

DP-73 - AMENDED COMOTARA GUP -
FILE #2 - Between Woodlawn &
Rock Rd., and between 21st and
29th Streets North.

ACTION

COMMITTEE _____

DATE _____

M.A.P.C. _____

*Approved subject to
condition 6-8-78*

B.C.C./B-60.C. _____

Approved 2-11-78

*POSTED
4-12-78*

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

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #1
DP -73
S-
Filed 4-8-77

APPLICATION REQUEST: Approval of proposed planned
development.

1. Applicant Comotara Development Corp
Address 2500 Claiborn Circle, 67220 Phone 686-7451
2. Agent Phil Snodgrass
Address 2500 Claiborn Circle, 67220 Phone 686-7451
3. General Location Between Woodlawn & Rock Road, and between 21st
and 29th Streets North. Address _____
4. Proposed Use _____

AREA DATA

1. Acres 425.3+ (_____ ft. by _____ ft.)
2. Existing Zoning "AA" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ ft. _____ ft. _____ ft.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>6-8-77</u>	<u>Approved subject to conditions</u>
_____	_____
_____	_____

2. Governing Body

Date	Action
<u>7-11-77</u>	<u>Approved</u>
_____	_____
_____	_____

SMITH
No. 2453C
HARRISON TRUSTEE AMERICAN
COURT ON ANDERSON, 71 1/2 S. A.

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

DATA SHEET

AMENDED FILE # 7
DP- 73
Filed 4-8-77

APPLICATION DATA:

1. Applicant: Comotara Properties, Inc.
Comotara Development Corporation 2225 Hathaway Circle
Address 2500 Clifton Circle 67220 Phone 686-7451
2. Agent: PHI Associates Robert Fox
Address 2500 Clifton Circle 67220 Phone 686-7451
3. General Location: Between Woodlawn & Rock Rd., and between 21st and 29th Streets North.
Address _____
4. Proposed Use: _____

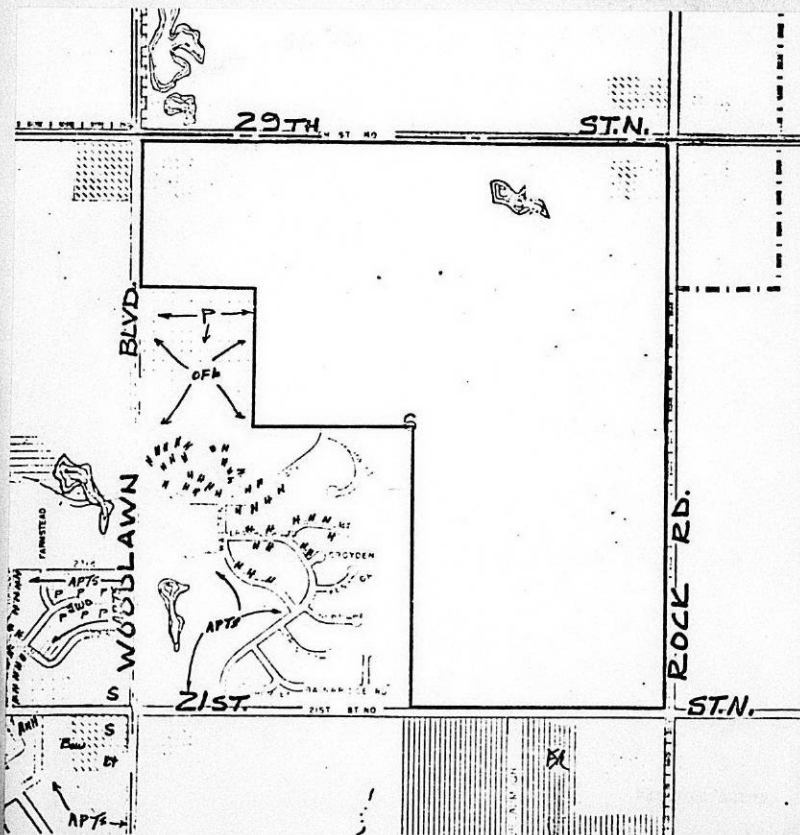
AREA DATA:

1. Acres: 425.3+ (5240 (128600/40) ft. by 5240 ft.)
2. Existing Zoning: "AA"
3. Land Use: East UNDEVELOPED South UNDEVELOPED
West SINGLE FARM USE North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: SINGLE FARM
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____

DP-73



January 11, 1979

5/2/79 Relayed 2 more copies of
plan to John Riddell to replace
ones they lost. MRM

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-73 - Amended Comotara Community Unit Plan -
Between Woodlawn and Rock Road, 21st St. North
and 29th St. North (excluding southwest quarter).

The Board of City Commissioners on July 11, 1978, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- b. 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.
- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- d. 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.

Please note that prior to the issuance of any building permits, and in accordance with condition "a" above, the property must be platted.

Attached for your information and files are two approved copies of the CUP.

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

Jack H. Galbraith
Chief Planner

JHG:MM:el
attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR AMENDMENT
TO RESIDENTIAL C.U.P.

CASE NO. DP-73

CONSIDERED BY MAPC: 6-8-78

REQUEST FOR: Amendment to the Comotara Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

GENERAL LOCATION: Between Woodlawn and Rock Road and between 21st
and 29th Streets North

LEGAL DESCRIPTION:

The southeast quarter, northeast quarter and northwest quarters of
Section 6, Township 27 South, Range 2 East with the exception of
Lot 1, Hinkle's Addition.

APPLICANT: Comotara Properties, Inc., 2225 Hathway Circle, Wichita, Ks.

COUNSEL FOR APPLICANT: Phil Snodgrass

PROTESTORS (LIST COUNSEL) IF ANY: Harold Posey, 2221 Farmstead, 67220

SURROUNDING ZONING: North, "AA" & "LC"; East, "AA", "LC" & "R-1"; South,
"R-5" & "LC"; West, "AA", "BB" & "LC".

LAND USE: Existing, South and West, undeveloped, single family and duplexes;
North and East, undeveloped.

CPO RECOMMENDATION: CPO Council Area "I" voted 8-0 to recommend approval
of items 1 and 2, disapproval of items 3, 4 and 6, and took no action on
item 5 due to a lack of information.

PLANNING COMMISSION RECOMMENDATION:

That the Planning Commission recommend to the City Commission that this
application be approved, subject to the following: (See attached excerpt
of Planning Commission minutes of June 8, 1978 for conditions of approval.)
Savina moved, Bell seconded and it carried unanimously. May was absent.

ACTION : 1. Approve the recommendation of the Metropolitan Area Planning
Commission; or
2. Return the application to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the following
reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 8, 1978:

25. Case No. DP-73 - Comotara Development Corporation requests amendment to the Comotara Community Unit Plan, legally described as: The southeast quarter, northeast quarter and northwest quarters of Section 6, Township 27 South, Range 2 East with the exception of Lot 1, Hinkle's Addition. Generally located at the southeast corner of 29th Street North and Woodlawn.

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

1. The Comotara Community Unit Plan was originally approved by the Board of City Commissioners on July 1, 1975. The applicant has now submitted a request to amend the plan.

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

1. Increase in the size of the Community Unit Plan from 339.9 acres to 410.2 acres.
 2. Increase the number of dwelling units from 1,654 to 1,698.
 3. Increase the maximum permitted overall density from 5.6 dwelling units per net acre to 6.89 dwelling units per net acre.
 4. A reduction of the minimum lot sizes required for duplexes and zero lot line units.
 5. Various changes in individual parcels regarding residential uses, densities and setbacks.
 6. An increase in the number of curb cuts on 29th Street North, Rock Road and 21st Street North.
2. As permitted under the Residential C.U.P. provisions of the zoning ordinance, the applicant has submitted an amended residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential C.U.P., it must find specific evidence and facts showing the proposed development plan meets the following conditions:
- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this chapter (28.04.190.A) to promote public health, safety, morals, and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
3. The previously approved Community Unit Plan on the subject property excluded proposed high school and elementary school sites. The School Board has now selected other locations in the general area and the applicant is desirous of developing the former designated school sites with residential uses.

The increase in the size of the C.U.P. and the number of permitted dwelling units stem directly from the inclusion of the former school sites into the C.U.P.

4. At the time of original C.U.P. approval an associated zone change request was approved (Z-1707) to return the 600 foot square of "LC" Light Commercial zoning at the southeast corner of 29th Street North and Woodlawn to the "AA" Single Family District so as to comply with the proposed uses on the C.U.P. Inasmuch as the land has not been platted, final publication of the zone change ordinance has not occurred. A preliminary plat (Pepperwood Addition) containing the "LC" area was approved by the Subdivision Committee on May 8, 1978.
5. Should the Planning Commission determine that the proposed amendments are satisfactory and find the four conditions listed in comment #2 have been satisfied, the following are recommended conditions of approval:
 - a. Publication of the associated zone change (Z-1707) once the final plat of Pepperwood Addition is recorded.
 - b. 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.
 - c. 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.
 - d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
 - e. Platting of all the property contained within the C.U.P. within two years of the date of C.U.P. approval by the Board of City Commissioners.

GALBRAITH stated that the staff supports the amendment. He said that CPO Council Area "I" voted 8-0 to recommend approval of items 1 and 2, disapproval of items 3, 4 and 6, and took no action on item 5 due to a lack of information. GALBRAITH said that the staff recommends approval of the amendment subject to the conditions as proposed with the inclusion of an additional condition of eliminating all references to access control on 29th Street for Parcels 4 and 5 which are not a part of the C.U.P.

PHIL SNODGRASS, representing Comotara, stated that basically the C.U.P. reflects what their current planning is now and that they were agreeable with the conditions recommended by staff.

HAROLD POSEY, CPO Council Area "I" representative, stated that in reference to the comments on items 1 and 2, they approve; items 3, 4 and 6, they disagree with. The Council felt it implies reduction in lot size and quality of homes that would go into that area, and in item 4, the reduction of minimum lot size. On item 5 they felt it was vague, and with the absence of any kind of a plan or the developer being represented at their meeting, they could not speak to that. They were opposed to expanding housing development in that area which increases the density.

GREIDER asked Mr. Posey to speak again on the quality of homes.

POSEY stated that when the lot sizes are reduced then lots would be available for cheaper quality homes. Reports from the area say that this will represent a large number of low cost housing units to be put into the area.

GREIDER stated that it was beyond the scope of the Planning Commission to question the quality of houses that would be put in the area.

POSEY stated that he was only answering Greider's inquiry about the Council's anxiety about the lot size. He said it was apparent to him that there was an increasing number of low income and multiple family dwellings in the area.

BELL asked if the CPO Council, at the time they considered the proposed changes, have the plan which is being amended before them. POSEY said that they had nothing at all including the presence of the developer.

BAYOUTH stated that he agreed with Greider that the Commission should not get into the quality of the homes. The people of Comotara has spent millions of dollars in this area and he did not believe they would do anything to create a problem.

SNODGRASS ask Galbraith to read item 5.

GALBRAITH responded that it was unfortunate that the applicant was not represented at the CPO meeting where they could fully explain the nature of their proposals. It was also unfortunate that Mr. Posey did not have the benefit of the C.U.P. He stated that all of the parcels in Comotara had been redesigned. There are single family homes now proposed all the way out to Woodlawn where before the proposal was for townhouses and garden apartments. GALBRAITH said that Mr. Posey was concerned about access points to 29th Street, but the entire mile on 29th Street only proposes one access point. Along Rock Road, with the exception of the intersecting public street, there are six access points proposed. There is nothing to suggest low cost housing.

POSEY asked for clarification, was it CPO's responsibility to inquire of developers for information before the application was heard, or was it the developer's responsibility to come to CPO.

CHAIRMAN TAYLOR said she was not sure it was either, and suggested that Mr. Posey check with his coordinator to ask about the role of the CPO, but it would not be within the Commission's jurisdiction to dictate to either one. One would hope that there would be a reasonableness on the part of both and that they would be open with one another.

POSEY said his assumption was, as a relatively new member of the Council, that it was not dissimilar to the situation here that a public hearing carries the responsibility of the developer to bring information to the Council.

POSEY said that he would carry back to his group that it was their responsibility to solicit information from developers.

CHAIRMAN TAYLOR responded that that was not what she had said.

BELL commented that Mr. Posey was told that the Commission could not direct him or the developers in providing information to the CPO's.

MOTION: That the Planning Commission recommend to the City Commission that the C.U.P. be amended subject to the following conditions:

- a. Publication of the associated zone change (Z-1707) once the final plat of Pepperwood Addition is recorded.
- b. 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.

- c. 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.
- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- e. Platting of all the property contained within the C.U.P. within two years of the date of C.U.P. approval by the Board of City Commissioners.
- f. Eliminate the reference to access control on 29th for Parcels 4 and 5 which are not a part of the C.U.P.

Savina moved, Bell seconded and it carried unanimously. May was absent.

June 21, 1978

Mr. Phil Snodgrass
Comotara Properties, Inc.
~~2500 Claiborn Circle~~
Wichita, Kansas 67220

2225 Hathway Circle

Re: DP-73 - Amended Comotara C.U.P.
between Woodlawn, Rock Road,
29th Street North and 21st Street
North

Dear Mr. Snodgrass:

Our letter to you dated June 12, 1978, advised that the above captioned case would be considered by the City Commission on July 3, 1978. We have been advised that the City Commission will not meet on that date and, therefore, this case will be scheduled for consideration at their regular meeting on Tuesday, July 11, 1978; the meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. Please remember that Planning items are considered after all other matters of business.

If you have any questions, please call.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh
cc:
Bill G. Yung, 1355 N. Waco, 67203
Harold Posey, 2221 Farmstead, 67220

June 12, 1978

Mr. Phil Snodgrass
Comotara Properties, Inc.
~~2500 Claiborn Circle~~
Wichita, Kansas 67220

2225 Hathway Circle

Re: DP-73 - Amended Comotara C.U.P.
between Woodlawn, Rock Road,
29th Street North, and 21st
Street North.

Dear Mr. Snodgrass:

The Planning Commission at its regular meeting of June 8, 1978, considered the above captioned case. Their action was to recommend that the C.U.P. be amended subject to the following conditions:

- a. Publication of the associated zone change (Z-1707) once the final plat of Pepperwood Addition is recorded.
- b. 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.
- c. 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.
- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- e. Platting of all the property contained within the C.U.P. within two years of the date of C.U.P. approval by the Board of City Commissioners.

Page Two
Mr. Phil Snodgrass
June 12, 1978

- f. Eliminate the reference to access control on 29th for
Parcels 4 and 5 which are not a part of the C.U.P.

Please provide us 10 corrected copies by June 23, 1978, so
that this case can be scheduled for consideration by the Board
of City Commission at its meeting on Monday, July 3, 1978;
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 our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Bill G. Yung, 1355 North Waco, 67203
Harold Posey, 2221 Farmstead, 67220

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE June 7, 1978

TO Jack Galbraith, Chief Planner, Current Plans

FROM Evelyn Pittman, Assistant Citizen Participation Coordinator

SUBJECT DP-73, Southeast Corner of 29th St.
North and Woodlawn

At their June 6, 1978, meeting, Council "I" reviewed the captioned subject. The Council was provided the notice to adjoining property owners and the administrative staff report.

The Council voted 8-0 to recommend approval items 1 and 2 disapproval of items 3, 4 and 6 and took no action on item 5 due to a lack of information. While favoring expanding the residential area to the north, the Council was opposed to increasing the density as specified on item 3.

Your assistance in providing the recommendation to the MAPC will be appreciated.


Evelyn Pittman
Assistant Citizen Participation Coordinator

EP:sm

Noted:


David Furnas
Citizen Participation Coordinator



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-8-78

Case No. DP-73

Request: Amendment of Residential
Community Unit Plan

Location: Between Woodlawn and Rock Road and between 21st and
29th Streets North

Acres: 410.2

Size: 3000' x 5000' (Irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Single family, duplexes and undeveloped	"AA" & "LC"
North	Undeveloped	"AA" & "LC"
East	Undeveloped	"AA", "LC" and "R-1"
South	Undeveloped, Single family and duplexes	"R-5" & "LC"
West	Undeveloped, single family and duplexes	"AA", "BB" and "LC"

Adequate street rights-of-way to be secured at time of platting.

Platted: Portions are Platted.

1. The Corotara Community Unit Plan was originally approved by the Board of City Commissioners on July 1, 1975. The applicant has now submitted a request to amend the plan.

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

1. Increase in the size of the Community Unit Plan from 335.0 acres to 410.2 acres.
2. Increase the number of dwelling units from 1,654 to 1,698.
3. Increase the maximum permitted overall density from 5.0 dwelling units per net acre to 6.39 dwelling units per net acre.

4. A reduction of the minimum lot sizes required for duplexes and zero lot line units.
 5. Various changes in individual parcels regarding residential uses, densities and setbacks.
 6. An increase in the number of curb cuts on 29th Street North, Rock Road and 21st Street North.
2. As permitted under the Residential C.U.P. provisions of the zoning ordinance, the applicant has submitted an amended residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential C.U.P., it must find specific evidence and facts showing the proposed development plan meets the following conditions.
- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this chapter (28.04.190.A) to promote public health, safety, morals, and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches, and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
3. The previously approved Community Unit Plan on the subject property excluded proposed high school and elementary school sites. The School Board has now selected other locations in the general area and the applicant is desirous of developing the former designated school sites with residential uses. The increase in the size of the C.U.P. and the number of permitted dwelling units stem directly from the inclusion of the former school sites into the C.U.P.
4. At the time of original C.U.P. approval an associated zone change request was approved (Z-1707) to return the 600 foot square of "LC" Light Commercial zoning at the southeast corner of 29th Street North and Woodlawn to the "AA" Single

CASE NO. DP-73

92 - "Notice To Adjoining Property Owners" mailed 5/25/78
1 - for Tom Allen (Park Department)
93 - TOTAL

(for MAPC hearing on June 8, 1978)

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

May 25, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, June 8, 1978, 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, Wichita, Kansas, will consider an application for an amendment to the COMMUNITY UNIT PLAN - PLANNED RESIDENTIAL DEVELOPMENT known as "CONOTARA", for property legally described as follows:

DP-73 - The southeast quarter, northeast quarter and northwest quarters of Section 6, Township 27 South, Range 2 East with the exception of Lot 1, Hinkle's Addition. Generally located at the southeast corner of 29th Street North and Woodlawn.

The Development Plan of this area, originally approved in July, 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 Street, Wichita, Kansas, and is available for public information and review.

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

1. Increase in the size of the Community Unit Plan from 339.9 acres to 415.1 acres.
2. Increase the number of dwelling units from 1,654 to 1,722.
3. Increase the maximum permitted overall density from 5.6 dwelling units per net acre to 6.99 dwelling units per net acre.
4. A reduction of the minimum lot sizes required for duplexes and zero lot line units.
5. Various changes in individual parcels regarding residential uses, densities and setbacks.
6. An increase in the number of curb cuts on 29th Street North, Rock Road and 21st Street North.

The hearing of this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case as its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 263-4516.

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

Robert A. Lakin
Secretary



COMOTARA

May 2, 1978

Mr. Bill Yung
1355 N. Waco
Wichita, Kansas 67203

Dear Bill:

Per your request the following are my written comments of the City's C.U.P. review:

- Paragraph 2 - We will accept the same method used in the transition of Mainsgate to Sycamore. Keep your 70' right-of-way but reduce the paving to 29' or 35'. The 6 additional feet will be small in comparison to the total cost of grading curb and gutter, etc. Thirty-two feet would probably be best. This would be a 14' moving lane.
- Paragraph 2 - Parcel 16 "?" Big deal--They save pennies and spend dollars.
- Paragraph 2 - 40 feet is fine - First cut will be 60'. That will stack 4 to 5 cars in the street and not block drives.
- Paragraph 3 - O.K. - We'll convert Parcel #1 to S/F and include it in Parcel #3. However, as owner, we can submit whatever we want and exclude whatever we want. "What is orderly and compatible?" We own all the surrounding ground. So, if we are wrong, who do we effect....us.
- Paragraph 4 - Parcels 8, 10, 11, 12, 14 and 16 just show the highest density and if it is less than overall 7 D.U. per acre, it is within reason. We never knew it was a problem to down zone - don't forget the 10-acres of L.C. we "threw away." Across the street Max Cole gets 1440 D.U.'s in 120 acres, and they think we are trying to do something devious?

IT'S EXACTLY WHAT YOU HAVE BEEN LOOKING FOR . . .

COMOTARA PROPERTIES, INC. / 2225 HATHWAY CIRCLE / WICHITA, KANSAS 67226 / (316) 686-7451



Mr. Bill Yung
May 2, 1978
Page Two

Lot sizes are code minimum. If we do reach the density, fine; if we can't, fine.

Parcel #14. Does not need to be changed. The owner wants no more than 62 units on this site. Do we get any credit for that.

Paragraph 5 - 15' set back is from the collector streets and 20' from residential streets. We do not plan on loading to collectors. Therefore, we can use any of the reduced paving standards.

Paragraph 6 - Add the 9.6 acres in. It helps our % of open space of the area.

Additional Comments:

1. 40' is O.K.
2. We give up!
3. Just use the highest.
4. Do we have to change the one already built.
5. Instead of "for approval"...how about "for recommendation."
6. Third line "approval of the City's Engineering Dept." The pipeline company only has an easement; they do not own the ground.
7. Same as #6.
8. The verbage is generally O.K. However, the PEC report was only a preliminary report. We don't know for sure if it works. Do they have their policy of public maintenance resolved. We will handle it at time of platting with flood control; homeowners will maintain the commons.
9. What do you leave off?
10. O.K.
11. O.K.
12. We are not proposing 15' front setbacks.
13. O.K. You're welcome.

Bill, there is not a single point of the above list I would defend, if it means losing one single day. When we own 3,000 acres and we are out of finished lots, it is inexcusable. Just the interest expense for one day at \$2300, how can we expect to screw-around with some damn street standard, etc. when the interest clock is running. It's simple economics.

I realize you are concerned about holding down the homeowner's cost of specials, but how many pay checks have you received from them. I respect

Mr. Bill Yung
May 2, 1978
Page Three

your imagination and creativity, but if it means slowing down the process--
forget it.

Bill, you go buy some ground and use all your principals of development,
and if you are still alive, I'll move into your first unit. However, on
our behalf, change the name to Westlink 19th if you have to, but get us
some lots.

Sincerely,



Phil Snodgrass
Vice President, Operations

PS:co

cc: Mike Meek
Senior Planner
Planning Department
City of Wichita

April 27, 1978

Mr. Bill G. Yung
1355 North Waco
Wichita, Kansas 67203

Re: DP-73 Amended Comotara C.U.P.
Between Woodlawn, Rock Road,
29th Street North, and 21st
Street North

Dear Mr. Yung:

We have reviewed the proposed amendments to the existing Comotara Residential C.U.P. and the following are our comments, as well as those of other departments of the City regarding the project.

As we discussed previously, the major item of discussion is the transition from the 70 foot right-of-way collector street developed in the SW $\frac{1}{4}$ of the section into the 54 foot right-of-way collector proposed on your plan. In addition, we suggested a partial redesign of parcel 16, which could reduce paving costs to your client. The Traffic Engineer has also indicated that complete access control is needed for a distance of 40 feet on each street at the intersections of 29th and Rock Road and 29th and Woodlawn.

We also have some reservation about the exception of parcel #1 from the C.U.P. It is our feeling that whatever the use proposed for the site, it should be included within the C.U.P. in order to insure orderly and compatible development of the entire site. The exclusion of small plots of unspecified usage from an overall development plan is, in our opinion, not consistent with the spirit and intent of the C.U.P. regulations.

There appears to be no particular problem with the proposed uses on the various parcels; however, the density proposed for individual uses needs to be clarified on certain parcels. Parcels 1 through 7, 9, 13, 15, and 17 appear to be acceptable as proposed, but parcels 8, 10, 11, 12, 14, and 16 need to have specific densities listed for the individual uses, e.g., single family detached, duplex, zero lot line, townhouse, garden apartments, etc. We would suggest that densities much like those proposed on parcel 6 might be appropriate. With general provision #11 setting minimum lot sizes for single

Page Two
April 27, 1978
Bill G. Yung
Re: DP-73

family detached at 6,000 square feet, zero lot line at 5,000 square feet, and duplex at 8,000 square feet, it is difficult to assume that all such uses can be developed under one proposed density. We note the parcel 14 proposes garden apartments at the same density as townhouses (6.4 du's per acre) although garden apartments are generally developed at much higher densities in this area. We suggest you review each parcel individually and adjust the proposed densities for individual uses.

It has been noted that General Provision #4 permits a 15 foot building setback on residential streets for single family uses (attached or detached) as long as the garage is setback a minimum of 20 feet. Although such allowances have been made on limited sites, we are somewhat concerned about applying such generally to all parcels on a C.U.P. With your proposed use of the reduced residential street standards (58 feet), it is required that four (4) off-street parking spaces be provided for each dwelling unit, which might be difficult under a 15 foot setback. We are in sympathy with options which increase design flexibility on C.U.P.'s, however, we are not certain that this provision should generally apply.

General Provision #8 states that there is a total of 104 acres open space, composed of deed restricted open space and common open space. However, the common open space parcel (#15) also lists a total of 104 acres with other individual parcels listing a total of 9.6 acres deed restricted open space. The total acre figure for open space listed in General Provision #8 should be amended to reflect the two types of open space as listed.

In addition to the above comments, it is suggested that the following changes be made to the proposed C.U.P.:

1. "Complete access control" shall be labeled for a distance of 40 feet each way from the intersections of 29th and Woodlawn, and 29th and Rock Road.
2. The "exception" proposed as parcel 1 shall be included within the C.U.P. with appropriate parcel description.
3. Individual uses on residential parcels shall be proposed at densities appropriate to the type of use.
4. The street design problems previously noted (transition from 70 feet to 54 feet, etc.) shall be corrected on the plan.
5. General Provision #14 shall be amended to add the phrase "for approval by the Director of Planning" after the word "submitted".

Page Three
April 27, 1978
Bill G. Yung
Re: DP-73

ok 6. A new General Provision shall be added as follows:

"Building setbacks from the existing pipeline easement shall be established at the time of platting and all paving over the easement shall be with the approval of the pipeline company; any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita".

ok 7. A new General Provision shall be added as follows:

"Any paving or crossing of the 100 foot KG&E easement shall require the approval of the utility company".

8. General Provision #12 shall be amended to read:

ok "Final dimensions of floodways and drainage easements / dedications shall be determined at time of platting. A drainage plan, consistent with the area drainage study prepared by Professional Engineering Consultants or based upon alternate methods of handling drainage as approved by the Department of Public Works, shall be submitted for approval at time of platting".

ok 9. The plan shall be amended to depict existing development as of a certain date.

ok 10. The proposed use list of General Provision #15 shall be amended to add "floodways and open space" as proposed uses.

ok 11. General Provision #8 shall be amended to reflect the total amount of open space with individual totals for the two types of open space as proposed.

ok 12. General Provision #4 shall be amended to reflect specific areas in which the 15 foot frontyard setback is proposed.

? 13. The existing "LC" Light Commercial zoning at the southeast corner of 29th and Woodlawn should be rezoned to the "AA" Single Family District.

These are the comments we have at this time. A "marked copy" of the C.U.P. is attached for your reference regarding said comments. We have scheduled this item for consideration by the Metropolitan Area Planning Commission on June 8, 1978, and it is necessary that we receive fourteen (14) amended copies of the plan by Friday, May 26, 1978. It may be helpful to arrange another meeting to discuss our comments prior to amending the plan.

Page Four
April 27, 1978
Bill G. Yung
Re: DF-73

If you have questions regarding this matter, please call.

Sincerely,

MM

Mike Meek
Senior Planner
Current Plans Division

MM:bbc
Enclosure (Marked copy C.U.P.)

cc: Comotara Properties, Inc.
2225 Hathway
Wichita, Kansas 67203

WICHITA-SEDGWICK COUNTY

DATE
April 3, 1978

Meek

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer ✓
Paul Graves, Traffic Engineer
TO Max Green, Maintenance-Flood Control
FROM Mike Meek, Senior Planner, Current Plans Division

*Flood Control Meek
final drainage plan
to be determined*

SUBJECT Comotara Community Unit Plan - DP-73 Amendment
Generally located between Woodlawn and Rock Road,
and between 21st and 29th Streets North

Attached is a proposed amendment to the above captioned C.U.P. This plan is a revision of the amendment which was referred to you on April 8, 1977 and supercedes that proposal.

We would appreciate your reviewing this plan with regard to street design, access control, drainage, etc., and transmitting your comments by Monday, April 10, 1978.

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

4/1/78

Mike: We should have a drainage plan. They show several dimensions on the floodways. A drainage plan would indicate if there are adequate. Pipeline adjustments may be necessary. Consent from KHE should be obtained for Utility and street crossings. Some cost savings in paving might be possible with better

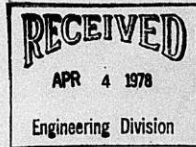
lot layouts. Please return the drawings.

MM:bbc

AMM

Mike Meek

Mike Meek, Senior Planner
Current Plans Division



4-12-78

McKinlay called and said he wanted 40' of complete access control each way on the SW corner of 29th & Rock otherwise okay MRM

WICHITA-SEDGWICK COUNTY

DATE
April 3, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
TO Max Green, Maintenance-Flood Control

FROM Mike Meek, Senior Planner, Current Plans Division

SUBJECT Comotara Community Unit Plan - DP-73 Amendment
Generally located between Woodlawn and Rock Road,
and between 21st and 29th Streets North

Attached is a proposed amendment to the above captioned C.U.P. This plan is a revision of the amendment which was referred to you on April 8, 1977 and supercedes that proposal.

We would appreciate your reviewing this plan with regard to street design, access control, drainage, etc., and transmitting your comments by Monday, April 10, 1978.

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



Mike Meek, Senior Planner
Current Plans Division

MM:bbc

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 Comotara Properties Inc.

Address 2225 Hathway, Wichita, KS 67226 Phone 686-7451

Agent Bill G. Yung Design

Address 1355 N. Waco, Wichita, KS 67203 Phone 254-0676

b. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ 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 and legally described as Lot(s)

_____, Block(s) _____

_____ Addition.

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

Generally described as follows:

SE $\frac{1}{4}$ Sec. 6 ~~T~~27S R2E

NE $\frac{1}{4}$ SEC. 6 R27S R2E less parcel's 4 & 5

NW $\frac{1}{4}$ Sec. 6 ~~T~~27S R2E less parcel and the 40 acre tract owned by Metropolitan Life Insurance Co.

II.B There are 415.1 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) N/A.

The general location is (use appropriate section)

a. at the SE corner of 29th
and Woodlawn; or

b. on the N/A side of N/A (Ave.,
Street) between N/A (Ave., Street) and
N/A (Ave., Street).

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

X Comotara Properties Inc.

By [Signature] By _____
Authorized Agent (if any) Authorized Agent (if any)

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

V. OFFICE USE ONLY

This application was received at the Planning Department at _____ (AM, PM) on _____ (Day, Month, Year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ _____.

Name

Title

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

Lot	Addition	Property Owner
lot 1, blk 1	Sycamore Village	Gyan J. Khicha and Manorama G. Khicha 7612 Donegal St. 67206
lots 2,3,4,5,6, 7 & 8, blk 1	same	Charles E. Evans and Norma J. Evans 136 Circle Drive Derby, Ks 67037
lot 9, blk 1	same	A. N. Kaul and Shirley Kaul address unknown
lot 10, blk 1	same	Gyan J. Khicha and Manorama G. Khicha 7612 Donegal St. 67206
lots 1 thru 11 inclusive & Res. A Blk 2	same	Wichita Development Co. 2225 Hathaway Circle 67226
lots 1 & 3, A & B, blk 3	same	Wichita Development Co. 2225 Hathaway Circle 67226
lot 2, blk 3	same	Robert R. Fox and Elaine M. Fox 244 Walden Dr. 67226
lots 1 thru 11 inclusive, blk 4	Sycamore Village Second	Wichita Development Co. 2225 Hathaway Circle 67226
lots 1 thru 7 inclusive, blk 5	same	Wichita Development Co. 2225 Hathaway Circle 67226
lot 8, blk 5	same	Joseph E. Carter and Patricia A. Carter address unknown
lot 9, blk 5	same	Wichita Development Co. 2225 Hathaway Circle 67226
lot 10, blk 5	same	Hartman Homes, Inc. 6416 E. Central 67206
lot 11, blk 5	same	Sproul Construction Co.Inc 6416 E. Central 67206
lot 12, blk 5	same	S & A Investment Co. 8726 Lockmoor Cir. 67207

Lot	Addition	Property Owner
lot 13, blk 5	Sycamore Village Second	S & A Investment Co. 8726 Lockmoor Cir 67207
lots 1 & 2, blk 6	same	Wichita Development Co. 2225 Hathaway Circle 67226
lot 3, blk 6	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lots 4 thru 8 inclusive, blk 6	same	Wichita Development Co. 2225 Hathaway Cir. 67226
lots 9 & 10, blk 6	same	Oberlin Investment Co. address unknown
lot 11, blk 6	same	Hartman Homes, Inc. 6416 E. Central 67206
lot 12, blk 6	same	Wichita Development Co. 2225 Hathaway Cir 67226
lot 1, blk 7	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lots 2 thru 5 inclusive, blk 7	same	Wichita Development Co. 2225 Hathaway Cir. 67226
lot 6, blk 7	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lots 7 thru 12, inclusive, blk 7	same	Wichita Development Co. 2225 Hathaway Cir. 67226
lot 13, blk 7	same	Hartman Homes, Inc. 6416 E. Central 67206
lots 14 & 15, blk 7	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lots 1 & 2, blk 8	same	Wichita Development Co. 2225 Hathaway Cir. 67226
lots 3 & 4, blk 8	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lots 5 & 6, blk 8	same	Wichita Development Co. 2225 Hathaway Cir. 67226

Lot	Addition	Property Owner
lot 7, blk 8	Sycamore Village Second	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lots 8 thru 12 inclusive, blk 8	same	Wichita Development Co. 2225 Hathaway Cir. 67226
lot 13, blk 8	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lot 14, blk 8	same	Wichita Development Co. 2225 Hathaway Cir 67226
lot 1, blk 9	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lot 2, blk 9	same	Sproul Construction Co. Inc. 6416 E. Central 67206
lots 3 & 4, blk 9	same	Hartman Homes, Inc. 6416 E. Central 67206
lot 5, blk 9	same	Wichita Development Co. 2225 Hathaway Cir 67226
lot 6, blk 9	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lot 7, blk 9	same	Wichita Development Co. 2225 Hathaway Cir 67226
lots 8 & 9, blk 9	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lot 10, blk 9	same	S & A Investment Co. 8726 Lockmoor Cir 67207
lots 11 thru 16 inclusive, blk 9	same	Wichita Development Co. 2225 Hathaway Cir 67226
lots 1 & 2, blk 10	same	Sproul Construction Co. Inc. 6416 E. Central 67206
lot 3, blk 10	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203

Lot	Addition	Property Owner
lot 4, blk 10	Sycamore Village Second	Hartman Homes, Inc. 6416 E. Central 67206
lot 5, blk 10	same	Wichita Development Co. 2225 Hathaway Cir 67226
lot 6, blk 10	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lot 7, blk 10	same	S & A Investment Co. 8726 Lockmoor Cir 67207
lot 8, blk 10	same	Thomas E. Angulo and Lora A. Angulo 1152 N. Dellrose 67208
lot 9, blk 10	same	Lawrence J. McChesney & Susanne L. McChesney address unknown
lot 10, blk 10	same	Donald L. Corbett and JoAnne Corbett 8108 Morningside Drive 67207
lot 11, blk 10	same	Tim L. Carroll and Diana R. Carroll address unknown
lot 12, blk 10	same	Richard J. Johnson and Doris L. Johnson 2039 Joann St. 67203
lot 13, blk 10	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lot 14, blk 10	same	Hartman Homes, Inc. 6416 E. Central 67206
lot 15, blk 10	same	Timber Craft Homes, Inc. 4187 N. Parkwood 67220
lot 16, blk 10	same	S & A Investment Co. 8726 Lockmoor Cir 67207
lots 17 & 18, blk 10	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203

Lot	Addition	Property Owner
lot 19, blk 10	Sycamore Village Second	Hartman Homes, Inc. 6416 E. Central 67206
lot 20, blk 10	same	Timber Craft Homes, Inc. 4187 N. Parkwood 67220
lot 21, blk 10	same	Sproul Construction Co. Inc. 6416 E. Central 67206
lot 1, blk 11	same	Wichita Development Co. 2225 Hathaway Cir 67226
lot 2, blk 11	same	Walter L. Stauffer and Betty L. Stauffer 3535 W. 13th 67203
lot 3, blk 11	same	S & A Investment Co. 8726 Lockmoor Cir 67207
lot 4, blk 11	same	Sproul Construction Co. Inc. 6416 E. Central 67203
lot 5, blk 11	same	Hartman Homes, Inc. 6416 E. Central 67206
lot 6, blk 11	same	Timber Craft Homes, Inc. 4187 N. Parkwood 67220
lot 7, blk 11	same	Arbor Homes, Inc. 2419 W. 60th North Valley Center, Ks 67147
lot 8, blk 11	same	Wichita Development Co. 2225 Hathaway Cir. 67226
NE $\frac{1}{4}$ Section 6, Township 27, Range 2 East		Wichita Development Co.
N $\frac{1}{2}$ of NW $\frac{1}{4}$ Section 6, Township 27, Range 2 East		2225 Hathaway Cir. 67226
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 6, Township 27, Range 2 East		
N $\frac{1}{2}$ of SE $\frac{1}{4}$ Section 6, Township 27, Range 2 East		
except that portion platted		
Sycamore Village Addition		

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

Section 6-27-2E except Comotara
1st Addition, Comotara 2nd Addition
and Hinkle's Addition, Sedgwick
County, Kansas.

Handwritten signature

as shown by the last deeds of record on file in the office of the Register
of Deeds of Sedgwick County, Kansas on the 21st day March 1978 at
7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 262459
jc



June 22, 1977

Mr. Jack Galbraith
Planning Department
City of Wichita
455 North Main
Wichita, Kansas 67202



Dear Jack:

Thank you very much for your time and patience in working with us to develop a staging process for the Comotara Business Park. Thanks to your assistance, I believe we now have a program which will work much more efficiently for all of us in the future.

Bill Yung is currently preparing all the paper work for the program we discussed in your office and this is our No. 1 priority; I assume we will have it completed in a very short time.

Again, thank you and if we can ever be of any assistance to you, please feel free to call me any time.

Sincerely,

Robert R. Fox
President

RRF:mp

cc: Bill Yung

**K·S·SWEET
ASSOCIATES**

Irwin Building
P.O. Box 249
King of Prussia, Pa. 19406
215-265-5722

J. THOMAS CUSHMAN

June 6, 1977



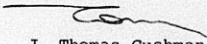
Mr. Jack Galbraith
Wichita-Sedgwick County
Metropolitan Area Planning
Commission
Wichita, Kansas 67202

Dear Jack:

K. S. Sweet Associates' services for the Comotara project ended on Friday, June 3. Mr. Bob Fox, the new general manager, is located at the site office and will handle the project responsibilities going forward.

We have enjoyed our involvement in the Wichita community and were glad to have the opportunity of working with you during the past four years.

Sincerely,


J. Thomas Cushman

JTC/roe

April 8, 1977

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

Jack H. Galbraith, Chief Planner

Comotara Community Unit Plan - DP-73 Amendment -
Generally located between Woodlawn and Rock Road, and
between 21st and 29th Streets North.

Attached is the proposed amendment to the above captioned C.U.P.
which has been extensively redesigned from the original C.U.P.
approved in 1975. This plan has eliminated the proposed
Elementary School site, as well as the Senior High School site.

We would appreciate your reviewing this plan with regard to
street design, access control, drainage, etc. This case has
tentatively been scheduled for hearing by the Planning Com-
mission on May 12, 1977 and, therefore, your comments at the
earliest possible date will be appreciated.

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

Jack H. Galbraith
Chief Planner

JHG:GLS:el

Attachment

5950
6-27-26

DP-73

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 Comotara Development Corporation

Address 2500 Claiborn Circle 67220 Phone 686-7451

Agent Phil Snodgrass

Address 2500 Claiborn Circle 67220 Phone 686-7451

b. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ 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 and legally described as Lot(s)

(See Below), Block(s) _____

_____ Addition.

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

The SE $\frac{1}{4}$ Sec, NE $\frac{1}{4}$ Sec, and the NW $\frac{1}{4}$ Sec except for the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Sec.,
Section 6, T27S,R2E

II.B There are 425.3± acres (round to nearest tenth) in the above described property.

III. This property is located at (address) N/A.

The general location is (use appropriate section)

- a. at the SE Corner corner of Woodlawn Avenue
and 29th Street North; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

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

Phil Spindgrass
By [Signature] Authorized Agent (if any) By _____ Authorized Agent (if any)

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

V. OFFICE USE ONLY

This application was received at the Planning Department at 2:55 (AM, PM) on April 8, 1977 (Day, Month, Year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 400⁰⁰.

[Signature] Name
J. Planner Title

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1	1	Hinkle's Addition	✓ Jack B. Hinkle Union Center Building 67202
1	1	Sycamore Village Addition	✓ Ronald F. & Shirley J. Hall 430 N. Woodlawn 67208
2 thru 9 inclusive	1	Same	✓ Charles E. & Norma J. Evans 136 Circle Dr. Derby, Kansas 67037
10	1	Same	▷ Ronald F. & Shirley J. Hall 430 N. Woodlawn 67208
1 thru 11 inclusive	2	Same	✓ Wichita Development Co. 2500 Claiborn Circle 67220
Reserve A	2	Same	Same
1 thru 3 inclusive	3	Same	Same
Lot A	3	Same	Same
Lot B	3	Same	Same
1 thru 13 inclusive	4	Same	Same
1 thru 15 inclusive	5	Same	Same
1 thru 14 inclusive	6	Same	Same
1 thru 18 inclusive	7	Same	Same
1 thru 16 inclusive	8	Same	Same
1 thru 19 inclusive	9	Same	Same
1 thru 28 inclusive	10	Same	Same
1 thru 10 inclusive	11	Same	Same

Lot	Block	Addition	Property Owner
B		Comotara First Addition	<input checked="" type="checkbox"/> Colby B. Sandlian 435 N. Broadway 67202 <input checked="" type="checkbox"/> Nestor R. Weigand, Jr. and Michael C. Weigand 110 N. Main 67202 <input checked="" type="checkbox"/> Wichita Development Co. 2500 Claiborne Circle 67220
1	A	Same	Same
2	A	Same	Same
3	A	Same	Same

Part of Lot 4, Block A, Comotara First Addition described as beg. at the rear corner common to Lots 4 and 5, thence SWly along the rear line of said Lot 4, 6 feet; thence SEly 55.75 feet to a point on the lot line common to said Lots 4 and 5, said point being 55.84 feet NWly from the front corner common to said Lots 4 and 5; thence NWly 55.85 feet to beg. Benton E. & Constance A. Sheats
2533 Claiborne Circle 67220

Lot 4, except above described tract, Comotara First Addition Richard A. & Retha M. Furlong
2527 Claiborne Circle 67220

Part of Lot 5, Block A, Comotara First Addition described as beg. at the front corner common to Lots 4 and 5, thence NEly along the front line of said Lot 5, 6 feet; thence NWly 55.29 feet to a point on the lot line common to said Lots 4 and 5, said point being 55.84 feet NWly from beginning; thence SEly 55.84 feet to beg. Same

Lot 5, except above describe tract, Comotara First Addition and Deed 167-1454 Benton E. & Constance A. Sheats
2533 Claiborne Circle 67220

Part of Lot 6, Block A, Comotara First Addition described as beg. at the front corner common to Lots 5 and 6, thence Easterly along the front line of said Lot 6, 6 feet; thence NWly 55.03 feet to a point on the line common to said Lots 5 and 6, said point being 55.23 feet NWly from beginning; thence SEly 55.23 feet to beginning (Film 167 Page 1453) Same

Lot	Block	Addition	Property Owner
<p>Lot 6, Block A, except a tract described as <input checked="" type="checkbox"/> Richard Taylor Douglas <i>✓✓✓</i> beginning at the front corner common to Lots 5 and 6, in said Block A; thence Easterly along the front line of said Lot 6, 6 feet; thence NWly 55.03 feet to a point on the line common to said Lots 5 and 6, said point 55.23 feet NWly from beginning; thence SEly 55.23 feet to beginning, together with that part of Lot 5, Block A, described as beginn- ing at the rear corner common to Lots 5 and 6; thence SWly along the rear line of said Lot 5, 6 feet; thence SEly 64.88 feet to a point on the line common to said Lots 5 and 6, said point being 55.23 feet NWly 66.57 feet to beginning, all in Comotara First Addition</p>			
7	A	Comotara First Addition	<input checked="" type="checkbox"/> Stevens B. and Constance Acker 2549 Claiborne Circle 67220
8	A	Same	<input checked="" type="checkbox"/> Executive Residences Inc. 707 Beacon Building 67202
9	A	Same	<input checked="" type="checkbox"/> Raymond R. & Jo Ann Rogers 2558 Claiborne Circle 67220
10	A	Same	<input checked="" type="checkbox"/> Melvin D. & Carolyn S. Woods 2550 Claiborne Circle 67220
11	A	Same	<input checked="" type="checkbox"/> Leslie L. & Annie C. Needham 2540 Claiborne Circle 67220
12	A	Same	<input checked="" type="checkbox"/> Wichita Development Co. 2500 Claiborne Circle 67220
13	A	Same	Same
14	A	Same	Same
1	B	Same	<input checked="" type="checkbox"/> Marlyn L. & J. Sue Brock <i>✓✓✓</i> Address unknown <i>none found</i>
2	B	Same	<input checked="" type="checkbox"/> Donald G. & Janet J. Bowles 3834 N. Clarence 67204
3	B	Same	<input checked="" type="checkbox"/> Daniel J. & Sandra L. Thorning 2531 Banbury Circle 67220
4	B	Same	<input checked="" type="checkbox"/> James K. & Phebe K. Goldsmith 857 S. Broadway 67218

Lot	Block	Addition	Property Owner
5	B	Comotara First Addition	Executive Residences Inc. 707 Beacon Bldg. 67202
6	B	Same	Elroy & Patricia A. Morand 2520 Banbury Circle 67220
7	B	Same	E. A. & Kathryn D. Sanders 2510 Banbury Circle 67220
8	B	Same	Huey A. & D. Voncile Seyforth 2500 Banbury Circle 67220
1	C	Same	Dwight D. & Virginia S. Murphey 2514 N. Richmond 67204
2	C	Same	Sergio A. Bustamante and Maria Elena Bustamante 2517 Welgate Circle 67220
3	C	Same	Max R. Sutton 2525 Welgate Circle 67220
4	C	Same	Joe D. & Sherry L. R. Summers 2535 Welgate Circle 67220
5	C	Same	Jimmy Webber & Sally Franklin 2545 Welgate Circle 67220
6	C	Same	Daryl D. & Karen L. Anderson 2555 Welgate Circle 67220
7	C	Same	Robert L. D. & Barbara J. Fleeman 2536 Welgate Circle 67220
8	C	Same	Kenneth James Mandoli and Nancy Maloney Mandoli Address unknown <i>now found</i>
9	C	Same	Lance Lee & Kathleen L. Ferris 2564 Welgate Circle 67220
10	C	Same	Joe J. & Sharon Lin 2558 Welgate Circle 67220
11	C	Same	Orville R. & Beverly J. Taylor 2550 Welgate Circle 67220
12	C	Same	Robert E. Miller Address unknown <i>(listed in phone book)</i> <i>3 " " " Directory</i> <i>no definite address</i> <i>could be determined</i>

Lot	Block	Addition	Property Owner
13	C	Comotara First Addition	✓ Thomas A. & Karen J. Williams ✓ Address unknown <i>4510 DUNDEE, 67220</i>
14	C	Same	✓ Clifford A. & Betty J. Nies 8220 Overbrook Lane 67206
15	C	Same	✓ J. D. & Darla Dee Kerr 2524 Welgate Circle 67220
16	C	Same	X Terrance L. & Artha L. Stokka ✓ X Address unknown <i>none found</i>
17	C	Same	X Bruce W. & Karen Wilgers ✓ X Address unknown <i>none found</i>
Reserve A		Same	✓ Comotara Homeowners Association Inc. Address unknown <i>2500 clifton circle 67220</i>
Reserve B except that portion platted as Comotara 2nd Add.		Same	Same
Reserve C		Same	Same
Reserve F		Same	Same
1	E	Same	✓ William John Carraway II 6809 Ayesbury Circle 67220
2	E	Same	✓ Dave E. & Nancy A. Bowersock 6821 Ayesbury Circle 67220
3 W 5'	E	Same	Same
3 exc W 5'	E	Same	✓ Andrews-Wood Inc. 232 N. Seneca 67203
4	E	Same	Same
5	E	Same	Same
6	E	Same	X Allen Homes ✓ X Address unknown <i>none found</i>
7	E	Same	✓ Joachine & Annaliese Sappok 550 W. Central 67203
8	E	Same	✓ George E. & Barbara J. Albro 1602 Floberta St. 67208

Lot	Block	Addition	Property Owner
9	E	Comotara First Addition	X Daniel A. & Dorothy A. Kitchen Address unknown <i>none found</i>
10	E	Same	D Allen Homes Address unknown
11	E	Same	✓ Randall H. & Susan I. Levin 6910 Ayesbury Circle 67220
12	E	Same	✓ R. D. & Shirley F. Rauscher 6844 Ayesbury Circle 67220
13	E	Same	✓ Harold J. & Judith M. Pfountz 6834 Ayesbury Circle 67220
14	E	Same	✓ Richard L. & Bob Jane Dreiling 6824 Ayesbury Circle 67220
15	E	Same	✓ Robert M. & Shirley I. Hobson 6814 Ayesbury Circle 67220
16	E	Same	✓ Michael W. & Sammie J. Dart 6806 Ayesbury Circle 67220
1	F	Same	✓ James R. & Shirley A. Cook 6905 Croyden Circle 67220
2	F	Same	X Lee-Chung Cheng & Mei Yau Cheng Address unknown <i>none found</i>
3	F	Same	✓ Dong W. Cho & Jinyoung K. Cho 6925 Croyden Circle 67220
4	F	Same	✓ Ronald E. & Lynne M. Van Huss 6922 Croyden Circle 67220
5	F	Same	✓ John E. & Carol J. Cook 6912 Croyden Circle 67220
1	G	Same	✓ Bill O. Suhm, dba Boss Construc- tion K.S.B & T. Building 67202
2	G	Same	Same
3	G	Same	✓ McClellan-Fallon Inc. 1302 Iroquois 67203
4	G	Same	Same

25% COTTON
EXCHANGE
FOX

Lot	Block	Addition	Property Owner
5	G	Comotara First Addition	McClellan-Fallon Inc. 1302 Iroquois 67203
6	G	Same	Same
7	G	Same	James L. & Lou Ann Townsend 2498 Coolidge Ave. 67204
8	G	Same	Wichita Development Co. 2500 Claiborne Circle 67220
9	G	Same	Same
10	G	Same	McClellan-Fallon Inc. 1302 Iroquois 67203
11	G	Same	Maurice & Marjorie G. Cox 6920 Kentford Circle 67220
12	G	Same	Francisco C. Rausa, Jr. and Elisa M. Rausa Address unknown <i>none found</i>
1	H	Same	MRHK Inc. 9505 West Central 67212
2	H	Same	Same
3	H	Same	Same
4	H	Same	Same
5	H	Same	Same
6	H	Same	Same
7	H	Same	Robert James Hagadorn, Jr. and Olga Hagadorn 2200 S. Rock Rd. 67207
8	H	Same	MRHK Inc. 9505 W. Central 67212
9	H	Same	Charles E. & Marilyn R. Jones Address unknown <i>none found</i>
10	H	Same	MRHK Inc. 9505 W. Central 67212
11	H	Same	F. Evelyn Staats Address unknown <i>none found</i>

Lot	Block	Addition	Property Owner
12	H	Comotara First Addition	✓ Donald Ray & Donna L. Crews 603 N. Cedar St. Goddard, Kansas 67052
13	H	Same	✓ MRHK Inc. 9505 W. Central 67212
1	I	Same	✓ Castlebrook Homes Inc. 9505 W. Central 67212
2	I	Same	Same
3	I	Same	Same
4	I	Same	X Burtram J. & Jane S. Odenkeimer Address unknown <i>none found</i>
5	I	Same	D Castlebrook Homes Inc. 9505 W. Central 67212
6	I	Same	X James R. & Cathryn M. Conway Address unknown <i>none found</i>
7	I	Same	✓ Michael D. & Janet D. Erickson 1125 Hazelwood Lane 67212
8	I	Same	✓ Paul R. & Patricia L. Ross 311 N. Dellrose 67208
9	I	Same	D Castlebrook Homes Inc. 9505 W. Central 67212
10	I	Same	Same
11	I	Same	Same
12	I	Same	Same
13	I	Same	Same
3	J	Same	D Executive Residences, Inc. 707 Beacon Building 67202
4	J	Same	X Robert W. & Judith K. Bingaman Address unknown <i>none found</i>
5	J	Same	D Executive Residences, Inc. 707 Beacon Building 67202
6	J	Same	Same
7	J	Same	Same

16

Lot	Block	Addition	Property Owner
8	J	Comotara First Addition	✓ Marcella E. Fee 1828 W. 18th St. Apt. 1005 67203
9	J	Same	✓ Roger C. Bond 2323 N. Woodlawn Blvd. Apt. 904 67220
10	J	Same	D Executive Residences Inc. 707 Beacon Building 67202
11	J	Same	✓ Gary & Jean R. Simons 5701 Memphis St. 67220
12	J	Same	✓ Shelly L. Manning 1403 N. Woodlawn Blvd. Apt. 10b 67208
13	J	Same	D Executive Residences Inc. 707 Beacon Building 67202
14	J	Same	✓ Ronald C. & Marcia Sue Brown 1714 N. Oliver St. 67218
15	J	Same	✓ Robert J. & Jane Anne Richards 1025 S. Main St. 67213
16	J	Same	X Norman F. & Shirley Ann Schaefer Address unknown <i>nonfound</i>
17	J	Same	✓ Roland L. & Elizabeth R. Ensminger 2220 Cameron Circle 67220
18	J	Same	✓ John Gale & Jeanette E. Conyers 2200 Cameron Circle 67220
11	K	Same	✓ Donald H. & Virginia R. Nale 6789 Bromley Circle 67220
12	K	Same	✓ Terry L. & Diana K. Core 6817 Bainbridge 67220
13	K	Same	✓ Joseph M. Gallo III and Kathleen V. Gallo 6827 Bainbridge 67220
14	K	Same	✓ George E. & Catherine F. Lynch 6837 Bainbridge 67220
15	K	Same	X Dwight Lloyd Conner & Johanna M. Address unknown <i>nonfound</i>

19
25% COTTON
EXTENSION
FOX RIVER

Lot	Block	Addition	Property Owner
16	K	Comotara First Addition	X Richard A. & Mary E. Walsh Address unknown <i>none found</i>
17	K	Same	✓ David E. & Clifton W. Sproul d/b/a Sproul Construction Co. 4601 E. Kellogg 67218
18	K	Same	X Martha McCleave Vera McCleave Cleora McCleave Address unknown <i>none found</i>
19	K	Same	D Wichita Development Co. 2500 Claiborn Circle 67220
20	K	Same	✓ Garon J. & Ardith Jones 2140 S. Erie 67211
Lot 2		Same	D Wichita Development Co. 2500 Claiborn Circle 67220
E 100' of K.G. & E easement		Same	Same
1 thru 9 inclusive	L	Comotara Second Addition	Same
10	L	Same	✓ Walter L. & Betty L. Stauffer 3825 Friar Lane 67219
11	L	Same	Same
12	L	Same	Same
13	L	Same	Same
14	L	Same	D Wichita Development Co. 2500 Claiborne Circle 67220
15	L	Same	Same
16	L	Same	✓ Ed & Sue Flanagan 19 Raintree Circle <i>no code found</i>
17	L	Same	D Wichita Development Co. 2500 Claiborn Circle 67220
18	L	Same	D Allen Homes Address unknown

Lot	Block	Addition	Property Owner
Reserve I		Comotara Second Addition	Comotara Homeowners Assoc. Inc. Address unknown
1	1	Sussex Addition	Robick Enterprises (Partnership) Address unknown <i>none found</i>
2	1	Same	Same
3	1	Same	Sussex Corporation 6511 E. Murdock 67206
4	1	Same	David M. & Mary Ellen Doden 6715 Mainsgate 67220
5	1	Same	Larry A. Ball 1223 N. First Ave. Mulvane, Kansas 67110
6	1	Same	Same
1 thru 6 inclusive	2	Same	Sussex Corporation 6511 E. Murdock 67206
Reserve D		Same	Comotara Homeowners Assoc. Inc. Address unknown <i>2700 Claiborn Circle 67200</i>
Reserve E		Same	Same
1 thru 12 inclusive		Sierra Woods Addition	Sam S. Williamson III 6511 E. Murdock 67206 Mel D. Kuhnel 3439 Kinkaid Court 67218
9 thru 18 inclusive		Pheasant Run Addition	Wichita Development Co. 2500 Claiborn Circle 67220
Reserve A		Same	Carson-Sproul Investment Co. Inc. 1345 Arrowhead Dr. 67203
2		Country Lake Addition	Wichita Development Co. 2500 Claiborn Circle 67220
1	1	E. E. Jabes Addition	E. E. & Clara M. Jabes R.F.D. #1 Rose Hill, Kansas 67213
2	1	Same	Same
3	1	Same	Same

4 10

Lot	Block	Addition	Property Owner
4	1	E. E. Jabes Addition	C & V Developments Vickers K.S.B. & T. Building 67202
5	1	Same	Same
4	2	Same	Max Cohen 1400 N. Woodlawn 67208
5	2	Same	V & V Developments Vickers K.S.B. & T. Building 67202

Tract

The Northwest Quarter of the Northeast Quarter of Section 6-27-2E	Wichita Development Co. 2500 Claiborn Circle 67220
The Southwest Quarter of the Northeast Quarter of Section 6-27-2E	Same
The Northeast Quarter of the Northeast Quarter of Section 6-27-2E	School District #259 of Sedgwick County, Kansas 640 N. Emporia 67214
The Southeast Quarter of the Northeast Quarter of Section 6-27-2E, except the pipeline right of way	The Board of Education of the City of Wichita 640 N. Emporia 67214
The Northeast Quarter of the Northwest Quarter of Section 6-27-2E	Wichita Development Co. 2500 Claiborn Circle 67220
The Northwest Quarter of the Northwest Quarter of Section 6-27-2E	Same
The Southeast Quarter of the Northwest Quarter of Section 6-27-2E	Same
The Southeast Quarter of Section 6-27-2E except that portion platted as Sycamore Village	Same
The Northwest Quarter of the Southwest Quarter of Section 5-27-2E	Same
The Southwest Quarter of the Southwest Quarter of Section 5-27-2E	Same

9

Tract	Property Owner
The Northwest Quarter of the Northwest Quarter of Section 5-27-2E	✓ D Wichita Development Co. 2500 Claiborn Circle 67202
The Southwest Quarter of the Northwest Quarter of Section 5-27-2E	Same
The Northwest Quarter of Section 8-27-2E except one acre for school in the Southwest corner of said Northwest Quarter	✓ Wilson Estates ✓ Address unknown <i>nonfound</i> ✓ Louise W. Bradley c/o Estate Edwin G. Bradley Union Center Building 67202
All of the East $\frac{1}{2}$ of the Northwest Quarter of Section 7-27-2E, except the South 562'	✓ Theodore Gore 125 N. Market 67202 ✓ Robert N. Beren Fourth Financial Center 67204 ✓ Theodore I. Leben 155 E. 2nd St. 67214
The East $\frac{1}{2}$ of the Northeast Quarter of Section 1-27-1E	✓ D Wichita Development Co. 2500 Claiborn Circle 67220
The South $\frac{1}{2}$ of the Southeast Quarter of Section 36-26-1E, except the West 550' of the South 970'	✓ <i>H. TOM ALLEN</i> Board of Park Commission 455 N. Main 67202
The Southwest Quarter of Section 31-26-2E	✓ D Wichita Development Co. 2500 Claiborn Circle 67220
The Southeast Quarter of Section 31-26-2E	Same
The Southwest Quarter of the Southwest Quarter of Section 32-26-2E	Same

also notify - per Gray atlas:
 ✓ Vice President,
 Company Property Management
 Metropolitan Life Insurance Co.
 One Madison Ave
 New York, New York 10010

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

1000 foot radius of Beg. at the SE corner
of Sec. 6-27-2E, thence W. along the South
line of Section 6, to the SW corner of the
SE $\frac{1}{4}$ of Se. 6, thence North along the West
line of said SE $\frac{1}{4}$ of Sec. 6 to the SE corner
of the NW $\frac{1}{4}$ of said Sec. 6, thence West
along the South line of said NW $\frac{1}{4}$ of Sec. 6
to the SE corner of Hinkle's Addition,
Sedgwick County, Kansas, thence North
along the East line of Hinkle's Addition
to the NE corner of Hinkle's Addition,
thence West along the North line of
Hinkle's Addition to the NW corner of Hinkles,
thence North along the West line of Sec. 6
to the NW corner of Sec. 6, thence East along the
North line of said Sec. 6 to the NE corner
of Sec. 6, thence South along the East line
of Sec. 6 to the point of beginning

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on the 14th day of February, 1977
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Sable
Vice President

Order No. 247054
Ss

Form 2 021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION		AMOUNT
Name		
Address		
Type	Due Date	
Comments:		
Date	By	

*

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

Roll # 1

*