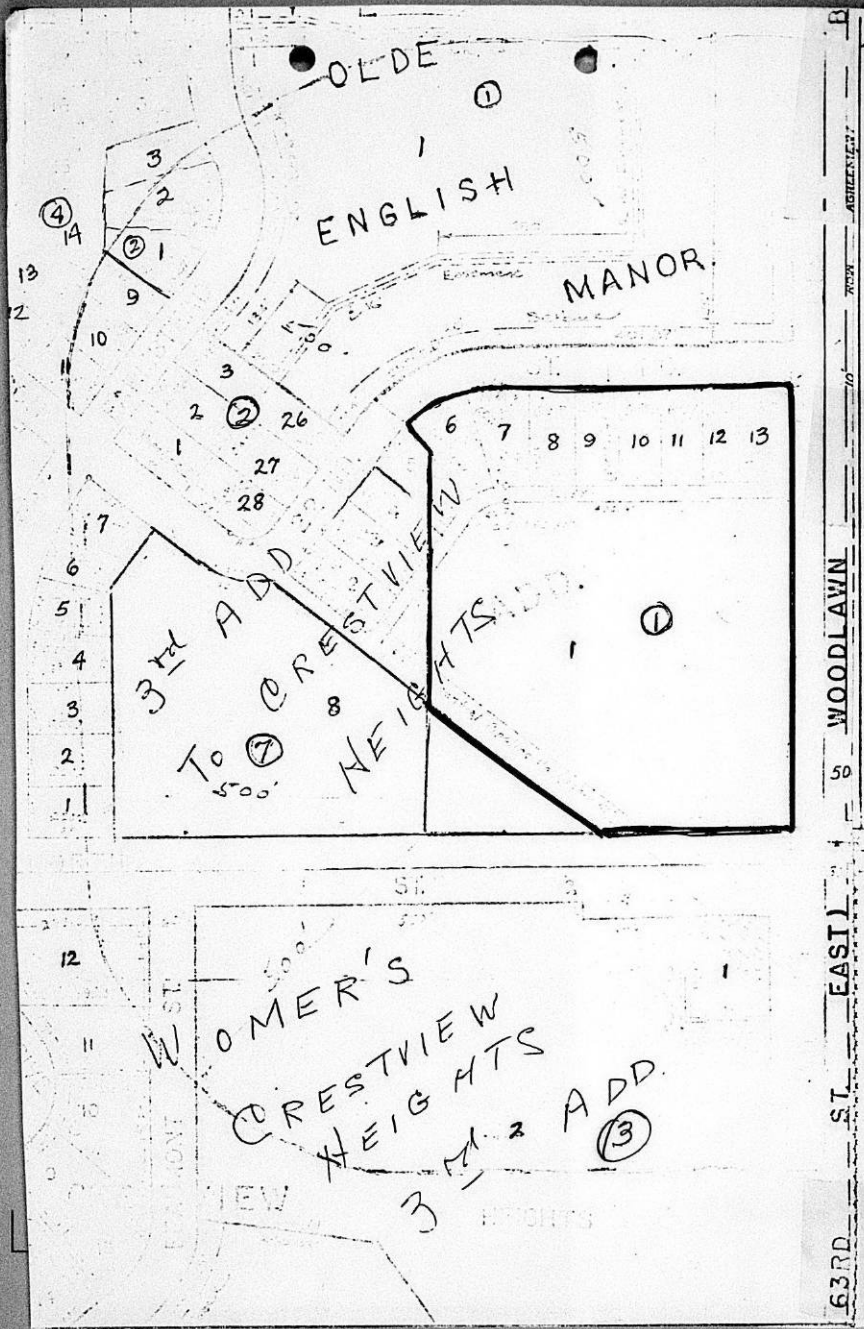
FIDELITY TITLE COMPANY, INC.

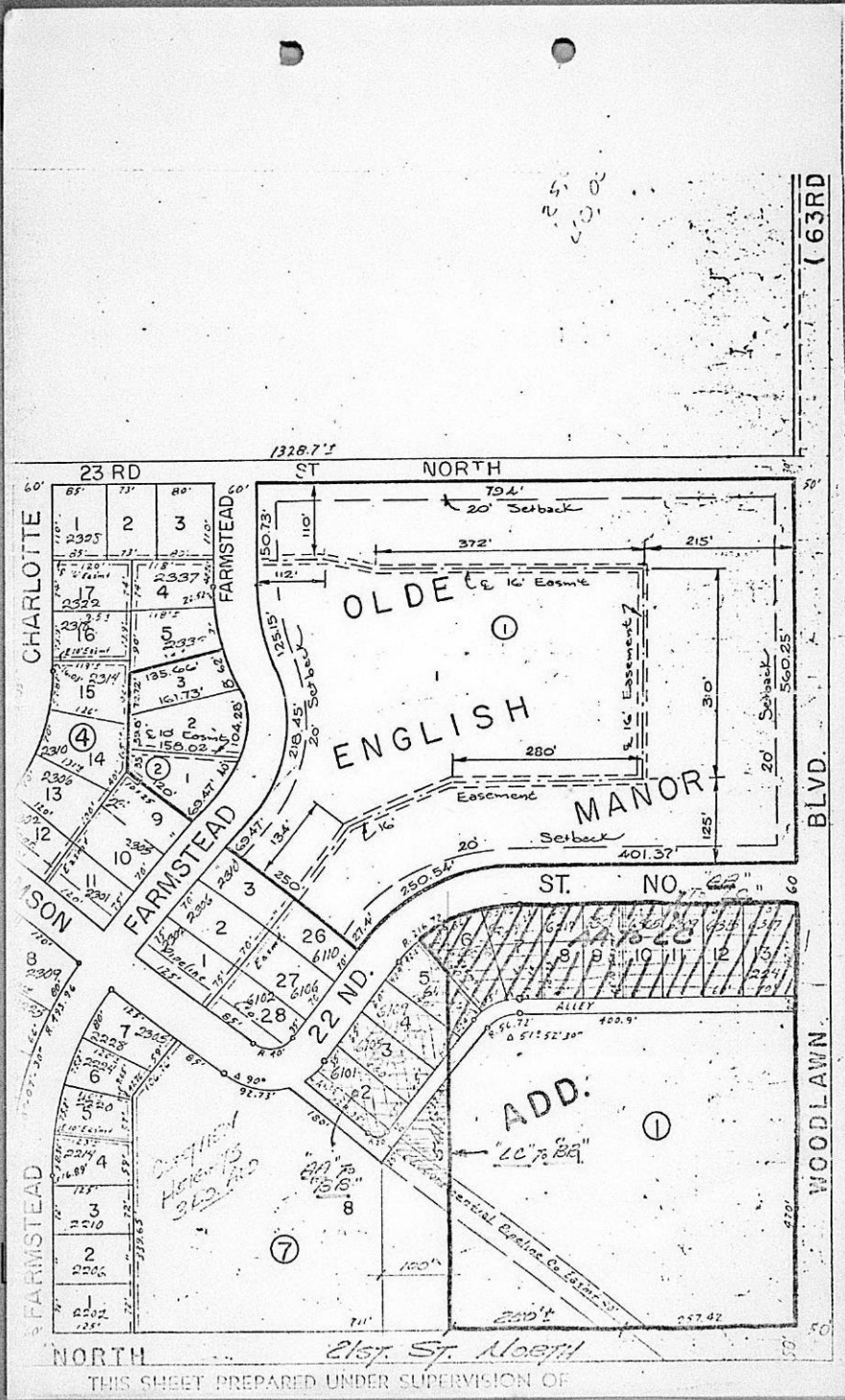
By Archie Mason
Asst. Sec. OEM

Tracer # 18630

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 40.00

THIS SHEET PREPARED UNDER SUPERVISION OF

WICHITA - SEDGWICK COUNTY

W S C

METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

NO SUCH NUMBER



Russell L. & Evelyn I. Lunstrom
6908 Castle Drive
Wichita, Ks 67203



RETURN TO WRITER



DP-56

Important! Notice of Hearing Enclosed

WICHITA - SEDGWICK COUNTY

W S C

METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

2314 Chailotte
67220
not returned
in for hearing



R & R., Inc.
512 E. 21st Street
Wichita, Ks 67214

- Moved, left no address
- No such number
- Moved, not forwardable
- Address unknown

H0146



RETURN TO WRITER



DP-56

Important! Notice of Hearing Enclosed

*

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

Roll #1

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