

8-24-54

revised +
modifications

quoted plotting time
afternoon to 8-24-54

7-28-51

BCC

DP-78 - MOORINGS C.U.P. -
West side of Meridian between
42nd St. North & 49th St. North,
by C. Bill Bachman & V. Harley
Miles

ACTION

POSTED
8-22-76
CH

COMMITTEE _____ DATE _____

M.A.P.C. *Approve sub. to platting in 4 years* 8-5-76

B.C.C./B. CO. C. *Approved as recommended + modifications* 8-24-76

BCC *granted platting time extension to 8-24-84* 7-28-81

DP-78 - MOORINGS, C.O.P. -
West side of Meridian between
42nd St. North & 49th St. North,
by C. Bill Bachman & V. Farley
Miles

NW SW
Map No. 5253 5252
Sec. 24 25
Twp. 26S
Range 1W

(related Z-1825)

DATA SHEET

DP- 78

Filed 6-16-76

APPLICATION DATA:

1. Applicant: Mibac, Inc. - Land Developers
Address 1901 W. 13th, 67203 Phone 267-7331
2. Agent: C. Bill Bachman & Harley Miles, 4852 N. Meridian, 67204
Address 1901 W. 13th, 67203 Phone 267-7331
3. General Location: west side of Meridian between 42nd St. North and
49th St. North Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 239.5 (_____ ft. by _____ ft.)
2. Existing Zoning: "AA" & "LC"
3. Land Use: East _____ South _____
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____

PICTURE SHEET

HASTINGS, IRR. CO. & ANGERS
LOGAN CO. - ADAMSON, TX. U. S. A.

S
No. 2153C

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

July 22, 1976

NOTICE TO ADJOINING PROPERTY OWNERS

NOTICE IS HEREBY GIVEN that on Thursday, August 5, 1976, not before 3:00 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Chambers, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN-PLANNED RESIDENTIAL AND COMMERCIAL DEVELOPMENT, known as "MOORINGS", for property legally described as follows:

DP-78 - Tracts in Section 24, Township 26-S, Range 1-W, and in Government Lots 1, 2, and 9 in Section 25, Township 26-S, Range 1-W of the 6th P.M., more fully described as follows: Beginning at the N.E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; THENCE, west along the north line of said SE $\frac{1}{4}$, 1318.66 feet to the N.W. Corner of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$; THENCE, south along the west line of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$, 600 feet; THENCE, with an angle to the right of 89 degrees 01' 06" a distance of 2529.83 feet to the easterly right-of-way line of the Arkansas River Levee as condemned in case A-33666; THENCE, southeasterly along said Arkansas River Levee to the South line of said Sec. 24; THENCE, east along the south line of said Sec. 24, and the north line of Government Lot 9 in said Sec. 25, to the S.E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; THENCE, north along the east line of the SE $\frac{1}{4}$ of said Sec. 24 to the point of beginning; except the east 30 feet for Meridian Avenue;

And,

Beginning at a point 18 feet south and 934.16 feet west of the N.E. Corner of said Government Lot 9; THENCE, south parallel with the east line of said Government Lot 9, 251.2 feet to the south line thereof; THENCE, west along the south line of said Government Lot 9, 1417.39 feet to the easterly right-of-way line of said Arkansas River Levee; THENCE, southeasterly along said Arkansas River Levee to a point on the north line of Hallock Addition, Sedgwick County, Kansas, as extended west; THENCE, east along the north line of said Hallock Addition, and as extended 645.68 feet; THENCE, north 50 feet; THENCE, east parallel to the north line of Hallock Addition 750 feet; THENCE, north parallel to the east line of Government Lot 2, 293 feet; THENCE, east parallel to the south line of Government Lot 9, 70 feet to a point 30 feet west of the east line of Government Lot 2; THENCE, north parallel to and 30 feet

Page Two
Case No. DP-78
July 22, 1976

west of the east line of Government Lots 1 and 2, 1305.51 feet to the South line of Government Lot 9; THENCE, west along the south line of said Government Lot 9, 677.27 feet; THENCE, north parallel with the east line of said Government Lot 9, to a point eighteen (18) feet south of the north line of said Government Lot 9, THENCE, west parallel with the north line of said Government Lot 9 to beginning. All generally located on the west side of Meridian between 42nd St. North and 49th St. North.

The Development Plan of this area has been submitted 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 at the Planning Department Office, 10th floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 191 acre single family patio home, one, two, three and four family dwellings, townhouses and garden apartment development, the density of which will not exceed 6.94 dwelling units per net acre or a total of 1324 dwelling units for the entire 191 acres. Also proposed on the Development Plan is an approximate 14 acre commercial development with a maximum gross floor area of 233,685 square feet. In addition to indicating the proposed building locations for the proposed residential uses, the development plan indicates setbacks for structures, screening and landscaping, sign limitations, means of ingress and egress in and through the area, interior circulation, proposed parking ratio, maximum building coverage, maximum building heights and maximum number of commercial buildings.

The hearing on 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: 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

DP-78

REVISED 7-1-76



LEGAL DESCRIPTION

Tracts in Section 24, Township 26-S, Range 1-W, and in Government Lots 1, 2, and 9 in Section 25, Township 26-S, Range 1-W of the 6th P.M., more fully described as follows:

Beginning at the N.E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; THENCE, west along the north line of said SE $\frac{1}{4}$, 1318.66 feet to the N.W. Corner of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$; THENCE, south along the west line of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$, 600 feet; THENCE, with an angle to the right of 89 degrees 01' 06" a distance of 2529.83 feet to the easterly right-of-way line of the Arkansas River Levee as condemned in case A-33666; THENCE, southeasterly along said Arkansas River Levee to the south line of said Sec. 24; THENCE, east along the south line of said Sec. 24, and the north line of Government Lot 9 in said Sec. 25, to the S.E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; THENCE, north along the east line of the SE $\frac{1}{4}$ of said Sec. 24 to the point of beginning; except the east 30 feet for Meridian Avenue;

AND,

Beginning at a point 18 feet south and 934.16 feet west of the N.E. Corner of said Government Lot 9; THENCE, south parallel with the east line of said Government Lot 9, 251.2 feet to the south line thereof; THENCE, west along the south line of said Government Lot 9, 1417.39 feet to the easterly right-of-way line of said Arkansas River Levee; THENCE, southeasterly along said Arkansas River Levee to a point on the north line of Hallock Addition, Sedgwick County, Kansas, as extended west; THENCE, east along the north line of said Hallock Addition, and as extended 645.68 feet; THENCE, north 50 feet; THENCE, east parallel to the north line of Hallock Addition 750 feet; THENCE, north parallel to the east line of Government Lot 2, 293 feet; THENCE, east parallel to the south line of Government Lot 9, 70 feet to a point 30 feet west of the east line of Government Lot 2; THENCE, north parallel to and 30 feet west of the east line of Government Lots 1 and 2, 1305.51 feet to the south line of Government Lot 9; THENCE, west along the south line of said Government Lot 9, 677.27 feet; THENCE, north parallel with the east line of said Government Lot 9, to a point eighteen (18) feet south of the north line of said Government Lot 9; THENCE, west parallel with the north line of said Government Lot 9 to beginning.

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER
CITY HALL - THIRTEENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4251

RECEIVED

SEP 26 1980

METROPOLITAN PLANNING
ROUTE

Art Chaves
File

September 26, 1980

Mr. C. Bill Bachman
President
1901 West 13th
Wichita, Kansas 67203

Dear Mr. Bachman:

This will acknowledge your request for an extension of the platting time limit in connection with DP-78, The Moorings, and the associated Zone Case (Z-1825).

Based on the Planning Department's recommendation, a one-year extension of the platting time is granted to August 24, 1981. Every effort should be made to meet the new deadline.

Sincerely,

Robert G. Finch
Deputy City Manager

RGF/hpd
cc: Jack Galbraith, Chief Planner

September 22, 1980

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

DP-78 - The Moorings - Commercial and Residential C.U.P.
and Z-1825 "AA" to "LC". Generally located at the northwest
and southwest corners of Meridian and 45th Street North


We have received the attached letter from C. Bill Bachman re-
questing a four year extension of the platting time limit on
the above referenced zone case and C.U.P.

Our files indicate that this is the first request for an extension
of the platting time limit requirement. A preliminary plat was
approved for the entire area covered by the C.U.P. by the Sub-
division Committee on December 16, 1976, and a final plat on a
portion of the area was recorded on November 2, 1977. The pre-
liminary plat may have to be reapproved since it has been four
years from the original approval and some changes may be desired.
However, the remaining area could easily be platted within one year.
Therefore, we would recommend that the time limit be extended
for one year to August 24, 1981, for the above two cases. In
accordance with MAPC Policy Statement #5, you may administratively
grant one extension of up to one year.

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

Jack H. Galbraith
Chief Planner

APPROVED:


Robert A. Eakin
Director of Planning

JHG:ADC:bh

cc: C. Bill Bachman, 1901 W. 13th, 67203
Harley Miles, 4852 N. Meridian, 67204



PHONE (316) 267-7331

Bill Bachman and Associates

1901 WEST THIRTEENTH • WICHITA, KANSAS 67203

Builders

Realtors

Developers

RECEIVED

SEP 16 1980

METROPOLITAN PLANNING

ROUTE

Mr. Arthur D. Chambers, AICP
Metropolitan Planning Dept.
Tenth Floor, City Hall
455 North Main St.
Wichita, KS 67202

Dear Mr. Chambers:

In answer to your letter of August 29, 1980 regarding "The Moorings — Commercial and Residential C.U.P. and Z-1825 "A-A to LC" — generally located at the northwest and southwest corners of Meridian and 45th street north," and regarding the community unit plan approved by the Board of Commissioners on August 24, 1976 — subject to platting with 4 years from the approval date, we request as follows:

1. That MIBAC, Inc. desires to keep the case open.
2. That it is our intent to follow the C.U.P. with future development, and that only economic and financial problems nationally have altered our time frame.
3. That if necessary the present Board of Commissioners be requested to re-approve this same C.U.P. with another 4 year extension.

Sincerely,

MIBAC, Inc.

C. Bill Bachman, Pres.

Copy: Harley Miles

August 29, 1980

C. Bill Bachman
1901 W. 13th
Wichita, Ks. 67203

Re: DP-78 - The Moorings - Commercial and Residential C.U.P. and
Z-1825 "AA" to "LC" - Generally located at the northwest
and southwest corners of Meridian and 45th Street North

Dear Mr. Bachman:

As you will recall, your above referenced zone change request
and Community Unit Plan were approved by the Board of City
Commissioners on August 24, 1976, subject to platting of the
property within four years from the approval date or the zone
change request be considered denied and closed.

Our files indicate that only a portion of the subject area has
been platted. It takes approximately 60 to 90 days to have a
plat approved and recorded and since the platting time will expire
in less than a month, it would not be possible to complete the
platting requirement of the zone change approval in the remaining
time. We would, therefore, appreciate your contacting us as soon
as possible regarding this matter if you desire to keep the zone
case open.

Sincerely,

ADC
Arthur D. Chambers, AICP
Junior Planner

ADC:bh

cc: Mibac, Inc., 1901 W. 13th, 67203
Harley Miles, 4852 N. Meridian, 67204

WICHITA-SEDGWICK COUNTY

DATE

August 29, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files
FROM Art Chambers, Junior Planner
SUBJECT Z-1825 - Zone change from "AA" to "LC" - Generally located at the northwest and southwest corners of Meridian and 45th Street North.

This file has been reopened since the entire area has not been platted. The associated Community Unit Plan had a platting time limit of four years and, therefore, the zone change should also receive a four year limit.

Arthur D. Chambers
Arthur D. Chambers, AICP
Junior Planner

ADC:bh

November 7, 1977

Donald C. Gisick, City Clerk
Jack H. Galbraith, Chief Planner

Z-1825 - Zone change from "AA" to "LC";
✓ DP-78 - Moorings C.U.P.; and
S/D 76-125 - The Moorings

At the regular meeting of the Board of City Commissioners on August 24, 1976, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on October 11, 1977.

This is to advise you that the final plat of The Moorings Addition was recorded with the Register of Deeds on November 2, 1977 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

October 13, 1977

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

DP-78 - THE MOORINGS CUP - on the west side
of Meridian between 42nd St. North and 49th
Street North.

The Board of City Commissioners on August 24, 1976, considered the above captioned CUP. Their action was to approve the CUP 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.
- 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 commercial and 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:GLS:e1
Attachments

City asked to back rec area

The city of Valley Center has been asked to issue \$1.8 million in industrial revenue bonds to finance construction on a 40-lane bowling center at 4153 N. Meridian.

At its meeting last week, the city council heard from representatives of CLW Enterprises, a newly formed corporation that intends to lease the bowling center, which would include a nursery, billiards room, sheeting room, snack bar and restaurant. Also present to explain the proposal was Fred Hanley, an investment banker with Municipals Inc. of Wichita.

The group told the council that surveys taken recently indicate "sufficient demand to support a new commercial bowling facility."

"There's nothing for northwest Wichita and the Valley Center area," said Hanley. "There's no up-to-date bowling facility around here."

The CLW representatives also told the council the bowling center would have "tremendous drawing power" for big tournaments.

"Why did you come to us instead of Wichita?" asked Councilman Jess Fagan.

"It would get to be a political situation with the present bowling alleys in Wichita," answered Hanley. "They would bring political pressure not to approve it because they might think it would affect their business."

"But have you been turned down by Wichita?" Fagan asked again.

"No," said Hanley. "We have not. We haven't even approached them."

"We've had a bowling alley here in town before you know," said Fagan. "It didn't go over too well."

"Yea, but that's been about 15 years ago," chipped in Councilman Harold Warner Jr.

The council decided to delay action on the group's request in order to study the proposal and tabled it until the next meeting.

Members of CLW Enterprises, backers of the proposed bowling center, are Lyle Foy, owner of L.R. Foy Construction Co. and Countryside Lanes in Hutchinson; Paul Waliczek, manager of the activities and

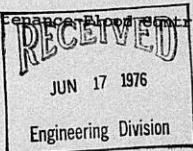
recreation departments and coach of the bowling teams at Wichita State; Dr. William Carper, professor of biochemistry at WSU; John Leslie, electrical engineer at Wichita State University; and David Buxton, attorney and executive administrator of the Central Christian Church, Wichita.

WICHITA-SEDGWICK COUNTY

DATE
June 16, 1976

METROPOLITAN AREA PLANNING DEPARTMENT

✓ Dick Linn, City Engineer
Paul Graves, Traffic Engineer
TO M.S. Mitchell, Assistant Superintendent, Maintenance, Elbow Control
FROM Jack H. Galbraith, Chief Planner
SUBJECT DP-78 - CRYSTAL LAKE Community Unit Plan



Attached is a copy of the commercial and residential C.U.P. filed by Bill Baughman and Harley Miles. Would appreciate your reviewing this C.U.P. and advising of any problems you see regarding drainage, access control, necessary street right-of-way, and etc.

We would appreciate your comments by next Wednesday, June 23.

Jack H. Galbraith
Jack H. Galbraith
Chief Planner

JHG:el

Att.

- ① 25' easement for water line is probably insufficient. Easement should be adjacent to but outside street R/W wherever possible. Street sewer conflicts with 48" H₂O line.
- ② Drainage plan
- ③ Pipeline adjustments

August 25, 1976

Mr. John Gist
Oblinger-Smith Corporation
625 First National Bank Bldg.
Wichita, Kansas 67202

Re: Z-1825 - "AA" to "LC", and
DP-78 - Residential and Com-
mercial CUP - West side of
Meridian in an area north
of 42nd Street North

Dear Mr. Gist:

The Board of City Commission at its regular meeting of August 24, 1976, considered the above captioned cases. Their action was to approve the zone change and CUP as recommended by the Metropolitan Area Planning Commission subject to the recommended conditions as outlined in our letter to you dated August 6, 1976, and in addition the Commission required the following conditions:

Under Proposed Use under Parcel 6, include in parentheses after the word restaurant, the following: (excluding drive-in fast food service).

Add under Commercial General Provisions #11 to read as follows: Prior to the issuance of building permits on Parcels 7 and 8, a traffic plan, locating proposed buildings, parking and circulation aisles shall be submitted to the Planning Department for submission to the City Commission for approval.

Please provide us five (5) corrected copies of the CUP at your

Page Two
Mr. John Gist
August 25, 1976

earliest convenience. If you have any questions concerning
this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Mibac, Inc. - Land Developers, 1901 W. 13, 67203
C. Bill Bachman, 1901 W. 13th, 67203
V. Harley Miles, 4852 N. Meridian, 67204
Donald C. Gisick, City Clerk

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONINGAND APPROVAL OF RESIDENTIAL AND COMMERCIAL CUP

CASE NO. Z-1825 & DP-78

CONSIDERED BY MAPC: 8-5-76

REQUEST FOR: Change from "AA" to "LC" and approval of Residential
and Commercial Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To provide for a planned development consisting of residential
and light commercial as indicated on the associated Community
Unit Plan."

GENERAL LOCATION: West side of Meridian in an area
north of 42nd Street North

LEGAL DESCRIPTION:

See attached excerpt from Planning Commission
minutes of August 5, 1976.

APPLICANT: Mibac, Inc. - Land Developers, 1901 W. 13th 67203

COUNSEL FOR APPLICANT: John Gist, Oblinger-Smith Corporation, Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, south, and west is "R-1"; east is
"R-1" and "LC"; interior is "R-1" and "LC"LAND USE: Subject property is undeveloped (former sand pit); north is un-
developed; east is sand excavation operation; south is single-
family and undeveloped; west is Flood Control Project; interior is general
CPO RECOMMENDATION: business, single-family and trailers.

CPO Council "M" has unanimously recommended approval.

PLANNING COMMISSION RECOMMENDATION:

That Parcel 7 not be required to be deleted nor the number of build-
ings reduced on Parcel 8, and that Z-1825 be approved, and that DP-78
be approved, subject to the following conditions: (See attached
excerpt from Planning Commission minutes of August 5, 1976 for con-
ditions.) Gragg moved, Hennessy seconded and it carried unanimously.
Goebel, Porter, Kamen and Taylor were absent.

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

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 5, 1976:

- 14a. Case No. Z-1825 - Mibac, Inc., - Land Developers request change from "AA" to "LC" for:

Tracts in Section 24, and Section 25, Township 26-S, R 1-W of the 6th P.M., more fully described as follows: Beginning at a point on the south line of Section 24, 600 feet west of the southeast corner; thence west, along the south line of Section 24, 100 feet +; thence north, parallel to the east line of Section 24, 475 feet +; thence west, parallel to the south line of Section 24, 125 feet +; thence north, parallel to the east line of Section 24, 425 feet +; thence east, parallel to the south line of Section 24, 125 feet +; thence south 65 feet+, to a point of curve; thence southeasterly, along a curve to the left having a radius of 235 feet and a delta angle of 90°, 369 feet+; thence south, perpendicular to said curve, 35 feet+; thence west, parallel to the south line of Section 24, 135 feet+; thence south 600 feet+ to the point of beginning. And, beginning at a point 600 feet south and 600 feet west of the northeast corner of Section 25; thence west, parallel to the north line of Section 25, 60 feet+; thence north parallel to the east line of Section 25, 333 feet+; thence east 60 feet+; thence south 333 feet +, to the point of beginning. Generally located at the northwest and southwest corners of Meridian and 45th Streets North.

- 14b. Case No. DP-78 - Mibac, Inc., - Land Developers request approval of a Commercial and Residential Community Unit Plan for property legally described as follows:

Tracts in Section 24, Township 26-S, Range 1 W, and in Government Lots 1, 2, and 9 in Section 25, Township 26-S, Range 1-W of the 6th P.M., more fully described as follows: Beginning at the N.E. Corner of the SE 1/4 of said Sec. 24; thence west along the north line of said SE 1/4 1,318.66 feet to the N.W. corner of the E 1/2 of said SE 1/4; thence south along the west line of the E 1/2 of said SE 1/4, 600 feet; thence with an angle to the right of 89° 01'06" a distance of 2,529.83 feet to the easterly right-of-way line of the Arkansas River Levee as condemned in Case A-33666; thence southeasterly along said Arkansas River Levee to the south line of said Sec. 24; thence east along the south line of said Sec. 24, and the north line of Government Lot 9 in said Sec. 25, to the S.E. Corner of the SE 1/4 of said Sec. 24; thence north along the east line of the SE 1/4 of said Sec. 24 to the point of beginning; except the east 30 feet for Meridian Avenue; and

Beginning at a point 18 feet south and 934.16 feet west of the N.E. Corner of said Government Lot 9; thence south parallel with the east line of said Government Lot 9, 251.2 feet to the south line thereof; thence west along the south line of said Government Lot 9, 1,417.39 feet to the easterly right-of-way line of said Arkansas River Levee; thence southeasterly along said Arkansas River Levee to a point on the north line of Hallock Addition, Sedgwick County, Kansas, as extended west; thence east along the north line of said Hallock Addition, and as extended 645.68 feet; thence north 50 feet; thence east parallel to the north line of Hallock Addition 750 feet; thence north parallel to the east line of Government Lot 2, 293 feet; thence east parallel to the south line of Government Lot 9, 70 feet to a point 30 feet west of the east line of Government Lot 2; thence north parallel to and 30 feet west of the east line of Government Lots 1 and 2, 1,305.51 feet to the south line of Government Lot 9; thence west along the south line of said Government lot 9, 677.27 feet; thence north parallel with the east line of said Government Lot 9, to a point 18 feet south of the north line of said Government Lot 9; thence west parallel with the north line of said Government Lot 9 to beginning. All generally located on the west side of Meridian between 42nd Street North and 49th Street North.

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

Comments

1. Subject property presently contains approximately 14 acres of "LC" Light Commercial zoned property and the applicant is requesting an additional 3.5 acres of "LC", for a total gross "LC" of 17.60 acres, which will be reduced to a net total "LC" of 13.92 acres once proposed street right-of-way dedications are made.

In accordance with Section 28.04.190 (CUP regulations), of the Code of the City of Wichita, the applicant has submitted a preliminary development plan indicating required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, maximum building setbacks, and screening controls.

In order for the Planning Commission to recommend approval of the residential portion of this CUP, it must find specific evidence and facts showing that 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.
2. The applicant is proposing to develop a maximum of 1,324 dwelling units on 190.92 net acres, or a maximum net density of 6.94 dwelling units per acre. Inasmuch as the "AA" Single Family District permits development at 7.26 dwelling units per net acre, no zone change is requested on the residential portion of the CUP.

The residential portion of the CUP proposes garden apartments or townhouses to be developed on Parcels 1 and 2, with alternate densities proposed for each use. Parcels 3 and 14 are proposed to be developed with single-family homes and Parcel 13 is proposed for single-family patio homes. Parcels 5 and 11 are proposed for either single-family or duplex units, while Parcels 4 and 12 are proposed for duplexes, triplexes or fourplexes.

It should be noted that the applicant has proposed that the garden apartments on Parcel 2 should be developed to a maximum building height of 45 feet as opposed to the 35-foot building height (approximately 3 stories), generally associated with such development in Wichita. The applicant has requested the additional height in order that interior apartment structure on the parcel may be built taller so as to provide a view of the lake over lakeside structures, which would be lower in height; however, the staff is of the opinion that imaginative site design rather than increased building height is the best method of achieving an adequate view of the lake for the apartments developed on this parcel.

Another feature of the residential portion of the CUP is the proposed elimination of rear yard setbacks on certain lots in Parcels 3, 13 and 14. This elimination of rear yard setbacks is intended to give the developer some flexibility in designing residential units inter-related with the recreational opportunities of the lake.

3. The plan proposes a total of 233,682 square feet of commercial floor area to be developed on five separate commercial parcels, with one building proposed for Parcels 6, 7 and 10; two buildings proposed for Parcel 9; and three buildings proposed for Parcel 8, for a total of eight freestanding structures.

The location of this property is somewhat unique in that there is only one major street (Meridian), to provide access to the site whereas most commercial centers of this size are located adjacent to the intersection of two major streets. Therefore, the Traffic Engineer has stated that special emphasis must be given to insure adequate traffic flows and on-site circulation. The Division of Traffic Engineering would prefer to see the total elimination of Parcel 7, but if such is not possible, it is suggested that the maximum number of buildings permitted on Parcel 8 be reduced to two, which would result in a total of seven freestanding buildings rather than eight as proposed by the developer. With access limited to one major street rather than two, it is imperative that the number of freestanding structures be limited so as to insure adequate circulation on the commercial parcels as well as easy access to Meridian from the large number of residential units proposed for the site.

4. The applicant's consultant has been working with the Office of Flood Control-Maintenance regarding subjacent support along the levee right-of-way, building pad elevation, and provisions for handling the drainage crossing the northeast portion of the site. Tentative solutions have been proposed and General Provision #4 on both the residential and commercial portions of the CUP provides for submission of a drainage plan for the entire area at the time of platting.
5. Sanitary sewer to serve subject property can be provided by building a force main easterly to the existing sewer system in Arkansas Avenue. However, the existing line currently extends to approximately 37th Street North, with an extension further north proposed in the adopted Sewer Plan; the extension of the sewer line north and east to tie into the Park City sewer system is under review at this time. Final determination of provisions of sewer and water to serve subject property shall be made at time of platting.
6. Should the Planning Commission determine that a change of zoning is appropriate and find that the four conditions listed in comment #1 have been satisfied, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of approval by the City Commission; or the application be considered denied and closed.
 - 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 and commercial 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. The parcel description for Parcel 2 shall be amended to reflect a maximum building height of 35 feet.
- f. The maximum number of buildings proposed for Parcel 8 shall be reduced to two, or Parcel 7 shall be eliminated.

GALBRAITH commented further that the lake is quite attractive now and will be even more attractive when reshaped for development, and there is an opportunity for a very desirable residential and commercial development. With respect to height of 45 feet proposed as discussed in paragraph 2. of the staff report, GALBRAITH said he had learned that the applicant desires a four story structure so that the lower level can be exposed to the lake and there will probably be elevator service in the buildings. On an isolated tract such as this, GALBRAITH did not consider the 45-foot height to be objectionable.

The most serious concern, he stated, was shown as that of the Traffic Engineer regarding circulation; that the proposed commercial area has access to only one major street and is not located at a major street intersection as most shopping centers are. The Traffic Engineer suggests that the small parcel at the northeast corner (Parcel 7), be eliminated and the same building setback on Parcel 8 extended; or that the number of buildings on Parcel 8 be reduced from three to two; however, his preference is the elimination of Parcel 7 in its entirety.

GALBRAITH said the first condition suggested by the staff indicates that platting should be required within a year of approval of the applications; however, the applicant desires four years in which to complete platting of the entire area, and the staff is agreeable to that request.

GALBRAITH added that when this area was annexed, it was realized that sewer is not available; however, there is a Park City Interceptor Sewer Study which proposes the extension of sewer mains from Arkansas. The applicant is aware of the sewer situation and it will be resolved at the time of platting. In closing, GALBRAITH said the staff would recommend approval of the zone change and the Community Unit Plan, subject to the suggested conditions, as amended, which included 4 years for platting and the elimination of condition "e".

JOHN GIST, representing the applicant and Oblinger-Smith Corporation, said they are trying to establish a reuse of this sand excavation site. As for staff conditions suggested in the report, he said they would like four years in which to complete platting of the entire property.

GIST noted that the staff has recommended deletion of condition e. related to height of structures, and they do desire a 45-foot height. He said their principal concern was with condition f. and the suggestion that either the small commercial parcel (#7), at the corner be eliminated and the setback extended for the same distance as to the south, or that the number of free-standing buildings be reduced on Parcel 8. GIST said that in the initial staff review of the preliminary CUP, this concern was brought up by the Traffic Engineer and he asked for serious consideration on the part of the applicant for elimination of Parcel 7, or as an alternate, consideration of the limitation of the number of curb cuts that serve the commercial on Meridian. At that time, GIST stated, they had two curb cuts to each of the four "LC" parcels on Meridian, and they have reduced the number of curb cuts on Parcels 7 and 10 to one, making six on Meridian to the "LC" area rather than eight. He pointed out that right-of-way has been allowed for an accel-decel lane adjacent to the commercial area.

GIST said they still would like permission to retain the design as it is and keep Parcel 7, and flexibility and opportunity to have three freestanding buildings on Parcel 8. GIST felt that just to reduce the number of buildings is no assurance that there would be quality development of a shopping center, and it precludes the possibility of creativity of design.

In further discussion with the Commissioners, it was pointed out by GIST that to change the number of buildings from three to two still doesn't change the total number of square footage, and it was his opinion that the same number of square footage will generate the same amount of traffic, and they have reduced the number of access points from eight to six.

GREIDER asked for more comments from the staff on traffic. GALBRAITH said it was felt the parcel on the corner should be eliminated entirely to assist in the movement of traffic through-out Parcel 8. He suggested that just to reduce the number of buildings on Parcel 8 may not help the traffic situation, and that the Traffic Engineer actually prefers the elimination of the Parcel 7 on the corner. It was stated that circulation around two buildings is easier than around three buildings.

HAROLD IRWIN, attorney for members of the Ziesenis family, said they have no objection to what is proposed, but were concerned about access and at present there is only an 18-foot road easement which the Ziesenis family retained when they sold off a part of their holdings to the applicant. He indicated that his clients would like to eliminate the easement and have it included in this proposed development.

IRWIN asked how the area would be sewered. LAKIN said there is no service at this time, but that the applicant's engineer has conferred with the City staff on this point and there is the possibility that a line would be built from this proposed development southeast to the existing sewer line at 37th Street North and Arkansas. This would provide immediate sewer, but would not be the long range solution for service to the area in general, which is a part of an engineering study presently to be undertaken for the area from the Flood Control Project to the Interstate.

IRWIN said he wanted to know how much of the sewer line would be assessed against his clients. LAKIN answered that such determination had not been made yet, and that it would depend on how the service is ultimately provided. If it is a forced main that will serve other properties, it may lead to the annexation of other properties in the area to be included in a benefit district, but at this time, the cost has not been estimated and there is no way of determining the apportionment.

LAKIN explained that an alternate would be for the applicant to pay the cost of a sewer line, in which case he would want some assurance that others could not hook into the line. IRWIN said he had been advised by the City Engineer that the main sewer will be paid for by the City at large and half by the people in the area.

LAKIN said if that route is taken, then it is likely that some other properties would be annexed, including that of Mr. Irwin's clients. IRWIN asked what kind of ingress-egress his clients would have if their property is annexed, other than the 18-foot road easement presently in existence.

In checking the CUP plan, it was pointed out that there is a new street indicated adjacent to the Siensenis land on the south, and it is not proposed to deny them access to this new street. LAKIN stated that if this street is to be paved, it would seem reasonable that the land to the north be annexed and assessed a portion of such paving if it is going to have access to the new street.

GIST said the street does adjoin the Siensenis land and that there is no plan to limit access.

IRWIN said his clients are not trying to block the project and the only thing that prevented them from being in this project is because there is an 18-foot easement that they can't get rid of because it was dedicated to the other owners. It does appear

that the Siensis land will be landlocked and required to pay a portion of a main sewer and be in a benefit district for drainage; they will be annexed into the City and pay city taxes, all for the benefit of somebody else. IRWIN said he had been informed by Mr. Mitchell of the Flood Control Office that a dike would be required all around the lake and he asked if it will be required across his clients' property. LAKIN said he could not answer directly, but it probably would not be at this time, but ultimately the Siensis property will be developed and such requirement could be made at that time. When IRWIN expressed concern for the landlocking of his clients' property, LAKIN pointed out that, based on what has just been said, there will be a street adjacent to which they will have access, in addition to the present 18-foot road easement.

MR. SIENESIS said they have no objection to what is proposed but were concerned about how it would affect them so far as cost, and ingress-egress.

LAKIN pointed out that as a private road (18-foot road easement), it will remain until the property to which it leads is developed or a building permit requested, at which time platting would be required and certain requirements made in relation to adjoining land platting and development.

SIENESIS agreed that what is proposed would in the end make their lands more valuable.

MOTION: That the Planning Commission recommend to the City Commission that Parcel 7 not be required to be deleted nor the number of buildings reduced on Parcel 8, and that Z-1825 be approved, and that DP-78 be approved, subject to the following conditions:

- a. Platting of subject property within four years from the date of approval by the City Commission; or the application be considered denied and closed.
- 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 and commercial 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.

Gragg moved, Hennessy seconded and it carried unanimously. Goebel, Porter, Kamen and Taylor were absent.

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE August 5, 1976



TO Metropolitan Area Planning Commission
FROM David Furnas, Citizen Participation Coordinator
SUBJECT Zoning Case Z-1825 and DP-78

At their August 4, 1976 meeting, CPO Neighborhood Council Area M considered Case Z-1825 and DP-78, the request for a change from "AA" to "LC" and approval of a residential and commercial Community Unit Plan generally located west of Meridian between 42nd and 49th Streets North.

The Council felt that this CUP would set a good precedent for the quality of development in the area north of I-235, and thus unanimously recommended approval of this application.

With a development of this size and location, however, the Council anticipated that there may be pressures for commercial development in the future between the Community Unit Plan's southern boundary (42nd Street North) and I-235. For this reason, the Council suggested the the Planning Commission give consideration to the type of zoning they would like to see in this area and to set some paramaters on the amount of commercial zoning which would be approved in the area.

David Furnas
Citizen Participation Coordinator

DF:ln

August 12, 1976

Paul Graves, City Traffic Engineer

Jack H. Galbraith, Chief Planner

Z-1825 - "AA" to "LC" and DP-78 -
Residential and Commercial Community
Unit Plan - Generally located on the
west side of Meridian in an area north
of 42nd Street South

I wanted you to be aware that the Planning Commission, at its regular meeting of August 5, 1976, considered the above-captioned cases. Because subject property has access to only one major street (Meridian), we pointed out in our staff report and orally, that the Traffic Engineering Division had stated that specific emphasis must be given to ensure adequate traffic flow and on-site circulation. We recommended the elimination of Parcel 7 so as to assist in better traffic flow. Of course, the applicant argued against the elimination of either the parcel or the reduction in the number of commercial buildings.

The final action of the Planning Commission was to recommend the approval of the CUP as submitted. This case will be forwarded on to the Board of City Commissioners for consideration on August 24, and should you desire to pursue your concerns, we would suggest that you plan to attend the City Commission meeting.

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Bill McKinley, Assistant
Traffic Engineer

August 6, 1976

Mr. John Gist
Oblinger-Smith Corporation
625 First National Bank Bldg.
Wichita, Kansas 67202

Re: Z-1825 - "AA" to "LC", and
DP-78 - Residential and Com-
mercial CUP - West side of
Meridian in an area north
of 42nd Street North

Dear Mr. Gist:

At the regular meeting of the Metropolitan Area Planning Commission on August 5, 1976, the above-captioned applications were considered. The action of the Commission was to recommend approval of the zone change request and the CUP, subject to the following conditions:

- a. Platting of subject property within four years from the date of approval by the City Commission; or the application be considered denied and closed.
- 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 and commercial 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.

Page 2 - Mr. John Gist
August 6, 1976

Please provide our office with eight copies of the CUP by 5:00 p.m. on August 17, so that these cases can be scheduled for consideration by the City Commission at the regular meeting on August 24, 1976. We would call to your attention that planning items will be heard by the City Commission following all other matters of business.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: (Mibac, Inc. - Land Developers, 1901 W. 13th 67203
C. Bill Bachman, 1901 W. 13th 67203
V. Harley Miles, 4852 N. Meridian 67204
Oblinger-Smith Corporation, (G. Wiley)
625 First National Bank Bldg. 67202
Harold Irwin, Attorney, Century Plaza Bldg. 67202
Larry T. Ziesenis, 2829 West 45th Street North 67204
City Manager's Office

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 8-5-76

Case No. Z-1825
DP-78

Request: "AA" to "LC"
Approval of Residential and
Commercial Community Unit Plan

Location: West side of Meridian in an area north of 42nd Street
North.

Reason: "To provide for a planned development consisting of
residential and light commercial as indicated on the
associated Community Unit Plan.

Acres: 239.5 CUP
3.5 "LC"

Size: 2,500' x 4,500' (Irregular)
(Irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped (Former Sand Pit)	"AA" & "LC"
North	Undeveloped	"R-1"
East	Sand Excavation Operation	"R-1" & "LC"
South	Single family, Undeveloped	"R-1"
West	Wichita-valley Center Flood Control Project	"R-1"
Interior	General Business, Single family, trailers	"R-1 & "LC"

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

Platted: No
Sidewalk: No

History: A76-A, 5-11-76 Second Reading on annexation of property
to the City of Wichita.
CU-63 Conditional Use for a sand pit.
MAPC approve 7-18-63
BCC approve 8-8-63

COMMENTS:

1. Subject property presently contains approximately 14 acres of
"LC" Light commercial zoned property and the applicant is re-
questing an additional 3.5 acres of "LC" for a total gross "LC"
of 17.60 acres which will be reduced to a net total LC of
13.92 acres once proposed street right-of-way dedications are
made.

In accordance with Section 28.04.190 (CUP regulations) of the Code of the City of Wichita, the applicant has submitted a preliminary development plan indicating required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, maximum building setbacks, and screening controls.

In order for the Planning Commission to recommend approval of the residential portion of this CUP, it must find specific evidence and facts showing that 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.
2. The applicant is proposing to develop a maximum of 1,324 dwelling units on 190.92 net acres or a maximum net density of 6.94 dwelling units per acre. Inasmuch as the "AA" Single Family District permits development at 7.26 dwelling units per net acre, no zone change is requested on the residential portion of the C.U.P.

The residential portion of the C.U.P. proposes garden apartments or townhouses to be developed on parcels one (1) and two (2) with alternate densities proposed for each use. Parcels three (3) and fourteen (14) are proposed to be developed with single family homes and parcel thirteen (13) is proposed for single family patio homes. Parcels five (5) and eleven (11) are proposed for either single family or duplex units while parcels four (4) and twelve (12) are proposed for duplexes, triplexes or fourplexes.

It should be noted that the applicant has proposed that the garden apartments on parcel two (2) should be developed to a maximum building height of 45 feet as opposed to the 35 foot building height (approximately 3 stories) generally associated with such development in Wichita. The applicant has requested the additional height in order that interior apartment structure on the parcel may be built taller so as to provide a view of the lake over lakeside structures which would be lower in height; however, the staff is of the opinion that imaginative site design rather than increased building height is the best method of achieving an adequate view of the lake for the apartments developed on this parcel.

Another feature of the residential portion of the C.U.P. is the proposed elimination of rear yard setbacks on certain lots in parcels three (3), thirteen (13), and fourteen (14). This elimination of rear yard setbacks is intended to give the developer some flexibility in designing residential units inter-related with the recreational opportunities of the lake.

3. The plan proposes a total of 233,682 square feet of commercial floor area to be developed on five separate commercial parcels with one building proposed for parcels six (6), seven (7), and ten (10); two buildings proposed for parcel nine (9); and three buildings proposed for parcel eight (8) for a total of eight free standing structures.

The location of this property is somewhat unique in that there is only one major street (Meridian) to provide access to the site whereas most commercial centers of this size are located adjacent to the intersection of two major streets. Therefore, the Traffic Engineer has stated that special emphasis must be given to insure adequate traffic flows and on site circulation. The Division of Traffic Engineering would prefer to see the total elimination of Parcel seven (7) but if such is not possible, it is suggested that the maximum number of buildings permitted on parcel eight (8) be reduced to two which would result in a total of seven free standing buildings rather than eight as proposed by the developer. With access limited to one major street rather than two; it is imperative that the number of free standing structures be limited so as to insure adequate circulation on the commercial parcels as well as easy access to Meridian from the large number of residential units proposed for the site.

4. The applicant's consultant has been working with the office of Flood Control-Maintenance regarding subjacent support along the levee right-of-way, building pad elevation, and provisions for handling the drainage crossing the northeast portion of the site. Tentative solutions have been proposed and General Provision #4 on both the Residential and Commercial portion of the C.U.P. provides for submission of a drainage plan for the entire area at the time of platting.
 5. Sanitary sewer to serve subject property can be provided by building a force main easterly to the existing sewer system in Arkansas Avenue. However, the existing line currently extends to approximately 37th Street North with an extension further north proposed in the adopted sewer plan; the extension of the sewer line north and east to tie into the Park City sewer system is under review at this time. Final determination of provision of sewer and water to serve subject property shall be made at time of platting.
 6. Should the Planning Commission determine that a change of zoning is appropriate and find that the four conditions listed in comment #1 have been satisfied, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of approval by the City Commission; or the application be considered denied and closed.
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 - d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
 - e. The parcel description for parcel two (2) shall be amended to reflect a maximum building height of 35 feet.
 - f. The maximum number of buildings proposed for parcel eight (8) shall be reduced to two or parcel seven (7) shall be eliminated.
-

Z-1825 and DP-78

22 Notices to adjoining property owners mailed 7/22/76 for the
MAPC meeting of 8/5/76
1 (including map) to CPO

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23 TOTAL

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

July 22, 1976

NOTICE TO ADJOINING PROPERTY OWNERS

NOTICE IS HEREBY GIVEN that on Thursday, August 5, 1976, not before 3:00 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Chambers, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN-PLANNED RESIDENTIAL AND COMMERCIAL DEVELOPMENT, known as "MOORINGS", for property legally described as follows:

DP-78 - Tracts in Section 24, Township 26-S, Range 1-W, and in Government Lots 1, 2, and 9 in Section 25, Township 26-S, Range 1-W of the 6th P.M., more fully described as follows: Beginning at the N.E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; THENCE, west along the north line of said SE $\frac{1}{4}$, 1318.66 feet to the N.W. Corner of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$; THENCE, south along the west line of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$, 600 feet; THENCE, with an angle to the right of 89 degrees 01' 06" a distance of 2529.83 feet to the easterly right-of-way line of the Arkansas River Levee as condemned in case A-33666; THENCE, southeasterly along said Arkansas River Levee to the South line of said Sec. 24; THENCE, east along the south line of said Sec. 24, and the north line of Government Lot 9 in said Sec. 25, to the S.E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; THENCE, north along the east line of the SE $\frac{1}{4}$ of said Sec. 24 to the point of beginning; except the east 30 feet for Meridian Avenue;

And,

Beginning at a point 18 feet south and 934.16 feet west of the N.E. Corner of said Government Lot 9; THENCE, south parallel with the east line of said Government Lot 9, 251.2 feet to the south line thereof; THENCE, west along the south line of said Government Lot 9, 1417.39 feet to the easterly right-of-way line of said Arkansas River Levee; THENCE, southeasterly along said Arkansas River Levee to a point on the north line of Hallock Addition, Sedgwick County, Kansas, as extended west; THENCE, east along the north line of said Hallock Addition, and as extended 645.68 feet; THENCE, north 50 feet; THENCE, east parallel to the north line of Hallock Addition 750 feet; THENCE, north parallel to the east line of Government Lot 2, 293 feet; THENCE, east parallel to the south line of Government Lot 9, 70 feet to a point 30 feet west of the east line of Government Lot 2; THENCE, north parallel to and 30 feet

Page Two
Case No. DP-78
July 22, 1976

west of the east line of Government Lots 1 and 2, 1305.51 feet to the South line of Government Lot 9; THENCE, west along the south line of said Government Lot 9, 677.27 feet; THENCE, north parallel with the east line of said Government Lot 9, to a point eighteen (18) feet south of the north line of said Government Lot 9, THENCE, west parallel with the north line of said Government Lot 9 to beginning. All generally located on the west side of Meridian between 42nd St. North and 49th St. North.

The Development Plan of this area has been submitted 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 at the Planning Department Office, 10th floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 191 acre single family patio home, one, two, three and four family dwellings, townhouses and garden apartment development, the density of which will not exceed 6.94 dwelling units per net acre or a total of 1324 dwelling units for the entire 191 acres. Also proposed on the Development Plan is an approximate 14 acre commercial development with a maximum gross floor area of 233,685 square feet. In addition to indicating the proposed building locations for the proposed residential uses, the development plan indicates setbacks for structures, screening and landscaping, sign limitations, means of ingress and egress in and through the area, interior circulation, proposed parking ratio, maximum building coverage, maximum building heights and maximum number of commercial buildings.

The hearing on 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: 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

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

NOTICE TO ADJOINING PROPERTY OWNERS

JUL 22 1976

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Chambers, City Hall, 1st floor, 455 North Main Street, Wichita, Kansas, at its meeting at 1:30 p.m. on AUG 5 1976, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. Z-1825

Zone Change from the "AA" One Family Dwelling District
to the "IC" Light Commercial District

Tracts in Section 24, and Section 25, Township 26-S, Range 1-W of the 6th P.M., more fully described as follows: Beginning at a point on the south line of Section 24, 600 feet west of the southeast corner; Thence west, along the south line of Section 24, 100 feet ±; Thence north, parallel to the east line of Section 24, 475 feet ±; Thence west, parallel to the south line of Section 24, 125 feet ±; Thence north, parallel to the east line of Section 24, 425 feet ±; Thence east, parallel to the south line of Section 24, 125 feet ±; Thence south 65 feet ±, to a point of curve; Thence southeasterly, along a curve to the left having a radius of 235 feet and a delta angle of 90°, 369 feet ±; Thence south, perpendicular to said curve, 35 feet ±; Thence west, parallel to the south line of Section 24, 135 feet ±; Thence south 600 feet ± to the point of beginning. And, beginning at a point 600 feet south and 600 feet west of the northeast corner of Section 25; Thence west, parallel to the north line of Section 25, 50 feet ±; Thence north parallel to the east line of Section 25, 333 feet ±; Thence east 60 feet ±; Thence south 333 feet ±, to the point of beginning. Generally located at the north-west and southwest corners of Meridian and 45th Street North.

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.

T9-215

Robert A. Lakin
Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits Multiple-family dwellings at a density of 12.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits Multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed building; service stations; all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses, and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

July 1, 1976

Mr. V. Harley Miles
4852 North Meridian
Wichita, Kansas 67204

Re: DP-78 - Moorings Community
Unit Plan - West side of
Meridian between 42nd Street
North and 49th Street North.

Z-1825 - Mibac, Inc., requests
zone change from "AA" to "LC"
at the NW and SW corners of
Meridian and 45th Street North.

Dear Mr. Miles:

We have reviewed the approximately 239.46 acre commercial and residential Community Unit Plan proposed for the west side of Meridian in an area between 42nd Street North and 49th Street North. The following comments are a result of that review as well as consultation with other City Departments on the project.

The Office of Flood Control-Maintenance has requested that your consultant contact them regarding subjacent support along the levee right-of-way, building pad elevation, and provisions for handling drainage crossing the northeast portion of the property. Mr. Mitchell advises that some of these considerations could possibly involve design changes so it is imperative that Flood Control-Maintenance be contacted prior to submission of revised copies of these plans for the Planning Commission consideration of the project.

The Division of Traffic Engineering of the Department of Public Works has stated that they are somewhat concerned over the large amount of gross floor area (233,682 square feet) proposed to be developed with access to only one major street. As you are aware, commercial centers of this magnitude are generally developed adjacent to or in close proximity to the intersection of two major streets and although it is not your fault that there is only one major street for access

V. Harley Miles
July 1, 1976
Page 2

to your property it must be recognized that special emphasis must be given to insure adequate traffic flows around the project. The primary concern is the number of curb cuts proposed for each commercial parcel and it is suggested that the total number of commercial curb cuts to Meridian be reduced from 8 to 6 with two curb cuts permitted to parcels 8 and 9 and one curb cut each for parcels 7 and 10. Another alternative might be to make the second curb cut for parcels 8 and 9 into joint access points for parcels 7 and 10. The Traffic Engineer also questions the circulation patterns which will develop on parcel 8 with the large amount of gross floor area and the corner proposed to be developed as a separate parcel 7. It is suggested that you give serious consideration to the elimination of parcel 7 altogether and incorporate that land area in the present parcel 8. This would permit far better access and circulation patterns to your primary commercial parcel and the overall development would still retain a possible service station site in parcel 10.

We are also concerned over the office uses proposed for parcel 6. Generally, we would not favor a commercial parcel in this configuration and close proximity to single family units but we can see the merit in developing a restaurant/supper club overlooking the lake. If it is your desire to locate your development promotional office on this site, we suggest you limit the office use to that particular situation and confine your general office uses to those parcels with direct access to the major street.

Attached you will find a copy of a memorandum from the Wichita Water Department expressing their comments on the proposed C.U.P. It is our feeling that you should discuss these concerns with your consultant to determine if some of the statements should be included in the general provisions of the C.U.P. or if some redesign of the residential lots as proposed will be required as a result of these comments.

In addition to the aforementioned comments, the following additions or changes shall be indicated on the plan:

1. Commercial General Provision #2 should be amended to read: "Curb Cuts - The maximum number of curb cuts for parcels 8 and 9 shall not exceed two and shall not exceed one for parcels 7 and 10 for a total of six (6)."

The plan itself should also be changed to reflect such access as shown on the "marked copy" of the C.U.P. which we are transmitting to your consultant.

V. Harley Miles
July 1, 1976
Page 3

2. Commercial General Provision #8 shall be amended to add the following statement:

"Signs for these parcels shall be oriented to the major street (Meridian) rather than to the proposed residential areas."

3. The parcel description for parcel #6 shall be amended to delete "office" as a permitted use.
4. If it is your decision to retain parcel #7, the maximum number of buildings for parcel #8 should be reduced from 3 to 2.
5. Residential General Provision #7 shall be amended to reflect the term "owner occupied" rather than the present "owned occupied".
6. The maximum building height proposed for parcel 2 shall be reduced from 45 feet to 35 feet as this is a sufficient height for the stated use "garden apartment".
7. A Residential General Provision #13 shall be added to read as follows:

"The elimination of rear yard setback requirements on certain of the residential lots/parcels shall not be construed to permit building construction in any utility or pipeline easement."

We have notified your consultant that the legal description submitted with the C.U.P. is somewhat in error and that we must receive a correct legal prior to Monday, July 11, 1976 if these cases are to be advertised for the August 5, 1976 meeting of the Planning Commission.

These are the comments which we have at this time. We have transmitted a "marked copy" of the C.U.P. to your consultant for review. We have tentatively scheduled these cases for consideration by the Planning Commission on August 5, 1976 and it is necessary that we receive 14 revised copies of the Community Unit Plan by Friday, July 23, 1976 if this date is to be confirmed.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:MM:rme
Attachment

V. Harley Miles
July 1, 1976
Page 3

cc: Bill Bachman, 1901 W. 13th, 67203
Gary Wiley, c/o Oblinger-Smith Corp., 625 1st National Bank
Building, 67202

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

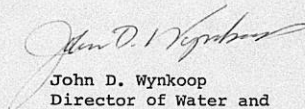
DATE July 1, 1976

TO Robert Lakin, Director of Planning
FROM John D. Wynkoop, Director of Water & Water Pollution Control
SUBJECT . Crystal Lake Community
Unit Plan

The City's 48-inch cast iron raw water pipeline traverses through the proposed unit plan. This pipeline is a vital part of the City's water supply and development should be designed to afford it maximum protection.

Our comments are as follows:

1. No permanent structure can be constructed on the 25 foot pipeline easement.
2. Any temporary structures such as fences should be so arranged to allow the access of equipment along the pipeline easement.
3. Any excavation adjacent to the pipeline easement should be shored during construction.
4. Finished grades in the area should be designed to assure a minimum of 2 feet of cover over the 48-inch pipeline.
5. All underground utilities (sanitary and storm sewers) should be designed to avoid any grade conflict with the 48-inch pipeline.


John D. Wynkoop
Director of Water and
Water Pollution Control

JDW:ak

cc: Mike Meek, Planning
Bill H. Otten, Chief Engineer-Water Eng.

June 16, 1976

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M.S.Mitchell, Assistant Superintendent, Maintenance-Flood Control
Jack H. Galbraith, Chief Planner

✓ DP-78 - CRYSTAL LAKE Community Unit Plan

Attached is a copy of the commercial and residential C.U.P. filed by Bill Baughman and Harley Miles. Would appreciate your reviewing this C.U.P. and advising of any problems you see regarding drainage, access control, necessary street right-of-way, and etc.

We would appreciate your comments by next Wednesday, June 23.

Jack H. Galbraith
Chief Planner

JHG:el

Att.

DP-78
Related to -
2-1825

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 MIBAC, INC. - LAND DEVELOPERS
Address 1901 W. 13th 67203 Phone 267-7331
Agent C. BILL BACHMAN
Address 1901 W. 13th 67203 Phone 267-7331
- b. Applicant "SAME"
Address _____ Phone _____
Agent V. HARLEY MILES
Address 4852 N. MERIDIAN 67206 Phone 838-3362
- c. Applicant _____
Address _____ Phone _____
PLANNER Agent OBLINGER - SMITH CORPORATION (G. WILEY)
Address 625 FIRST NATIONAL BANK BLDG. 67202 Phone 262-0451

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

- II.A The applicant hereby requests Community Unit Plan approval on property zoned "AA & LC" 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.)

N. R-1
S. R-1
E. R-1+LC SEE ATTACHED SHEET
W. R-

- II.B There are 239.5 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 4200 N. MERIDIAN.

The general location is (use appropriate section)

a. at the _____ corner of _____
and _____; or

b. on the WEST side of MERIDIAN (Ave.,
Street) between 42ND. ST. NO. (Ave., Street) and
49TH. ST. NO. (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 *Chil R. Radman* 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 accom-
panied by required documents and the appropriate fee of
\$ _____.

Name

Title

DP-78

REVISED 7-1-76



LEGAL DESCRIPTION

Tracts in Section 24, Township 26-S, Range 1-W, and in Government Lots 1, 2, and 9 in Section 25, Township 26-S, Range 1-W of the 6th P.M., more fully described as follows:

Beginning at the N.E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; THENCE, west along the north line of said SE $\frac{1}{4}$, 1318.66 feet to the N.W. Corner of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$; THENCE, south along the west line of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$, 600 feet; THENCE, with an angle to the right of 89 degrees 01' 06" a distance of 2529.83 feet to the easterly right-of-way line of the Arkansas River Levee as condemned in case A-33666; THENCE, southeasterly along said Arkansas River Levee to the south line of said Sec. 24; THENCE, east along the south line of said Sec. 24, and the north line of Government Lot 9 in said Sec. 25, to the S.E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; THENCE, north along the east line of the SE $\frac{1}{4}$ of said Sec. 24 to the point of beginning; except the east 30 feet for Meridian Avenue;

AND,

Beginning at a point 18 feet south and 934.16 feet west of the N.E. Corner of said Government Lot 9; THENCE, south parallel with the east line of said Government Lot 9, 251.2 feet to the south line thereof; THENCE, west along the south line of said Government Lot 9, 1417.39 feet to the easterly right-of-way line of said Arkansas River Levee; THENCE, southeasterly along said Arkansas River Levee to a point on the north line of Hallock Addition, Sedgwick County, Kansas, as extended west; THENCE, east along the north line of said Hallock Addition, and as extended 645.68 feet; THENCE, north 50 feet; THENCE, east parallel to the north line of Hallock Addition 750 feet; THENCE, north parallel to the east line of Government Lot 2, 293 feet; THENCE, east parallel to the south line of Government Lot 9, 70 feet to a point 30 feet west of the east line of Government Lot 2; THENCE, north parallel to and 30 feet west of the east line of Government Lots 1 and 2, 1305.51 feet to the south line of Government Lot 9; THENCE, west along the south line of said Government Lot 9, 677.27 feet; THENCE, north parallel with the east line of said Government Lot 9, to a point eighteen (18) feet south of the north line of said Government Lot 9; THENCE, west parallel with the north line of said Government Lot 9 to beginning.

LEGAL DESCRIPTION

Tracts in Section 24, Township 26-S, Range 1-W, and in Government Lots 1, 2, and 9 in Section 25, Township 26-S, Range 1-W of the 6th P. M., more fully described as follows:

Beginning at the N. E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; thence west along the north line of said SE $\frac{1}{4}$, 1318.66 feet to the N. W. Corner of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$; thence south along the west line of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$, 600 feet; thence with an angle to the right of 89 degrees 01' 06" a distance of 2529.83 feet to the easterly right-of-way line of the Arkansas River Levee as condemned in case A-33666; thence southeasterly along said Arkansas River Levee to the south line of said Sec. 24; thence east along the south line of said Sec. 24, and the north line of Government Lot 9 in said Section 25, to the S. E. Corner of the SE $\frac{1}{4}$ of said Sec. 24; thence north along the east line of the SE $\frac{1}{4}$ of said Sec. 24 to the point of beginning;

AND

Beginning at a point 18 feet south and 934.16 feet west of the N. E. Corner of said Government Lot 9; thence south parallel with the east line of said Government Lot 9, 251.2 feet to the south line thereof; thence west along the south line of said Government Lot 9, 1417.39 feet to the easterly right-of-way line of said Arkansas River Levee; thence southeasterly along said Arkansas River Levee to a point on the north line of Hallock Addition, Sedgwick County, Kansas, as extended west; thence east along the north line of said Hallock Addition, and as extended, to a point on the east line of said Government Lot 2, the same being a point located 771.83 feet north of the S. E. Corner of said Government Lot 2; thence north along the east line of Government Lots 1 and 2, 1648.51 feet to the S. E. Corner of said Government Lot 9; thence west along the south line of said Government Lot 9, 707.27 feet; thence north parallel with the east line of said Government Lot 9, to a point eighteen (18) feet south of the north line of said Government Lot 9; thence west parallel with the north line of said Government Lot 9 to beginning.

Superseded

OWNERSHIP LIST

Tract	Property Owner
<p>The West 226.89 ft. of the East 934.16 feet of Govt. Lot 9, Section 25-26-1W except the North 18 feet thereof</p>	<p>✓ V. Harley Miles & C. Bill Bachman 1901 West 13th 67203</p>
<p>A tract of land in Govt. Lots 1 and 2, in Section 25-26-1W, desc. as: Beg. at a point 771.83 ft North and 30 ft West of the Southeast corner of said Lot 2, the East line of said Lots 1 and 2 having an assumed bearing of N 00°00' West; thence North 00°00' West, 343.0 ft; thence North 90°00' West, 70.0 ft; thence South 00°00' East to a point 820.0 ft West of the place of beginning; thence South 90°00' East, 820.0 ft to the place of beginning</p>	<p>✓ Kansas Department of Transportation State Office Building Topeka, Kansas</p>
<p>The East 1210 feet of Government Lots 1 and 2 in Section 25-26-1W, except the North 18 feet and except the South 771.83 feet of the East 1210 feet of Govt. Lot 2, and except the East 30 feet for Highway</p>	<p>✓ The Northwest Development Corp. Inc 1901 West 13th 67203</p>
<p>A part of Govt. Lot 2 in Section 25-26-1W described as: Beg. at a point 1895.48 feet South of the North Section Line of said Section 25 and 1210 ft. West of the East line of Govt. Lot 2; thence West parallel to the North line of said Section to the East bank of the present channel of the Arkansas River; thence SEly along the meander of said East bank to the South line of Govt. Lot 2, extended West; thence East to a point 1210 ft. West of the Southeast corner of said Lot 2; thence North to the place of beginning, together with a perpetual easement for roadway described as: Beg. at the NE corner said Govt. Lot 1, thence West 1228 ft; thence South to the North line of Above tract; thence East 18 ft; thence North to a point 18 ft South of the North line of said Lot 1; thence East to the East line of said Lot 1; thence North to the place of beginning, except that portion of tract condemned in Case A-33666 for row and easement for WVCF Project</p>	<p>✓ Robert E. Milner, Sr. and Della Mae 2833 West 45th North 67204</p>
<p>The North Half of the East 4 Acres of Lot 9 Section 25-26-1W</p>	<p>✓ Frederick C. Appelman & Dorothy M. 4555 N. Meridian 67204</p>

Tract	Property Owner
A tract of land in Govt. Lot 9 in Section 25-26-1W descr. as: The North Half of said Govt. Lot 9 except the East 1054.16 feet and except a tract beg. at a point 1584.1 feet West of the NE corner of said Section 25, thence South 137.38 feet, thence West 315.4 feet, thence North 138.85 feet, thence East to pob.	✓ Larry T. Ziesenis & Bonnie Lou 2829 West 45th St. North 67204
A tract beg. at the Northeast corner of Section 25-26-1W, thence West 1054.16 ft, thence South 18 ft, thence East 1054.16 ft, thence North to pob; subject to a perpetual row and easement granted in Deed 1282-142	Same
The West 120 ft of the East 1054.16 feet of Govt. Lot 9 in the NE½ of Section 25-26-1W subject to perpetual row easement for ingress and egress created in Warranty Deed 1282-142 over the North 18 feet	✓ Dean Melvin Baltz and Pamela A. 2723 West 45th St. North 67204
Beginning at a point 1054.16 ft West and 18 feet South of the NE corner of Section 25-26-1W, thence West on a line parallel with the North line of Section 25, a distance of 214 feet; thence South 254.30 feet, thence East 214 feet; thence North 254.30 feet to the place of beginning	Same
The South Half of the East 4 Acres of Govt. Lot 9, Section 25-26-1W lying South of the North 18 feet said Lot 9	✗ R. E. Porter and Mary E. Address Unknown
A tract of land in Govt. Lot 9 in Section 25-26-1W, described as: The South One Half of said Govt. Lot 9 except the East 1054.16 feet and except a tract beginning at a point 1322.5 feet West of the Southeast corner of said Govt. Lot 9, thence North 75 feet; thence West 150 feet, thence South 75 feet, thence East to point of beginning	✓ Chester L. Ziesenis 2830 West 45th Street North 67204 ✓ Henry P. Ziesenis 438 West 15th 67203
A tract of land in Govt. Lot 9 in Section 25-26-1W described as: Beg. at a point 1584.1 feet West of the Northeast corner of said Section 25; thence South 137.38 feet, thence West 315.4 feet, thence North 138.85 feet, thence East to pob.	✓ Larry T. Ziesenis 2829 West 45th St. North 67204

Tract

Property Owner

Beginning on the North line of Osage Indian lands which is 1322.5 feet West of the Southeast corner of Govt. Lot 9, Section 25-26-1W, North on the 1/16 Section line 75 feet, West parallel with the North line said Indian land 150 feet, South parallel said 1/16 Section line 75 feet to the North line said Indian lands, East 150 feet to beg.

Chester Leon Ziesenis
2830 West 45th St. North
67204

The South 771.83 feet of the East 1210 feet of Govt. Lot 2 except the East 750 feet and West 460 feet of East 1210 feet of Govt. Lot 3 all in Section 25-26-1W

Donald D. Yoder and Janet
3010 West Central 67203

The North 30 feet of the East 1210 feet of Govt. Lot 4 Section 25-26-1W and tract beg. 1210 feet West of the Northeast corner Lot 3 in Section 25-26-1W, West to row fence marking the East boundary of WVCFC project, South along said row fence to a point West of the Southeast corner Lot 3, East to a point 1210 feet West of the Southeast corner said Lot 3, North to beginning except that portion deeded to Highway in Film 178 Page 679

O. W. High
2824 West 39th Street North
67204

The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; the South Half of the NE $\frac{1}{4}$; the East Half of the NW $\frac{1}{4}$; Govt. Lots 1 and 2 and the North 36 rods and 6 ft Govt. lot 3 and the North 36 rods and 6 feet of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24-26-1W, except that part condemned for Highway case No. 102305, and except WVCFC case A-33666 and except an easement for water line case No. 104110 and expressly reserving and excluding all lands within the described premises lying West of the Wichita Valley Center Flood Control Dike

Kelsey Gsell Riggs, George Greer
Gsell, George F. Gsell
700 Farm Credit Bank Bldg.
67202

The Southwest Quarter of Section 19-26-1E

Miles Sand Inc.
4857 N. Meridian 67204

The South Half of the South Half of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 19-26-1E

Joseph C. Short and
Ruth Montgomery Short
1019 West 50th Street North 67204

Beg. 770 ft. North of the Southwest corner of the NW $\frac{1}{4}$ Section 19-26-1E, North 237 feet, East 677 feet, South 237 feet, West 677 feet, to beginning except the West 30 ft.

William S. Merrill & Betty Rose
5130 N. Meridian 67204

Tract

Property Owner

Beginning 20 rods North of the Southwest corner of the NW $\frac{1}{4}$ of Section 19-26-1E, North 60 rods, East 80 rods, South 60 rods, West 80 rods to beginning except last described tract

X Howard R. Hall and Ruth Gaine Hall
Address Unknown

*not in phone book
subject Sub Div
not in City Dir*

Northwest fractional Quarter of Section 30-26-1E, containing 135.06 Acres according to U. S. Govt. Survey, also described as Lots 5, 6 and 7, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 30 and Lot 2 in Section 30 except those portions deeded for Highway

✓ Fourth National Bank & Trust Co.,
A. R. Winzeler and Richard Jones,
Trustees
100 N. Broadway 67202

A tract described as: Beg. 50 ft. East of the NW corner of the SW $\frac{1}{4}$ Section 30-26-1E thence South paralleling the west line of said $\frac{1}{4}$ section a distance of 89.40 feet; thence with a deflection angle left of 6°49' a distance of 333.00 feet; thence with a deflection angle left of 82°36' for a distance of 1,053.10 feet; thence with a deflection angle left of 89°54' a distance of 423.60 feet; thence with a deflection angle left of 90°19' a distance of 1,097.65 feet more or less to the point of beg. except that portion taken for Highway in Condemnation C-35916

✓ Herbert W. Sloan Jr. & Dortha L.
3929 North Athenian 67204

Lot 1 Blk. A Hallock Addition
except
S 10 Acres

D Donald D. Yoder and Janet
3010 West Central 67203

S 10 Acres, Blk. A Hallock Addition
Lot 1
subj. to row
Highway I-235

✓ Sunray DX Oil Company
Box 141
Tulsa, Oklahoma 74120

Lot 6 of Section 24-26-1W and all accretions thereto; A tract commencing on the Section line between Sections 24 & 25, Township 26 South, RLW of the 6th P.M., where said Section line intersects the meander line of the East bank of the Arkansas River, as said meander line is shown by the United States Government Survey, thence in a NWly direction with said meander line to a point due East of the North end of lot 6, thence West to the North end of said Lot 6, thence running in a SEly direction with the meander line of the East shore of said Lot as said meander line and shore are shown by the Govt. Survey to a point where said meander line intersects the Section line between Sections 24 and 25, thence East on said Section line to the place of beginning, with all accretions thereto;
(continued)

D Bill Bachman & Associates Inc.
1901 West 13th 67203

Tract

Property Owner

All of the following tract of ground except the South 20 acres, beginning 1210 feet West of the North corner of Lot 1, in Section 25-26-1W, thence West to a point in the middle of the first old dry channel of the Arkansas River, East of said river as it now flows, thence NWly along the middle of said dry channel to where it intersects the section line between Section 24 and 25, thence West on said Section line to the East bank of the West channel of the Arkansas River being the present channel, thence SEly along the meander line of said East Bank to the South line of Lot 2, in Said Section 25, extended West, thence East to a point 1210 feet West of the Southeast corner of Lot 2, in said Section 25, thence North to place of beginning, also a tract of land 18 feet wide off the North side of the East 1210 feet of Lot 1, in Section 25-26-1W

Bill Bachman & Associates Inc.
1901 West 13th 67203

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

A 1000 foot radius of:

Tracts in Section 24, Township 26 South, Range 1 West and in Government Lots 1, 2 and 9 in Section 25, Township 26 South, Range 1 West of the 6th P.M., described as: Beginning at the Northeast corner of the Southeast Quarter of said Section 24; thence West along the North line of said SE $\frac{1}{4}$, 1318.66 feet to the NW corner of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$; thence South along the West line of the E $\frac{1}{2}$ of said SE $\frac{1}{4}$, a distance of 600 feet; thence with an angle to the right of 89°01'06" a distance of 2529.83 feet to the Easterly row line of the Arkansas River Levee as condemned in case A-33666; thence Southeasterly along said Arkansas River Levee to the South line of said Section 24; thence East along the South line of said Section 24, and the North line of Government Lot 9 in said Section 25, to the Southeast corner of the SE $\frac{1}{4}$ of said Section 24; thence North along the East line of the SE $\frac{1}{4}$ of said Section 24 to the point of beginning;

AND,

Beginning at a point 18 feet south and 934.16 feet West of the Northeast corner of said Government Lot 9; thence South parallel with the East line of said Government Lot 9, 251.2 feet to the South line thereof; thence West along the South line of said Government Lot 9, 1417.39 feet to the Easterly row line of said Arkansas River Levee; thence Southeasterly along said Arkansas River Levee to a point on the North line of Hallock Addition, Sedgwick County, Kansas, as extended west; thence East along the North line of said Hallock Addition and as extended to a point on the East line of said Govt. Lot 2, the same being a point 771.83 feet North of the Southeast corner of said Government Lot 2; thence North along the East line of Government Lots 1 and 2, 1648.51 feet to the Southeast corner of said Government Lot 9; thence West along the South line of said Governemnt Lot 9, 707.27 feet; thence North parallel with the East line of said Government Lot 9, to a point 18 feet South of the North line of said Government Lot 9; thence West parallel with the North line of said Government Lot 9 to beginning

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on the 4th day of June, 1976
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Sable

Vice President

Order No. 238227
wh

FORM 223-21

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

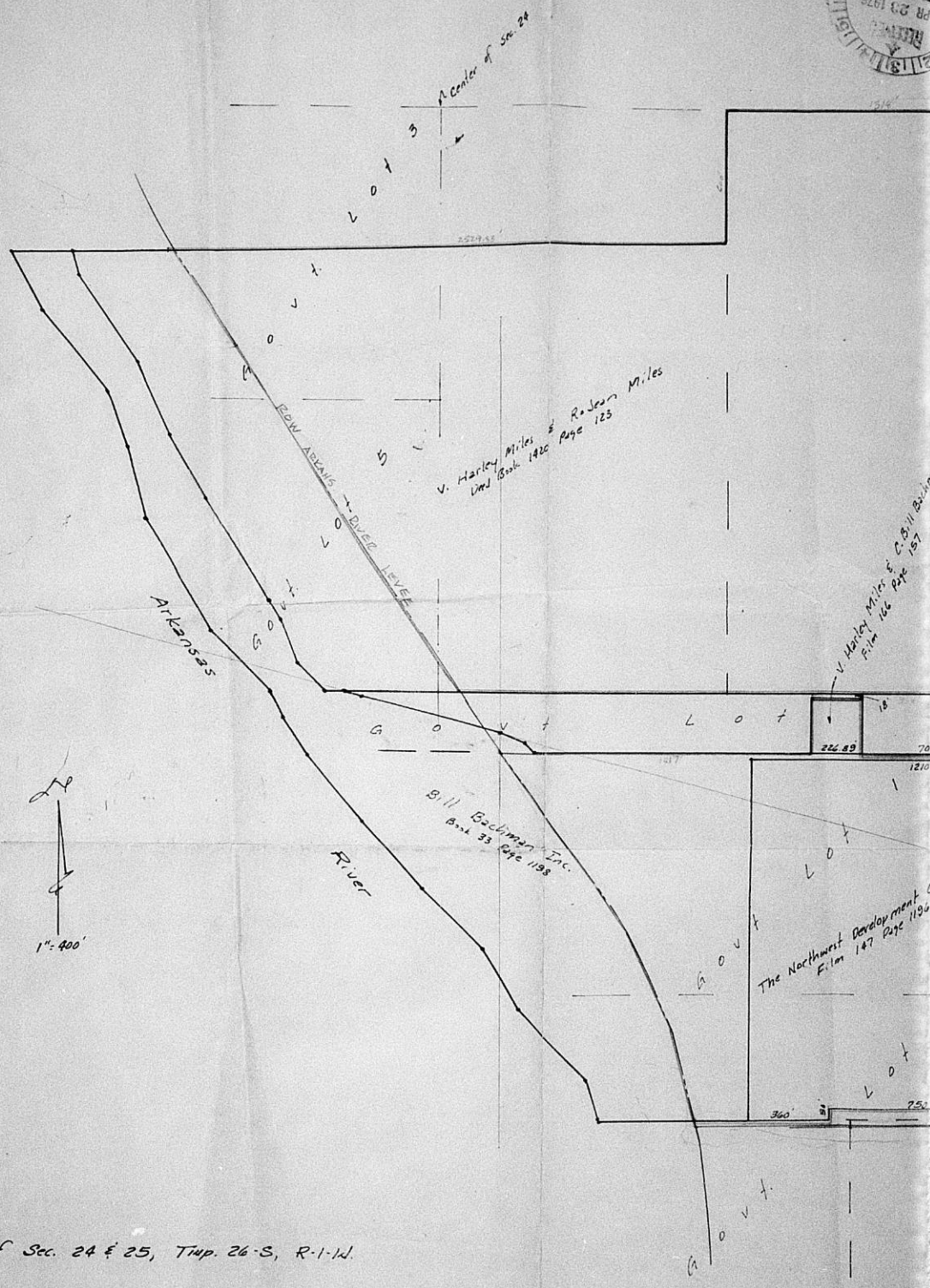
Due Date

Comments:

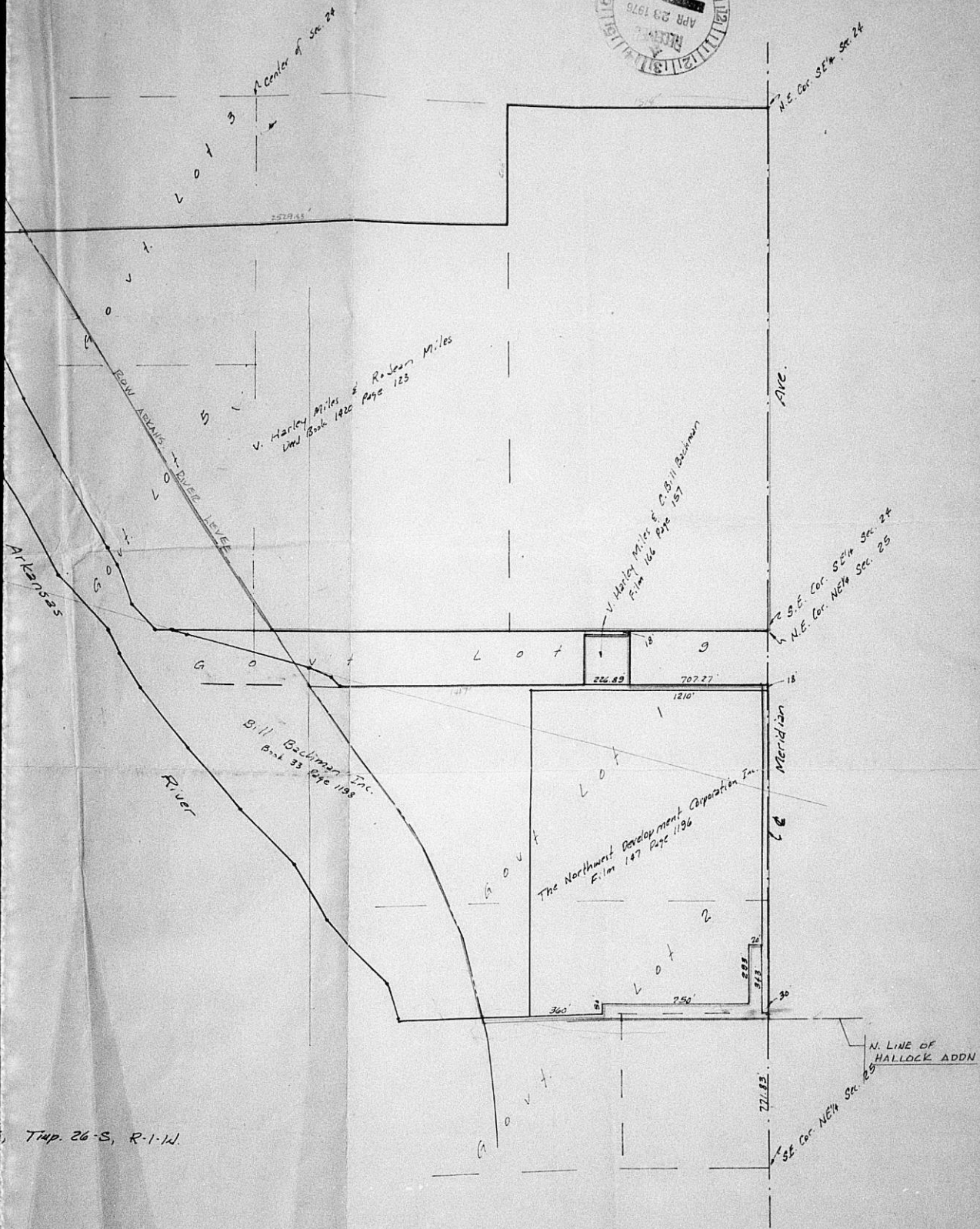
Date

By

MINNESOTA
SURVEYING
APR 23 1978
1314



Part of Sec. 24 & 25, Twp. 26-S, R-1-W.



Twp. 26-S, R-1-W.

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

Roll #1

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