

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. *Approved by the*
Committee 2-25-82

B.C.C./B.C.C. *Approved by*
Assembly 3-23-82

DP-73 - COMOTARA RESIDENTIAL
AMENDED FILE # - at the
corner of Woodlawn and 10th Street
North.

Map No. 5950A,B,D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #4
DP - 73
Filed 1-29-82

Associated
Case: _____

APPLICATION REQUEST: Approval of proposed Amendment to _____
COMOTARA
(Residential) (~~Commercial~~) Community Unit Plan.

1. Applicant Wichita Development Company
Address 2471 Hathway Circle, Wichita 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 8225 E. 35th St. North, Wichita 67226 Phone 683-5567
3. General Location: At the southeast corner of Woodlawn and 29th St. North
4. Proposed Use: _____

AREA DATA:

1. Acres: 415.1 (_____ ft. by _____ ft.)
2. Existing Zoning "AA" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 2-25-82 Action Approved subject to conditions

2. Governing Body

Date 3-23-82 Action Approved as Recommended

NOTES:

CASE FILE

LOS ANGELES, CHICAGO, LOGAN, OH
MCGREGOR, TX, LOCUST GROVE, VA
U.S.A.

Standard
No. 2153C
MASTINGS, MN

Map No. 5950A,B,D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #4
DP - 73
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Associated Case: _____

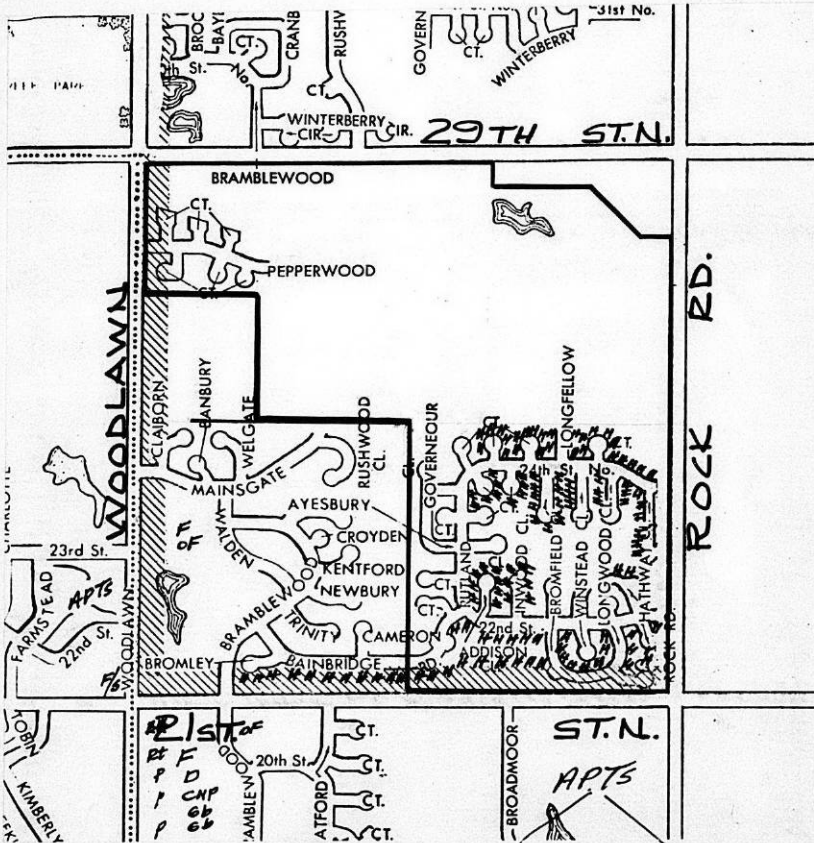
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COMOTARA
(Residential) (~~Commercial~~) Community Unit Plan.

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Address 2471 Hathway Circle, Wichita 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 8225 E. 35th St. North, Wichita 67226 Phone 683-3567
3. General Location: At the southeast corner of Woodlawn and 29th St. North
4. Proposed Use: _____

- AREA DATA:
1. Acres: 415.1 (IRREGULAR) (5240 ft. by 5240 ft.)
 2. Existing Zoning: AA
 3. Land Use: East TALL GRASS ADMIN DEVELOPMENT South SHOPPING CENTER & APARTMENT
West APARTMENT CONDOMINIUM North UNDEVELOPED
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: SINGLE FAM & CONDOMINIUM APTS.
 6. Area (is) (is not) platted. _____

DP-73

PHOTO DATA:
Taken by _____ Date _____ Time _____



PICTURE SHEET

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021688

February 11, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 25, 1982, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment of Parcel 6 (located on the west side of Rock Road, approximately 750 feet south of 29th Street North) of the COMOTARA RESIDENTIAL COMMUNITY UNIT PLAN, legally described as follows:

CASE NO. DP-73

Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except Hinkle's Addition, except the southwest quarter of said section, and except beginning at the intersection of the south row line of 29th Street North and the west row line of Rock Road, said point being 30 feet southerly and 50 feet westerly of the northeast corner of Section 6-27-2E; thence southerly along said west row line of Rock Road bearing S 0°54'22" E, 709.98 feet; thence S 89° 5'38" W, 280.00 feet; thence N 43°22'20" W, 636.72 feet; thence S 89° 04'12" W, 950.00 feet; thence N 0°55'48" W, 240.00 feet to the south row line of 29th Street North; thence easterly along said south row line of 29th Street North bearing N 89°04'12" E, 1659.98 feet to the point of beginning. Generally located at the southeast corner of Woodlawn and 29th Street North.

The Development Plan of this area, originally approved on July 11, 1978 and amended on April 15, 1980, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The proposed changes to this Development Plan involve only Parcel 6 which is located in the northeast corner of the C.U.P. (to the west of Central Christian Church). The revised plan proposes to add apartments to the permitted use list. A maximum of 380 dwelling units could be developed on the 25.2 acres within Parcel 6.

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

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
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Robert A. Lakin
Secretary

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION

DATE May 17, 1983

TO Robert Lakin, Director of Metropolitan Planning Department

FROM James H. Jorgensen, Building Code Engineer

SUBJECT DP-73 Parcel 3a -
Zero Lot Line Houses

The construction and site layout for future houses on this parcel will be reviewed with your office prior to the issuance of building permits.

Attached are copies of the site plans for the six lots on which permits have been issued.



James H. Jorgensen
Building Code Engineer

JHJ:mml

Attachments

RECEIVED

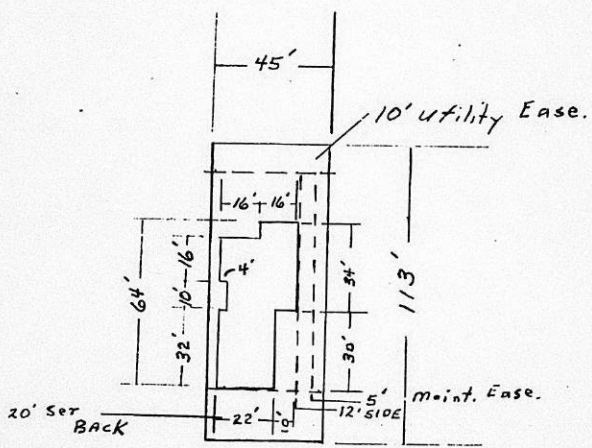
MAY 18 1983

METROPOLITAN PLANNING

ROUTE

RESIDENTIAL PLOT PLAN

ADDRESS: 6442 E. Pepperwood Ct D58864
PERMIT NO.:
LOT: 9 BLOCK: 1 OF Pepperwood Village ZONING



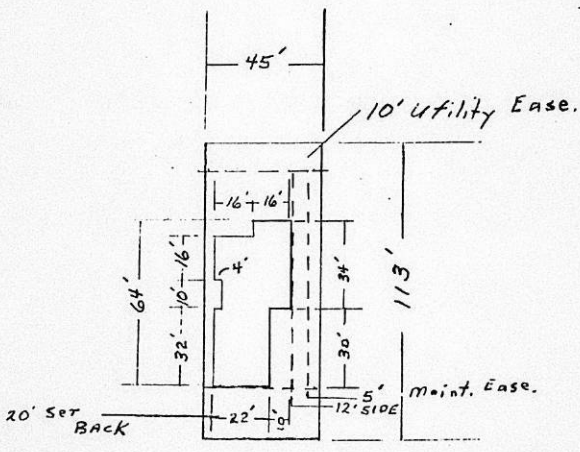
I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: _____
Applicant

RESIDENTIAL PLOT PLAN

ADDRESS: 10446 E. Pepperwood Ct PERMIT NO.: D58863

LOT: 10 BLOCK: 1 OF Pepperwood Village ZONING



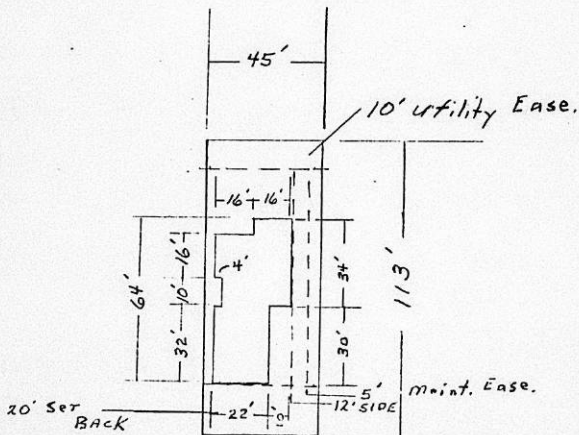
I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: [Signature]
Applicant

RESIDENTIAL PLOT PLAN

ADDRESS: 645-4 E Pepperwood Ct PERMIT NO. D58862

LOT: 12 BLOCK: 1 OF Pepperwood Village ZONING



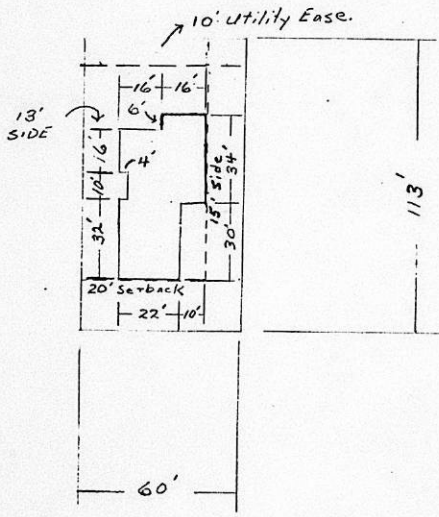
I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: William E. Hartman
Applicant

RESIDENTIAL PLOT PLAN

ADDRESS: 6458 E Poplarwood Ct PERMIT NO.: D58861

LOT: 13 BLOCK: 1 OF Pepperwood Village ZONING AA

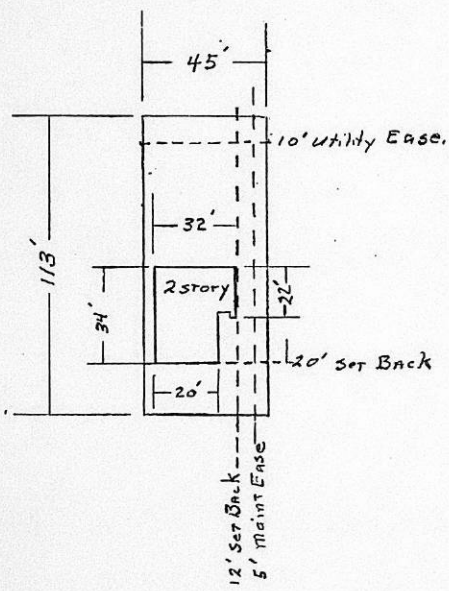


I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: William E. [Signature]
Applicant

RESIDENTIAL PLOT PLAN

ADDRESS: 6450 E Delwood Ct PERMIT NO.: D58860
LOT: 11 BLOCK: 1 OF Pepperwood Village ZONING: AA



I certify that the above plat complies with applicable zoning setbacks and subdivision covenants and restrictions.

Signed: _____
Applicant

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF AMENDMENT TO
RESIDENTIAL COMMUNITY UNIT PLAN

CASE NO. DP-73

CONSIDERED BY MAPC: 2-25-82

REQUEST FOR: Approval of amendment to Parcel 6 of the
Comotara Residential C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To allow the construction of apartments."

GENERAL LOCATION: West side of Rock Road, in an area south of
29th Street.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
February 25, 1982)

APPLICANT: Wichita Development Company, 2471 Hathway Circle.

AGENT FOR APPLICANT: Bill G. Yung Design, 8225 E. 35th St. No.

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing, North, South and West, Undeveloped; East, Central
Christian Church and Undeveloped.

CPO RECOMMENDATION: CPO Council Area "I" voted unanimously, 6-0,
to recommend approval of the proposed amendment.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the conditions as shown in
the excerpt from Planning Commission minutes of February 25, 1982.
Hansen moved, Lofton seconded and it carried unanimously. Martens and
Wilson were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the Community Unit Plan subject to the
recommended conditions; or
2. Return the application to the Metropolitan Area Planning
Commission for its reconsideration. The City Commission states the follow-
ing reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 25, 1982

6. Case No. DP-73 - Wichita Development Company request approval of an amendment to Residential Community Unit Plan for Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except Hinkle's Addition, except the southwest quarter of said section, and except beginning at the intersection of the south row line of 29th Street North and the west row line of Rock Road, said point being 30 feet southerly and 50 feet westerly of the northeast corner of Section 6-27-2E; thence southerly along said west row line of Rock Road bearing S 0°54'22" E, 709.98 feet; thence S 89° 5'38" W, 280.00 feet; thence N 43°22'20" W, 636.72 feet; thence S 89° 04'12" W, 950.00 feet; thence N 0°55'48" W, 240.00 feet to the south row line of 29th Street North; thence easterly along said south row line of 29th Street North bearing N 89°04'12" E, 1659.98 feet to the point of beginning. Generally located at the southeast corner of Woodlawn and 29th Street North.

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

COMMENTS:

1. As permitted by Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the permitted use list of Parcel 6 in the Comotara Residential C.U.P. Parcel 6 is located on the west side of Rock Road in an area south of 29th Street North. In order for the Planning Commission to recommend approval of an amendment to a residential C.U.P. it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall not be less than the lot area per family required for the district in which the development is located.
2. The proposed amendment would allow 380 apartments to be constructed in Parcel 6 at a density of 20 dwelling units per acre. The density for the currently approved C.U.P. is 4.46 du/acre and would increase to 5.00 du/acre if the proposed amendment is approved. The maximum number of dwelling units for the entire C.U.P. would increase from 1,506 to 1,688. The only other changes are reductions in the number of dwelling units permitted in Parcels 7 and 10.

3. Staff is supportive of the proposed changes. Parcel 6 was approved for 435 apartments in 1975 and 1978. In 1980 the C.U.P. was amended to permit lower density duplexes and townhouse in Parcel 6. The duplexes and townhouses were to be part of a retirement center covering Parcels 4, 5 and 6. The development plans for the retirement center have been revised and the applicant now desires the flexibility to develop apartments in Parcel 6.
4. Should the Planning Commission determine that the proposed changes are appropriate the following are recommended conditions of approval.
 - a. Platting of subject property within one year 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 their 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.

GALBRAITH stated that the applicants have asked that the density in Parcel 6 of the C.U.P. be increased to permit 380 apartment units. He said that staff checked the previous C.U.P.s approved for this site and find that it had originally been approved for 435 dwelling units in Parcel 6. He pointed out that there is nothing in the adjacent area except the Central Christian Church. Single family homes are not yet being developed directly south although it is platted for single family. The commercial C.U.P.s at the corner do not yet have development on them. The staff supports this amendment and recommends its approval subject to the staff comments.

There was no one present in support of, or in opposition to the application.

RON GROVER, Central Christian Church, 2900 North Rock Road, asked what the plans were for Rock Road and if the units would have access onto Rock Road.

GALBRAITH stated that the future plans were to improve Rock Road to four lane.

GARDNER commented that he was sure that adequate roadways would exist to service this kind of community over the next several years.

GROVER stated that they certainly had no opposition to the application. They would prefer to see the area be residential than commercial anyway.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped character of the general area; the approved light commercial zoning and C.U.P. to the north; the approved apartments to the west, and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. Platting of subject property within one year 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.
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- 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.

Hansen moved, Lofton seconded and it carried unanimously. Martens and Wilson were absent.

February 26, 1982

Bill G. Yung Design
8225 East 35th Street North
Wichita, Kansas 67226

Re: DF-73 - Approval of an amendment to Parcel 6 of the Comotara Residential C.U.P.

Dear Mr. Yung:

At its regular meeting on February 25, 1982, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. Flattening of subject property within one year 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 their 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.

It is necessary that we receive 10 copies of the C.U.P. by March 12th so that subject case can be scheduled for consideration by the City Commission at their meeting of March 23, 1982. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Wichita Development Company, 2471 Hathway Circle, Wichita 67226

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE

RECEIVED

FEB 19 1982

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, Administrative Aide III

METROPOLITAN PLANNING

ROUTE

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



At its February 16th meeting, CPO Neighborhood Council Area "I" considered the captioned application to amend the Comotara Residential Community Unit Plan. The revised plan proposes to add apartments to the permitted use list of Parcel 6.

The Council voted unanimously, 6-0, to recommend approval of the proposed amendment.

Please provide copies of this memorandum to members of the MAPC and City Commission when they consider this case. Thank you.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-25-83

Case No. DP-73 Request: Approval of an amendment to
Parcel 6 of the Comotara
Residential C.U.P.

Location: West side of Rock Road, in an area south of 29th Street.

Reason: To allow the construction of apartments.

Acres: Parcel 6 - 25.2 Size: 900 x 1200 (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" (C.U.P.)
North	Undeveloped	"LC" (C.U.P.)
East	Central Christian Church and Undeveloped	"AA" (C.U.P.) approved)
South	Undeveloped	"AA" (C.U.P.)
West	Undeveloped	"AA" (C.U.P.)

Street right-of-way is adequate.

Flatted: No

History:

DP-73	6-12-75	MAPC	Approved
	7-01-75	BCC	Approved
DP-73	6-08-78	MAPC	Approved
	7-11-78	BCC	Approved
DP-73	3-13-80	MAPC	Approved
	4-15-80	BCC	Approved

COMMENTS:

1. As permitted by Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the permitted use list of Parcel 6 in the Comotara Residential C.U.P. Parcel 6 is located on the west side of Rock Road in an area south of 29th Street North. In order for the Planning Commission to recommend approval of an amendment to a residential C.U.P. it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall not be less than the lot area per family required for the district in which the development is located.

2. The proposed amendment would allow 380 apartments to be constructed in Parcel 6 at a density of 20 dwelling units per acre. The density for the currently approved C.U.P. is 4.46 du/acre and would increase to 5.00 du/acre if the proposed amendment is approved. The maximum number of dwelling units for the entire C.U.P. would increase from 1,506 to 1,688. The only other changes are reductions in the number of dwelling units permitted in Parcels 7 and 10.
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4. Should the Planning Commission determine that the proposed changes are appropriate the following are recommended conditions of approval.
 - a. Platting of subject property within one year 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 their 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.

DP-73 - 11 "Notice to Adjoining Property Owners" mailed 2-11-82 for
the MAPC meeting for 2-25-82

- 1 Including map - to CFO Office
- 1 Including map - to "NEIGHBORS"
- 1 to Ron Worley, County Zoning Administrator

14 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021688

February 11, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 25, 1982, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment of Parcel 6 (located on the west side of Rock Road, approximately 750 feet south of 29th Street North) of the COMOTARA RESIDENTIAL COMMUNITY UNIT PLAN, legally described as follows:

CASE NO. DP-73

Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except Hinkle's Addition, except the southwest quarter of said section, and except beginning at the intersection of the south row line of 29th Street North and the west row line of Rock Road, said point being 30 feet southerly and 50 feet westerly of the northeast corner of Section 6-27-2E; thence southerly along said west row line of Rock Road bearing S 0°54'22" E, 709.98 feet; thence S 89° 5'38" W, 280.00 feet; thence N 43°22'20" W, 636.72 feet; thence S 89° 04'12" W, 950.00 feet; thence N 0°55'48" W, 240.00 feet to the south row line of 29th Street North; thence easterly along said south row line of 29th Street North bearing N 89°04'12" E, 1659.98 feet to the point of beginning. Generally located at the southeast corner of Woodlawn and 29th Street North.

The Development Plan of this area, originally approved on July 11, 1978 and amended on April 15, 1980, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The proposed changes to this Development Plan involve only Parcel 6 which is located in the northeast corner of the C.U.P. (to the west of Central Christian Church). The revised plan proposes to add apartments to the permitted use list. A maximum of 380 dwelling units could be developed on the 25.2 acres within Parcel 6.

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

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the NAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

*Amended file #1
Comofam CUP.*

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

*DP-73
MARC 2/25/82
AMP
593048D*

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 Wichita Development Company
Address 2471 Hathway Circle, Wichita, KS 67226 Phone 686-7451
Agent Bill G. Yung Design
Address 8225 E. 35th St. N., Wichita, KS 67228 Phone 683-5567
- 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 R27S R2E
NE $\frac{1}{4}$ Sec. 6 R27S R2E less parcel's 4 & 5
NW $\frac{1}{4}$ Sec. 6 R27S R2E less parcel 1 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.

By _____ 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 \$_____.

John Carson Name
S.P. Operation Title
Landmark Communities, Inc.

DP 73

OWNERSHIP LIST
U.M.R.C.

Tract Description

Property Owner

A tract of land in the NE $\frac{1}{4}$ of Section 6, Township 27 South, Range 2 East of the 6th P.M., beginning at the northeast corner of Waterford North, an addition to Wichita, said point of beginning being on the west right of way line of Rock Road; thence westerly along the northerly line of said addition bearing North 86°21'56" West, 81.77 feet; thence North 74°37'52" West 700 feet; thence North 14°37'52" West, 1160 feet; thence North 75°22'08" East 343.34 feet; thence South 43°22'20" East, 353.89 feet; thence North 89°05'38" East, 456.23 feet to the west right of way line of Rock Road; thence southerly along said west right of way line bearing South 0°54'22" East 1149.93 feet to the point of beginning.

Wichita Development Co.
2471 Hathway Circle
67226

A tract in the NE $\frac{1}{4}$ of Section 6 Township 27 South Range 2 East of the 6th P.M., beginning at the intersection of the South right of way line of 29th Street North and the West line of the NE $\frac{1}{4}$ of said section, said point being 30 feet Southerly from the North quarter corner of said section, thence Southerly along said west line bearing South 0°54'32" East, 1088.36 feet to the centerline of a 33 foot wide Kaneb pipeline easement, thence SEly along said easement centerline bearing South 74°55'32" East, 2700.08 feet to the West right of way line of Rock Road, said West right of way being 50 feet wide; thence Northerly along said West right of way line of Rock Road bearing North 0°54'22" West, 1122.82 feet; thence South 89°5'38" West, 280 feet, thence North 43°22'20" West, 636.72 feet; thence South 89°04'12" West, 950 feet; thence North 0°55'48" West, 240 feet to the South right of way line of 29th St. North, thence Westerly along said South right of way line, bearing South 89°04'12" West 935.80 feet to the point of beginning. (includes captioned property which is described immediately above).

Same as above

Tract Description

A tract of land in the NE $\frac{1}{4}$ of Section 6, Township 27 South, Range 2 East of the 6th P.M., beginning at the intersection of the South right of way line of 29th Street North and the West right of way line of Rock Road, said point being 30 feet Southerly and 50 feet Westerly of the NE corner of Section 6, thence Southerly along said West right of way line of Rock Road bearing South 0°54'22" East, 709.98 feet; thence South 89°5'38" West, 280 feet; thence North 43°22'20" West, 636.72 feet; thence South 89°04'12" West, 950 feet; thence North 0°55'48" West, 240 feet to the South right of way line of 29th Street North; thence Easterly along said South right of way line of 29th Street North bearing North 89°04'12" East, 1659.98 feet to the point of beginning.

A tract in the Southeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., beginning at the intersection of the North right of way line of 29th Street North and the West right of way line of Rock Road; thence West along said North line of 29th Street bearing South 89°04'12" West, 833.81 feet; thence North 0°55'48" West 595 feet; thence North 89°4'12" East 834.24 feet; thence South 0°53'18" East 595 feet to the point of beginning.

A tract in the SE $\frac{1}{4}$ of Section 31, Township 26 South, Range 2 East of the 6th P.M., beginning at the intersection of the East right of way line of Longfellow and the South right of way line of 31st Street North; thence East along said South line of 31st Street North bearing North 89°06'42" East, 449.69 feet; thence South 0°53'18" East, 620.29 feet; thence South 89°04'12" West 484.24 feet; thence South 0°55'48" East, 595 feet; thence South 89°04'12" West, 245 feet; thence North 0°55'48" West, 911 feet; thence North 89°04'12" East, 245 feet; thence North 0°55'48" West, 168.99 feet; thence North 89°04'12" East 35 feet; thence North 0°55'48" West, 135.63 feet to the point of beginning.

Property Owner

✓ Woodlawn Development
Company, Inc.
P.O. Box 2236
67201

Same as Above.

Same as Above.

Tract Description

The South 625 feet of the Southeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., except the last two tracts previously described on the preceding page.

The South half of the Southwest Quarter of Section 32, Township 26 South, Range 2 East, except that part described in the tract immediately following.

A tract beginning at the intersection of the North right of way line of Twenty-Ninth Street North and the East right of way line of Rock Road, said point being 30 feet Northerly and 50 feet Easterly from the Southwest corner of Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, thence Northerly along the East right of way line of Rock Road bearing North $0^{\circ}53'18''$ West, 44.19 feet; thence North $87^{\circ}37'51''$ East, 200 feet; thence South $78^{\circ}19'56''$ East, 103.08 feet; thence North $87^{\circ}37'51''$ East, 498.98 feet; thence North $89^{\circ}07'22''$ East, 1807.73 feet to the East line of the Southwest Quarter of said Section 32; thence North $89^{\circ}06'38''$ East, 2304.08 feet; thence North $75^{\circ}04'28''$ East, 103.08 feet; thence North $89^{\circ}06'38''$ East, 220 feet to the West line of Webb Road; thence South along the West line bearing South $1^{\circ}05'53''$ East, 65 feet; thence along the North line of 29th Street North bearing South $89^{\circ}06'38''$ West, 2624.22 feet; thence South $89^{\circ}07'22''$ West, 2607.20 feet to the point of beginning.

Property Owner

Wichita Development
Co. Inc.
D 2471 Hathway Circle
67226

Woodlawn Development
Co. Inc.
D P.O. Box 2236
67201

✓ Tallgrass Company
Box 4048
67204

Tract Description

Property Owner

The West half of Section 5, Township 27 South, Range 2 East of the 6th P.M., except the following described parcels:

Tallgrass Company
P. O. Box 4048
67204

Central Christian Addition to Wichita.

Central Christian Second Addition to Wichita.

A tract beginning at the SW corner of Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence Northerly along the West line of said Section 5, bearing North 1°01'02" West, 794.89 feet; thence North 88°55'01" East, 450 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; thence South 43°58'58" West, 150 feet; thence South 1°01'02" East, 11.61 feet; thence North 88°58'58" East, 21.72 feet; thence South 66°32'50" East, 33 feet; thence along a curve to the left having a central angle of 24°28'12" a radius of 209 feet, a length of 89.26 feet and a chord 88.58 feet long bearing South 11°13'04" West; thence South 1°01'02" East, 334.83 feet to the South line of said Section 5; thence Westerly along said South line bearing South 89°06'26" West, 833 feet to the point of beginning.

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lot A	Central Christian Addition	Central Christian Church of Wichita 2900 North Rock Road 67226
Lot A	Central Christian Second Addition	Wichita Development Co. 2471 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 27 through 41, inclusive	1	Waterford North Addition	Wichita Development Company 2471 Hathway 67226
Lots 1 through 13, inclusive	2	"	Same as Above
Lot 14	2	"	✓ Leewood Homes, Inc. 6130 Legion 67204
Lots 15 through 24, inclusive	2	"	✓ Wichita Development Company 2471 Hathway 67226
Lots 7 and 8	3	"	Same as Above
Lots 26 through 40, inclusive	3	"	Same as Above
Lot 41	3	"	✓ Sproul Construction Co. Inc. 6200 East Central 67208
Lot 42	3	"	✓ Leewood Homes, Inc. 6130 Legion 67204
Lot 43	3	"	✓ Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center 67147
Lot 44	3	"	✓ Sherwood Glen Developers Inc. 3535 West 13th Street 67203
Lots 45 46, 47, and 48	3	"	✓ Wichita Development Company 2471 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Reserve		Waterford North Addition	All of the owners within the Sub-Division
Lots 6 through Lot 32 inclusive	5	"	Wichita Development Company 2471 Hathway 67226
Lot 1	4	Sycamore Village 3rd Addition	Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center 67147
Lot 6 and Lot 7	4	"	✓ Arbor Homes Inc. 180 S. Rock Road Suite 300 67206
Lot 8	4	"	Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center 67147
Lot 10	4	"	Wichita Development Company 2471 Hathway 67226
Lot 11	4	"	✓ Calvary United Methodist Church 205 Lulu 67211

Page 7

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

A tract in the NE $\frac{1}{4}$ of Section 6, Township 27 South, Range 2 East of the 6th P.M., beginning at the Northeast corner of Waterford North, an addition to Wichita, Sedgwick County, Kansas, said point of beginning being on the west right of way line of Rock Road; thence Westerly along the Northerly line of said addition bearing N 86°21'56" W, 81.77 feet; thence N 74°37'52" W, 700 feet; thence N 14°37'52" W, 1160 feet; thence N 75°22'08" E, 343.34 feet; thence S 43°22'20" E, 353.89 feet; thence N 89°05'38" E, 456.23 feet to the west right of way line of Rock Road; thence southerly along said west right of way line bearing S 0°54'22" E, 1149.93 feet to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas on the 2nd day of February, 1981 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Kable
Vice-President

Order No. 306554
AP

FORM 29-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
-------------	--------

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

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

Roll # 1

*