

DP 112

POSTED

5-12-81

REV. 7-24-81

ACTION

DATE

COMMITTEE

10-8-81

*Approved to
Construction*

M.A.P.C.

11-3-81

*Approved as
renewed*

B.C.C./B.C.C.

DP-112 - WOODLAW DEVELOPMENT
No. 20 - Residential C.U.P. - at the
Northeast corner of Rock Road and
29th St. North

Map No. 6051C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 112
Filed 5-1-81

Associated
Case: 7-2350

APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT No. 20
(Residential) (Case 6051C) Community Unit Plan.

1. Applicant Landmark Communities
Address 2471 Hathway Circle, 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 8225 E. 35th North, 67226 Phone 683-5567
3. General Location: Northeast corner of Rock Road and 29th St. North.
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 151.9 (10000(AE)) (2500 ft. by 3200 ft.)
2. Existing Zoning "AA" Proposed Zoning "R-5"
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 10-8-81 Action Approved and its conditions

2. Governing Body

Date 11-3-81 Action Approved as recommended

NOTES:

Talked to Bob Fox at 11:30 AM, 9-30-81 and confirm that they were agreeable to "A" zoning acc

US 1 10287-CHICAGO-DOCK 3M
HASTINGS, MN
No. 2153C
Standard
MADE IN U.S.A.

April 10, 1984


Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-112 Woodlawn Development No. 20 Residential C.U.P.

Attached for your files are two approved copies of a site plan for Parcel 2 and a portion of Parcel 3. The site plan is required by General Provision Number 11 because the illustrated use for Parcel 2 is townhouses while the intent is to develop Parcel 2 with garden apartments. A total of 158 units are intended to be constructed in Parcel 2 and 52 units in that portion of Parcel 3 included in this site plan.

If you have any questions, please call.


Robert A. Lakin
Director of Planning

RAL:ADC:jps
Attachment

TRANSMITTAL LETTER

TO: Mr. Art Chambers
 Metropolitan Area Planning Department
 City Hall
 455 N. Main
 Wichita KS 67202

PROJECT: Renaissance Apartments

PROJECT NUMBER: 489
 DATE: March 29, 1984

If enclosures are not as noted, please inform us immediately.

WE TRANSMIT:

- herewith
- under separate cover via _____
- in accordance with your request _____

FOR YOUR:

- approval
- use
- review and comment
- information
- record
- distribution

THE FOLLOWING:

- Drawings
- Specifications
- Change Order
- Shop Drawings
- Samples
- Product Literature

RECEIVED

MAR 30 1984

METROPOLITAN PLANNING

ROUTE

COPIES	DATE	DESCRIPTION	ACTION CODE
4		Renaissance Apartments Site Plan	

ACTION CODE
 1 Action indicated on item transmitted
 2 No action required
 3 For signature and return to this office
 4 See REMARKS below

REMARKS: Please review and comment.

COPIES TO:

Mr. Robert C. Foster
 489/2.6
 489/1.6

with enclosures

- | | |
|-------------------------------------|-------------------------------------|
| Yes | No |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

GOSSEN LIVINGSTON ASSOCIATES, P.A.
 ARCHITECTS ENGINEERS 316-265-9367
 420 S. EMPORIA WICHITA, KANSAS 67202
 William B. Livingston, AIA

BY: *William B. Livingston*



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

March 15, 1984

TO Robert B. Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning
SUBJECT DP-112 Woodlawn Development No. 20 Residential C.U.P.
Request for an Administrative Adjustment to the Parking
Ratio for Parcel 2 and the north portion of Parcel 3

Attached for your information is a copy of a letter from Elton Parsons requesting an administrative adjustment to the parking ratio for Parcel 2 and a portion of Parcel 3 (north 3.77 acres) in the Woodlawn Development No. 20 Residential C.U.P. Specifically, Mr. Parsons is requesting a reduction of the parking ratio from the 2 spaces per dwelling unit to 1.5 spaces per dwelling unit. That would be a 25% reduction.

The accompanying site plan indicates that a total of 210 apartments would be constructed on the 14.17 acre site. A total of 420 parking spaces are required by the C.U.P. If the parking ratio was reduced to 1.5 per dwelling unit, a total of 315 spaces would be required.

After reviewing the site plan and the C.U.P. file, I do not feel that we have the authority to administratively adjust the parking ratio by 25%. In granting past adjustments, we have approved only slight changes (approximately 5 to 15%). Therefore, in my opinion, a 25% reduction would require an amendment to the C.U.P. I feel, however, that it would be appropriate to administratively reduce the parking ratio to 1.75 spaces per dwelling unit (a total of 367 spaces). My approval is conditioned upon the maximum number of three bedroom units constructed shall not exceed 30 units.

Your signature of approval will indicate that you concur that we do not have the authority to administratively reduce the parking ratio by 25%. Your signature will also indicate that you concur that a reduction of the parking ratio to 1.75 spaces per dwelling unit (12.5% reduction) is not a substantial deviation from the intent and purpose of the C.U.P. provisions. Mr. Parsons' request is granted subject to the following:

Robert B. Feldner

- 2 -

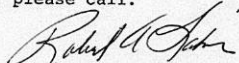
March 15, 1984

- a. The maximum number of three bedroom units shall not exceed 30 units.
- b. This adjustment shall apply only to Parcel 2 and the north 3.77 acres of Parcel 3.


I would point out that the illustrated use for Parcel 2 is townhouses. In accordance with General Provision No. 11, a "layout plan" needs to be submitted to the Planning Department for review and approval prior to the issuance of building permits. After we receive four copies of the site plan showing the location of the parcel boundaries and number of units proposed for Parcel 2, we will review them and forward two approved copies.

Mr. Parsons and others will be notified, by copy of this memorandum, of our joint approval of a reduction of the parking ratio to 1.75 spaces per dwelling unit. They will also be notified of the need to submit a site plan in order to permit garden apartments in Parcel 2.

If you have any questions, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:jps
Attachment

cc: Elton Parsons, Landmark Communities, 3500 North
Rock Road, #100, Wichita, Kansas 67226
Bill Livingston, Gossen, Livingston Associates, P.A.,
420 South Emporia, Wichita, Kansas 67202
Bill Yung, 8225 East 35th Street North, Wichita,
Kansas 67226



Landmark

February 21, 1984

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Department
10th Floor - City Hall
Wichita, Kansas 67202

Re: Administrative Amendment Request for Parcel 20 C.U.P. (D.P.-112)
Comotara, North of 29th Street North between Rock Road and Webb
Road.

Dear Mr. Lakin:

In recent conversation with Bill Livingston, architect for the sports complex and garden apartment project for the above referenced project, the following information has come to my attention:

1. Bill Livingston has informed me that the parking ratio on the C.U.P. is greater than they normally build for garden apartment projects of this type and meeting this ratio is making it difficult to prepare an acceptable site plan. The C.U.P. calls for a 2.0 parking ratio and he would like for it to be reduced to 1.5. In doing so, it provides for a much more open and better landscaped project. Further, their experience on this type of project does not warrant the need for a 2.0 parking ratio.
2. In review of the C.U.P. and the allowable densities, I agree that reducing the required parking would, in all probability, make the project more appealing in that greater areas for landscaping would be available. In discussing the reduced ratio with other developers, it appears that a ratio of 1.2 to 1.5 does provide adequate parking for rental garden apartment projects. We, therefore, have no problem with this request.

In light of this information, we would like to request an administrative amendment reducing the required parking from 2.0 to 1.5/dwelling unit.

RECEIVED

FEB 23 1984

METROPOLITAN PLANNING
ROUTE _____

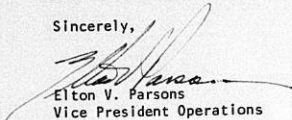
Landmark Communities, Inc.

3500 N. Rock Road, #100 / Wichita, Kansas 67226 / (316) 686-7451

Mr. Robert A. Lakin
Page 2
February 21, 1984

If you should require any additional information, please feel free to call at your convenience.

Sincerely,



Elton V. Parsons
Vice President Operations

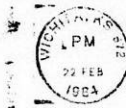
EVP:cs

cc: Bill Yung



Landmark

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Department
10th Floor - City Hall
Wichita, Kansas 67202



March 3, 1983

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-111 - Woodlawn Development No. 15. Generally located at the northeast corner of 29th Street North and Rock Road.

We are in receipt of a letter from Elton Parsons of Landmark Communities, Inc., requesting an administrative adjustment on the above referenced C.U.P. Specifically, Mr. Parsons is requesting that the public street shown on the approved C.U.P. be relocated to the south. That would result in a slightly larger Parcel 1, and a slightly smaller Parcel 2. It would also result in the deletion of a portion of the C.U.P. which would be added to DP-112, the residential C.U.P. to the east. The second part of the request is the transfer of 15,000 square feet of floor area from the floating parcels in Parcel 2 to Parcel 1.

After reviewing this request, a draft plan showing the relocated street (copy attached) and the C.U.P. provisions, I feel that neither the relocation of the street nor the transfer of floor area would be a substantial deviation from the intent and purpose of the C.U.P. provisions. I also feel that a bowling alley, a club and a restaurant would be permitted uses in Parcel 1.

Your signature of approval will indicate that you concur that the requested relocation of the street between Parcels 1 and 2, the transfer of 15,000 square feet of floor area from the floating parcels in Parcel 2 to Parcel 1, and the construction of a bowling alley, with a club and restaurant, are not substantial deviations from the intent and purpose of the C.U.P. provisions. Your signature will also indicate that the requested adjustments are granted subject to the following:

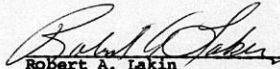
1. Submission of four copies of a plan showing the relocation of the street.
2. The size of Parcel 1 will now be 7.1 acres and the size of Parcel 2 will now be 40.3.

Page Two
Robert B. Feldner
March 3, 1983


3. The maximum floor area for the floating parcels in Parcel 2 shall not exceed 35,000 square feet. A maximum of 65,000 square feet is permitted on Parcel 1. The floor area ratio and maximum building coverage on Parcel 1 will be 21%.

I would point out that the C.U.P. provisions (G.P. #15) require that a site plan be submitted to the Planning Department for review and approval prior to the issuance of any building permits. A request for an administrative adjustment for the residential C.U.P. to the east has been submitted and will be forwarded for your review under separate cover.

Mr. Parsons will be notified of our joint action by copy of this memorandum. If you have any questions, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:el

Attachment

cc: Elton Parsons, V.P. Operations
Landmark Communities, Inc., 2471 Hathway, Wichita 67226



Landmark

March 2, 1983

Mr. Bob Lakin, Director
Metropolitan Area Planning Department
City Hall - 10th Floor
455 N. Main Street
Wichita, Kansas 67202

Re: CUP DP-111
Comotara Parcel #15

Dear Bob:

This letter is in response to our meeting of some two weeks ago regarding the above referenced CUP.

The CUP contains Parcels 1 and 2 with maximum building limitations of 50,000 square feet on Parcel 1 and 350,000 square feet on Parcel 2. Further, Parcel 1 contains 6.1A and Parcel 2 contains 41.7A.

The desire of the owner, Woodlawn Development Company, represented by Landmark Communities, Inc. is to increase Parcel 1 to 7.1A by adjusting the collector street which separates Parcel 1 and 2 to the south. The street entrance location off of Rock Road would not change, but the layout of the street would be flattened somewhat.

A contract has been prepared by the owner to sell the newly defined Parcel 1 (7.1A) to a single user. The buyer will require an administrative adjustment to the CUP which would allow 65,000 square feet of building on the site. That amendment would produce the following results.

Current maximum square foot building	50,000
Requested maximum square feet building	65,000

Current maximum building coverage	19%
Requested maximum building coverage	21%

Except for the adjustment in the street layout and the above building size, no other amendments are necessary to the CUP.

The buyer intends and has begun design work, to construct a major recreational complex on the site. The primary use of the facility would be to house a 48 lane bowling complex and a club and restaurant operation. We believe that the intent of the CUP allows these uses, but would appreciate your interpretation.

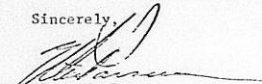
Landmark Communities, Inc.
2471 Halfway / Wichita, Kansas 67226 / (316) 696-7451

Mr. Bob Lakin
March 2, 1983
Page Two

In order to accomplish the above requirement, we request an administrative adjustment to the subject CUP which would:

1. Adjust Parcel 1 from 6.1A to 7.1A.
2. Adjust Parcel 2 from 41.7A to 40.3A.
3. Adjust the maximum building coverage and maximum gross square footage on Parcel 1 from 50,000 sq. ft. to 65,000 sq. ft.
4. Adjust the maximum building coverage and maximum gross square footage on Parcel 2 from 350,000 sq. ft. to 335,000 sq. ft. with 500,000 sq. ft. remaining allocated to a future major center and 35,000 sq. ft. allocated to a maximum of 5 floating parcels within Parcel 2.

Sincerely,



Elton V. Parsons
Vice President Operations

EVP:co

cc: Don Ablah
Bob Fox

March 7, 1983

Elton Parsons
Landmark Communities, Inc.
2471 Hathway
Wichita, Kansas 67226

Re: DP-112 - Woodlawn Development
No.20. Request for an Administrative Adjustment.

Dear Elton:

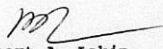
We have reviewed your letter requesting an administrative adjustment on the above referenced C.U.P. As I stated at our meeting two weeks ago, I had reservations about the street being deleted. It was my opinion that the two collector streets intersecting with 29th Street would not be able to satisfactorily handle the traffic generated by the approximately 1200 dwelling units permitted east of the apartment parcels.

In a discussion with Bill McKinley and Paul Graves, they agreed that there is a need to retain the street. They said that another means of access to the interior residential areas is needed because of the potentially high traffic volumes that could be generated by the number of dwelling units proposed.

Based upon my review of the C.U.P. provisions and discussions with Traffic Engineering, it is my opinion that deleting the street would be a substantial deviation from the intent and purpose of the C.U.P. provisions and it is beyond my authority to administratively approve your request for adjustment. If you still wish to delete the street you will have to submit an amendment to the C.U.P.

If you have any questions about the matter, please call.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:ADC:el



Landmark

March 2, 1983

Mr. Bob Lakin
Planning Department
455 North Main, 10th Floor
Wichita, Kansas 67202

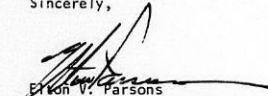
Reference: CUP DP-112
Comotara Parcel 20

Dear Bob:

Development of the multifamily area on the West side of the subject CUP is imminent. It is expected with the submission of the plat at this time, that construction would begin late summer or early fall of 1983.

In order to best serve the multifamily site it is requested that an administrative adjustment be made to the CUP DP-112 to not require the construction of the portion of 31st street North that dissects the multifamily site. Single family site to the North would be served as shown on the sketch made a part of this correspondence.

Sincerely,


Elton V. Parsons
Vice President Operations

EVP/ag

cc: Mr. Donald Ablah
Mr. Robert R. Fox

RECEIVED

MAR 2 1983

METROPOLITAN PLANNING

ROUTE _____

Landmark Communities, Inc.
2471 Hathway / Wichita, Kansas 67226 / (316) 686-7451



Landmark

Mr. Bob Lakin

November 17, 1981

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-112 - Woodlawn Development No. 20 - Residential C.U.P.
Generally located on the north side of 29th Street North,
in an area east of Rock Road.

The Board of City Commissioners, on November 3, 1981, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The permitted type of housing and maximum number of dwelling units shall be shown on each parcel.
- b. The following should be added to General Provision No. 11: Once a parcel is 25% or more developed, the C.U.P. shall be amended prior to a change in the approved use.
- c. General Provision No. 4 shall be changed to show a 25 foot front yard setback for garden and mid-rise apartments on 64-70 foot right of way streets.
- d. Platting of subject property within four years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- e. 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.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Page Two
Robert B. Feldner
November 17, 1981

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

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

Jack H. Galbraith
Chief Planner

JHG:ADC:e1
Attachments

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE October 26, 1981

TO E.H. Denton, City Manager

FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-112 and Z-2350, Northeast
Corner of Rock Road and 29th
Street North

On October 20th, CPO Neighborhood Council Area "I" considered the proposed Woodlawn Development 20 Residential Community Unit Plan. Council "I" was unable to consider these cases prior to the MAPC public hearing. No area residents attended the meeting concerning the CUP or associated zone change.

The Council voted unanimously, 5-0, to recommend approval of the CUP and associated zone change request.

Please inform the City Commission of the Council's recommendation when these cases are considered by them on November 3rd. Thank you.

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

cc: Jack Galbraith, Chief Planner,
Current Plans

Noted:

Sarah Gilbert

Sarah Gilbert
CP Coordinator

RECEIVED

OCT 29 1981

METROPOLITAN PLANNING

ROUTE 19

October 9, 1981

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

Re: Case No's. Z-2350 & DP-112
"AA" to "R-5" and Woodlawn Develop-
ment No. 20 Residential C.U.P. both
located on the northeast corner of
Rock Road & 29th Street North

Dear Mr. Yung:

At its regular meeting on October 8, 1981, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend that the zone change request be approved subject to the property being platted within four years from the date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds. The Planning Commission also recommended approval of the C.U.P. subject to the following conditions:

- a. The permitted type of housing and maximum number of dwelling units shall be shown on each parcel.
- b. The following should be added to General Provision No. 11: Once a parcel is 25% or more developed, the C.U.P. shall be amended prior to a change in the approved use.
- c. General Provision No. 4 shall be changed to show a 25' front yard setback for garden and mid-rise apartments on 64-70' right-of-way streets.
- d. Platting of subject property within four years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.

- e. 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.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Please make the appropriate corrections and submit 10 copies of the C.U.P. to our office by October 23, 1981 so that subject cases can be scheduled for consideration by the Board of City Commissioners on November 3, 1981. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jach H. Galbraith
Chief Planner

JHG:sad

cc: Landmark Communities, 2471 Hathway Circle, Wichita 67226

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 10-08-81

Case No. DP-112 Request: Approval of Woodlawn Develop-
ment No. 20 Residential C.U.P.
Z-2350 "AA" & "E" to "A"

Location: Generally located in an area on the north side of 29th
Street North and east of Rock Road.

Reason: To permit the construction of a multi-use residential
project with uses ranging from single-family to mid-rise
apartments.

Acres: 155.2 Size: 2500' x 3200' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA"
North	Undeveloped	"E"
East	Undeveloped	"AA" & "E"
South	Church & undeveloped	"AA"
West	Undeveloped	"AA"

Adequate street right-of-way will be obtained at the time of
platting.

Platted: No History: None

COMMENTS:

1. In compliance with Section 28.04.190 of the Code of the City of
Wichita, an application has been submitted requesting approval
of the Woodlawn Development No. 20 Residential C.U.P. In order
for the Planning Commission to recommend approval of a residential
C.U.P., it must find specific evidence and facts showing that the
proposed development plan meets the following conditions:
 - a. That the values of buildings and the character of the
property adjoining the area included in such plan will
not be adversely affected.
 - b. That such plan is consistent with the intent and purpose
of this chapter to promote public health, safety, morals
and general welfare.
 - c. That the buildings shall be used only for residential
purposes and the usual accessory uses such as automobile
parking areas, garages and community activities, includ-
ing churches; and provided, that an "LC" district can be
established through the regular channels.
 - d. That the average lot area per family contained in the
site, exclusive of the area occupied by streets, shall
be not less than the lot area per family required for
the district in which the development is located.
2. The proposed C.U.P., in conjunction with the associated zone
change would permit a maximum of 2,094 dwelling units on approx-
imately 157.5 gross acres. After subtracting public street
right-of-way for arterials and collectors the density would be
14.4 dwelling units per net acre. Associated zone change Z-2350
is seeking a zone change from "AA" Single-family and "E" Light
Industrial to "R-5" General Residential, which permits 17.4
dwelling units per acre. The housing types range from single-
family to four-plexes to mid rise apartments. The C.U.P. shows
the proposed use for each parcel. If the C.U.P. is developed

with the uses illustrated the net density would be 10.97 dwelling units per acre or 1,573 dwelling units. The Director of Planning would have to approve any changes in the uses illustrated on the plan.

Building setbacks, parking ratios, access controls and other information relating to future development is shown on the plan.

2. Staff is generally supportive of the uses illustrated on the plan. The applicants originally requested "R-5" zoning for this area in order to provide for a higher density. After reviewing their plan, the applicants submitted a revised plan showing a maximum density of 14.4 dwelling units per acre. This is the density permitted by the "A" Two-family District. The applicant has indicated that they do not intend to develop at the "R-5" density and that "A" zoning would be satisfactory.
3. One concern that staff has had is that on the parcels illustrated as single-family, higher density uses such as four-plexes and townhouses are also permitted. This could cause some confusion when potential home buyers look at the plan to see what future plans are for this area. A note on the face of the plan stating what types of housing, and the maximum number of dwelling units that would be permitted would help reduce potential confusion.
4. Although the plan states that the Director of Planning may administratively approve changes from the illustrated use, staff feels that once a parcel is 25% or more developed then the formal amendment process should be utilized to change the use. This would provide an opportunity to notify adjoining property owners and to allow them to speak at a public hearing.
5. The Department of Engineering has indicated that there may be a problem serving this area with sewers. The original design of the sewer system was based upon flow allowances for 353.7 acres of multi-family, 1,203.1 acres of industrial and 104.9 acres of commercial. According to the Department of Engineering, the proposed densities for this C.U.P. and other C.U.P.'s in the area would generate sewage in excess of the designed capacity of the sewer system for the area. The applicant has been working with the Department of Engineering and additional information should be available at the MAPC meeting.
6. A recommendation of approval of the approval of the associated C.U.P. and zoning by the Planning Commission should be subject to the property being platted within four years from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
7. Should the Planning Commission determine that the proposed C.U.P. is appropriate the following are recommended conditions of approval:
 - a. The permitted type of housing and maximum number of dwelling units shall be shown on each parcel.
 - b. The following should be added to General Provision No. 11: Once a parcel is 25% or more developed, the C.U.P. shall be amended prior to a change in the approved use.
 - c. General Provision No. 4 shall be changed to show a 25' front yard setback for garden and mid-rise apartments on 64-70' right-of-way streets.
 - d. Platting of subject property within four years from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.

- e. 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.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

THE CITY OF WICHITA
OFFICE OF ENGINEERING

DATE AUGUST 31, 1981

TO ART CHAMBERS, SENIOR PLANNER
FROM DONALD E. SCHNEIDER, SANITARY ENGINEER

SUBJECT COMMENTS ON GENERAL
PROVISIONS FOR PARCEL
20 AND PARCELS 11 & 20
(WOODLAWN, SOUTH OF
37TH STREET)

Design of sewer for service area which contains these parcels has an allowance of 353.7 acres of multi-family at a density of 30 people per acre. Flows from the remainder of the service area has been allocated as 684.6 acres light industrial, 104.9 acres commercial, 219.3 acres heavy industrial and 299.2 acres medium industrial. Flow allowances for the light industrial and commercial areas are not sufficient to allow development with densities as high as in subject parcels.

RECEIVED

SEP 1 1981

METROPOLITAN PLANNING
ROUTE _____

Donald E. Schneider
Donald E. Schneider, P.E.
Sanitary Engineer

DES/dla

Z-2350 }
6 }
✓ DP-112 } 12 "Notice to Adjoining Property Owners" mailed 9-24-81 (DOUBLESTUFFED)
for the MAPC meeting for 10-8-81

1 including map of each - to CPO Office
1 " " " to "NEIGHBORS
1 TO Don Schneider, Sanitary Chief Engineer

—
15 TOTAL

WICHITA-SEDGEWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
WICHITA, KANSAS 67202

September 24, 1961

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, October 9, 1961, said meeting beginning at 1:30 p.m., the Wichita-Sedgewick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for approval of the WOODLAWN DEVELOPMENT #0 RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-112

Commencing at the southwest corner of Section 32, Township 27 South, Range 2 East, thence along the south line of said section bearing N 39°07'22" E, 1370.19 feet, thence N 0°53'13" W, 30.00 feet to the point of beginning, said point of beginning being on the north right-of-way line of Twenty-Ninth Street North; thence N 0°53'13" W, 902.12 feet, thence along a curve to the left having a central angle of 39°23'10", a radius of 335.26 feet and a length of 229.57 feet; thence N 40°16'28" W, 445.25 feet; thence along a curve to the left having a central angle of 50°36'50", a radius of 338.33 feet, a chord of 239.29 feet bearing N 65°34'53" W, and a length of 297.45 feet; thence N 0°53'13" W, 910.94 feet; thence N 39°07'20" E, 1263.47 feet, thence along a curve to the right having a central angle of 44°59'18", a radius of 1931.93 feet and a length of 1516.94 feet; thence S 45°53'22" E, 1616.30 feet; thence S 44°06'33" W, 800.00 feet; thence S 0°53'22" E, 219.20 feet to the north right-of-way line of Twenty-Ninth Street North; thence westerly along said north right-of-way line bearing S 58°06'33" W, 1259.20 feet; thence S 39°07'22" W, 1287.01 feet to the point of beginning. Generally located at the northeast corner of Rock Road and 29th Street North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The Development Plan now on file proposes the following:

1. The development of a maximum of 2,094 dwelling units on approximately 157.5 gross acres. After subtracting public street right-of-way, the density would be 14.4 dwelling units per acre. Associated zone case W-2350 is seeking a zone change from "RA" single family to "A" two family, which permits 14.5 dwelling units per acre.

Page Two
CASE NO. DP-112

2. The Development Plan shows the proposed use for each parcel. There are twelve parcels with permitted uses ranging from single family to four plexes to mid-rise apartments. The Director of Planning would have to approve any changes in the use illustrated on the plan.

3. Building setbacks, parking ratios, access controls, and other information relating to future development is shown on the plan.

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

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

Additional information concerning this case may be obtained from the Planning Department, 19th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

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

September 24, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area and on property legally described below. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. If you have no interest or objection to the requested change, you have no obligation to appear or comment. If you desire to appear at the MAPC meeting, you are invited to do so, either in person or by agent or attorney.

The MAPC will consider the following case at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m., on October 8, 1981.

CASE NO. Z-2350

Zone Change from the "AA" One Family Dwelling District
to the "R-5" General Residence District

SEE LEGAL DESCRIPTION ATTACHED HERETO

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization (CPO) meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On return of the case to the BCC, they may approve or deny or modify the change requested.

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

It should be noted that the MAPC meeting constitutes the "Public Hearing" on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

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

Robert A. Lakin
Secretary

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 17.4 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 20 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 buildings; 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.

CASE NO. Z-2350

Zone Change from the "A" One Family Dwelling District
to the "R-5" General Residence District

Commencing at the southwest corner of Section 32, Township 27 South, Range 2 East; thence along the south line of said section bearing N 89°07'22" E, 1370.19 feet; thence N 0°53'18" W, 30.00 feet to the point of beginning, said point of beginning being on the north right-of-way line of Twenty-Ninth Street North; thence N 0°53'18" W, 902.12 feet; thence along a curve to the left having a central angle of 39°23'10", a radius of 335.23 feet and a length of 229.57 feet; thence N 40°16'23" W, 445.25 feet; thence along a curve to the left having a central angle of 50°36'50", a radius of 338.33 feet, a chord of 289.29 feet bearing N 65°34'53" W, and a length of 297.45 feet; thence N 0°33'18" W, 910.94 feet; thence N 89°07'20" E, 1263.47 feet; thence along a curve to the right having a central angle of 44°59'18", a radius of 1931.93 feet and a length of 1516.94 feet; thence S 45°53'22" E, 1616.30 feet; thence S 44°06'38" W, 800.00 feet; thence S 0°53'22" E, 219.20 feet to the north right-of-way line of Twenty-Ninth Street North; thence westerly along said north right-of-way line bearing S 89°06'38" W, 1299.20 feet; thence S 89°07'22" W, 1287.01 feet to the point of beginning. Generally located at the northeast corner of Rock Road and 29th Street North.

September 2, 1981

Bob Fox, President
Landmark Communities
2471 Hathway
Wichita, Kansas 67226

Re: DP-111 ABKO 15
DP-112 ABKO 20

Dear Mr. Fox:

We have reviewed the revised copies of the above captioned C.U.P.'s. Copies of the revised C.U.P.'s have been sent to the Department of Engineering for their review and comments. We have received some verbal comments from them and have included them in this letter. Any additional comments will be forwarded to you as soon as we receive them. I have tried to format this letter in such a manner that the points raised in our letter to Bill Yung on June 4, 1981 and your letter to us on June 18, 1981 are discussed in the same order. Then additional comments are discussed.

Commercial C.U.P. Parcel 15

After reviewing the maps showing the original and proposed "LC" zoning for the "Comotara" area, it appears that there will be a reduction in commercially zoned area. We would hope that, as this site is developed, the type of establishments that will be an asset to the area are attracted to this site. However, as you are aware it is impossible for a C.U.P. to exclude facilities such as K-Mart, Woolco, etc. when retail facilities are permitted.

In regard to the need for a traffic study, we feel that although 400,000 square feet may not require a traffic study that at least a preliminary study should be done prior to platting. The preliminary study would allow any potential problems to be identified so that adequate amounts of street right of way can be obtained at the time of platting. Additionally, the study would be helpful to you and the Engineering Department in designing and improving 29th Street and Rock Road. The study could possibly reduce the amount of time required to review and approve additional square footage.

The redesigned intersection of Rock Road and 31st Street will prevent traffic from traveling through the residential area west of Rock Road, while serving the residential area to the east.

While we realize that you wish to keep as much flexibility as possible some guidelines should be established relating to floating parcels, so that the C.U.P. can be administered in ten or twenty years. Perhaps all that can be accomplished at this time is to restrict the number of parcels, major setbacks, general locations, (I would suggest that floating parcels be prohibited along the collector), etc., and to allow the final specifications to be approved by the Director of Planning. One improvement would be to include all guidelines relating to floating parcels in one general provision. The general provision should also include an "intent" statement that will provide guidance for City staff administering the C.U.P.'s in future years. The statement in our earlier letter relating to the submission of an overall plan should be incorporated into the provision on floating parcels.

Without including the existing sign regulations as part of the C.U.P., we feel that some maximums should achieve the same basic result. For instance, signs could be limited to 35 feet on Rock Road and 29th Street, and 25 feet on the collector. Other restrictions could include prohibiting billboards, restricting signs to 200 square feet on one surface, no rotating signs, the number of signs, etc.

The following are specific comments relating to changes to be made to the text of the Commercial C.U.P.

1. The first three specific comments made in our letter of June 4, 1981 need to be included in the text.
2. A 30 foot setback along the north boundary of Parcel 1 needs to be shown on the plan and included in General Provision No. 3.
3. General Provision No. 8 should be expanded to include the requirement of a continuous decel lane along 19th Street from Rock Road to a point east of the collector. This is needed to handle the traffic from the commercial area as well as the traffic from the residential C.U.P. to the east.
4. We would suggest that curb cuts to the collector be limited to a total of 8. Three would be permitted between Rock Road and the residential collector, and five would be permitted south of the residential collector.

Residential C.U.P. Parcel 20

We still feel that it would be more appropriate to show the highest density use permitted on each parcel instead of what is proposed. If, a change to a higher density is requested in the future we feel that we would have to require an ownership list of adjacent property owners so that we could notify them of any proposed change. Another concern is that once a parcel begins developing with a use when would we prohibit a change in density. I would suggest that wording be added that states that once a parcel is twenty five percent developed any changes in density or use would require an amendment to the C.U.P.

After we have received the map showing the reallocation of sewerage generation for this area, we will provide additional comments if necessary. We should receive this map prior to scheduling the C.U.P. before the Planning Commission, so that we will be able to include comments regarding sewer capacity in our staff report.

The collector streets intersecting with 29th Street may have to be widened at the intersections since they are serving townhouses and apartments. There may also be a need for accel/decel lanes depending on the anticipated amount of traffic. As indicated in the text, final determination of street right-of-way will be made at the time of platting.

The following are more specific comments relating to changes that need to be made to the text of the residential C.U.P.

1. All street right-of-way not just collector street right-of-way, should be subtracted from the gross acres to determine net acres. If the 12.0 acres shown in General Provision No. 1 does not include all street right-of-way, then density figures in General Provisions 2 and 3 will have to be changed.

2. I believe that the headings "with K-96" and "without K-96" are reversed in General Provision No. 2.

The only other comment that we have at this time is in regard to the use of ABKO. I noticed in your letter to Robert Lakin that you would prefer us not to use "ABKO" when referring to cases in the old "Comotara" area. As you have noticed we have labeled these C.U.P.'s as ABKO 15 and ABKO 20 based upon the parcel number from your overall development map. If you wish different names to be used please include them on the revised copies.

As was noted above, we will forward any additional comments that the Department of Engineering may have. Prior to scheduling these cases before the Planning Commission we will need revised legals for both C.U.P.'s and both zone cases since there have been some boundary shifts. If we receive the revised legals and ten revised copies of the C.U.P. by September 10, 1981, we can schedule the cases for the October 8, 1981 Planning Commission Meeting.

If you have any questions, please call.

Arthur D. Chambers, AICP
Senior Planner

ADC:sad

cc: Bill Yung, 8225 East 35th Street North, Wichita 67226

August 25, 1981

Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer

Arthur D. Chambers, Senior Planner

DP-111 - ABKO 15; DP-112 - ABKO 20; and DP-113 - ABKO 11-22;
All generally located in the vicinity of 29th Street North
and Rock Road.

We have received revised plans for the three above referenced
C.U.P.'s. I have attached a copy of each C.U.P. for your
review. We would appreciate receiving any additional com-
ments you might have regarding streets, access, decel lanes,
etc., by Wednesday, September 2, 1981. If you have any
questions, please call.

Arthur D. Chambers
Senior Planner

ADC:el

Attachments

RECEIVED

JUN 19 1981

METROPOLITAN PLANNING
ROUTE 15



Landmark

June 18, 1981

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Jack:

This is to acknowledge receipt of your letter of June 4, 1981, concerning the Community Unit Plan submitted to your office for ABKO Parcels #15 and #20.

In response to your comments regarding the Parcel #15 Commercial C.U.P.:

- ~~1. Enclosed is a Land Use Master Plan reflecting the original light commercial zoning and the proposed commercial zoning, which you requested.~~
2. We are currently working on preliminary plans to proceed with the development of this project, subject to zoning being attained, and in answer to your question about the type and character of the project, we offer the following:

The project is envisioned to be a retail commercial center for the more discreet buyer, which will also include a mixture of office, major neighborhood services, professional services, restaurants, banking and financial services. The plan does not envision mass traffic retail facilities such as K-Mart, Wards, Sears and Penneys.

The architectural design of the project will encompass a combination of mall type shops and free standing buildings which will hopefully attract new and very prestigious retail outlets to the community. Extensive research will be conducted to prove the market need for the existing and new residential development in northeast Wichita.

Landmark Communities, Inc.
2471 Hathway / Wichita, Kansas 67226 / (316) 686-7451

Mr. Jack Galbraith
June 18, 1981
Page Two

*Write to
submit a traffic study
after approval of CUP*

3. Certainly the impact of the project on the street system would have to be determined via a traffic study and should be a condition of the C.U.P. approval.
4. Bill Yung will prepare a redesign of the four-way intersection at Rock Road and 32nd Street as recommended in your letter.
5. Determination of the specifics for the floating parcels in terms of size, setbacks, number of buildings, use and etc. can only be made after completion of our research program. Currently our conceptual idea is that each floating parcel would accommodate a single one-use building. The added language you suggested for General Provision 13 for floating parcels is acceptable.
6. Sign restrictions somewhat in accordance with the existing sign ordinance is within the concept we have for this project.
7. The recommendation on page 3 of your letter noted as 1., 2. and 3. will be implemented.
8. All residential uses for Parcel 15 may be removed.

The project in respect to size, market research, project analysis, planning, design and the duration of the development itself will consume a 7 or 8 year period of time. Actual development of the site is not planned to commence before 1984. In view of magnitude of the undertaking, we request that the C.U.P. be approved with the revisions stated above, with the condition that approval by the Planning Director must be received for traffic systems, floating parcels, setbacks, uses and all of the other concerns you have, prior to the approval of any plat for the C.U.P.

This would permit us to complete organization of our development group, our research, final site and land-use plans. Otherwise, it would be very difficult to achieve all of this without some assurances that city approval had been received.

In response to your comments on the Parcel 20 Residential C.U.P. we really have no objections to your comments. With the elimination of the residential units in Parcel 15, the sanitary sewer capacity should be no problem. This project is being planned as an integrated program with Parcel 15, so there will be a point of central control.

Van Doren, Hazard and Stallings will prepare the sanitary sewer map you requested. At your earliest convenience we would

Mr. Jack Galbraith
June 18, 1981
Page Two

appreciate a meeting with your staff so that we may proceed
with the processing of these two Community Unit Plans.

Sincerely,



Robert R. Fox
President

RRF:co

cc: Ward Lawrence
Bill Yung

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
403 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

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

June 4, 1981

Re: DP-111 - ABKO 15 Commercial C.U.P.
and DP-112 ABKO 20 Residential
C.U.P. Generally located at the
northeast corner of 29th Street
North and Rock Road.

Dear Bill:

This is to confirm our meeting of May 20, 1981 concerning the above captioned C.U.P.'s. Also attending that meeting were Bob Fox, Ken Bengtson, Art Chambers and Robert Lakin. This letter also incorporates comments from other City departments that have reviewed the C.U.P.'s to date.

ABKO 15 Commercial C.U.P.

As was discussed at the meeting, we have some questions about the need and justification for a 48 acre site that would permit over 800,000 square feet of commercial development at this location. If this site is to represent the accumulation of those "LC" areas that have been downzoned in the entire Comotara area, it would be helpful to have a map showing the original light commercial zoning and the proposed commercial zoning. In addition, I feel that additional information about the type (regional shopping mall, community shopping center, commercial and office center, etc.) would be beneficial in analyzing the potential impacts on the surrounding area and city services. The additional information should not be an economic feasibility study but should contain sufficient information about the service area, size and mix of businesses, location, etc., to reflect the purpose and intent of future commercial development.

If the proposed C.U.P. is submitted with a maximum permitted floor area of 800,000 square feet, a traffic study is needed to determine the impact on the street system. The traffic study should indicate how street improvements could be

WICHITA - SEDGWICK COUNTY

Page Two
Bill Yung
June 4, 1981

staged to reflect various levels of development. I feel that this is necessary since your clients do not have definite development plans at this time. The study would also be helpful to the Engineering Department when they begin preparing street improvement plans.

We would encourage you to consider redesigning the four-way intersection at Rock Road and 32nd Street. One concern of ours is the possibility of people using 32nd Street and the commercial collector to avoid the 29th Street and Rock Road intersection. One solution would be to eliminate 31st Street and bring the northern residential collector (in ABKO 20) out to Rock Road. The area to the north could then be served by a street "T" intersecting with the northern residential collector.

As was discussed at the meeting, the provisions relating to the floating parcels need to be expanded to include additional requirements. This is needed to clarify the intent and purpose, as well as specific requirements, of the floating parcels so that future administration will be easier. The specific requirements should be added to the text and should include size of the parcels, setbacks, number of buildings, uses, etc. You may wish to include a preliminary layout showing how the parcels are to relate to the primary development. One item that needs to be added to General Provision No. 13, is the following: "A plan for a floating parcel, if submitted prior to the development of a shopping center, shall show sufficient detail for the balance of the C.U.P. so that the appropriate use of the parcel under review can be determined." This will make it easier to insure that circulation through the entire site is satisfactory.

As you are aware, an amendment to the sign regulations is to be considered by the City Commission in the near future which will increase the number and size of signs permitted. We feel that pole signs should be restricted to Rock Road and 29th Streets only. In addition, we would encourage you to consider placing restrictions on the number and size of signs permitted on Rock Road and 29th Street.

The following are more specific comments relating to changes that need to be made to the text of the ABKO 15.

WICHITA - SEDGWICK COUNTY

Page Three -Bill Yung - June 4, 1981

1. Net area should include the pipeline easement. Only public streets and/or drainage dedications should be excluded from gross acres.
2. The following underlined words should be added to General Provision No. 10.A.2: " . . . where across from residentially zoned or institutionally or residentially developed areas where the wall is not constructed."
3. The following should be added to the end of the first sentence of General Provision No. 10.B: "and for a distance to be determined by the Director of Planning to assure adequate screening from adjoining and nearby residential properties."
4. The residential uses permitted under the parcel description should be expanded to explain what type of residential units are permitted, where they would be located, reduction in the commercial square footage, etc.

ABKO 20 Residential C.U.P.

We are generally supportive of the illustrated uses and density. However, as we indicated at the meeting, we feel that it is misleading to show one type of development at a specific density while the text permits a higher density and housing type. As we remember from the meeting, you and your clients do not feel that the area could economically be developed with the 2605 dwelling units permitted. Instead, it was felt that an overall density of 14.5 dwelling units per acre would be satisfactory provided that there was a mix of housing styles. I feel that to retain future flexibility of the location and mix of housing styles, and to make the administration of the C.U.P. easier, the plan should be changed to reflect a maximum number of dwelling units permitted and the highest density for each parcel. The text would indicate what housing style would be permitted in each parcel.

Then, for example, a maximum of 2071 (142.8 net acres at a density of 14.5 du/acre) dwelling units would be permitted in twelve parcels with an illustrated use of garden apartments for each parcel. However, permitted uses would range from garden apartments to single family. The total number of dwelling units illustrated for each parcel could possibly exceed the maximum number of dwelling units permitted. However, some of the parcels would have to be developed with a lower density housing style so that the maximum number of dwelling units is not exceeded. This gives flexibility to the C.U.P. by permitting development of the parcels with various housing styles while providing information as to the maximum potential development.

WICHITA - SEDGWICK COUNTY

Page Four
Bill Yung
June 4, 1981

One area in which we will need additional information is the ability of the existing sewer system to handle the proposed developments. The sewer study for the basin containing this C.U.P. had a calculated flow of 4,000 gallons per day (GAD). Many of the proposed densities would produce flows greater than 4,000 GAD. We understand that some of the property to the north of this C.U.P. has been developed with uses that produce less than 4,000 GAD, which would therefore allow the transfer of some sewer capacity to the C.U.P. area. In order for us to adequately review and comment on the proposed development, we would ask that a sewer capacity analysis be submitted showing the reallocation of the original flow generation calculations. This could just be a map indicating the location and size of areas that use less than 4,000 GAD and the flows for those areas of future development. This will enable us to determine if the sewer system will be able to handle the area when it is fully developed.

One design change that we would encourage you to make is the relocation of the east collector where it intersects 29th Street. The collector, as currently designed, is part of a four-way intersection that would have to handle the traffic from 170 single family units south of 29th Street, the traffic from the apartments to the north and the traffic on 29th Street. It would be better if the collector was shifted to the east to provide for "T" intersections. This would also reduce the design problems associated with the triangular piece of property to the east.

The following are more specific comments relating to changes that need to be made to the text of ABKO 20.

1. In figuring the density for the C.U.P., it was noted that street right-of-way was not subtracted. Therefore, the proposed 2605 units results in a density of 18.36 du/acre, without the Northeast Circumferential. The maximum number of units need to be reduced to be consistent with the requested density. The area calculations should be revised to read as follows:

WICHITA - SEDGWICK COUNTY

Page Five
Bill Yung
June 4, 1981

open space	-----
Building area	-----

Net area	-----
Streets	-----

Gross area	-----

2. General Provision No. 2 should be revised to include the number of units allowed if the Northeast Circumferential is constructed.
3. The density calculations should be revised in General Provision NO. 3 to reflect the corrected net acres.
4. General Provision No. 8 may be deleted.
5. Proposed uses and maximum number of dwelling units. The illustrated housing type for each parcel needs to be enclosed with a box.

These are the comments we have at this time. After you have had an opportunity to consider redesigning both C.U.P.'s and selecting a consultant for the traffic study, if an additional meeting would be helpful, please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el

cc: Bob Fox, 2421 Longwood Circle, Wichita 67226
Ken Bengtson, 260 North Rock Road, Suite 250 - 67206


May 6, 1981

Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer
Robert B. Feldner, Superintendent of Central Inspection

Arthur D. Chambers, Senior Planner

DP-112 - ABKO 20 Residential C.U.P. Generally located at the northeast corner of 29th Street North and Rock Road; Z-2350 Zone change "AA" to "R-5"

We have received a proposed residential C.U.P. at the above location. There are approximately 151 acres in the C.U.P. and zone case. Although the entire would be zoned "R-5" the uses range from single family at a density of 4 du/acre to mid-rise apartments at a density of 30 du/acre. A maximum of 2,605 dwelling units is permitted. We would appreciate receiving any comments regarding density, access, setbacks, drainage, etc., by Tuesday, May 12, 1981. If you have any questions, please call.


Arthur D. Chambers
Senior Planner

ADC:el

ABKO 20 ^{new city} DP.112
(associated) 2-2350
6051C
Jung's

PARCEL 20

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, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

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

- a. Applicant Landmark Communities
Address 2471 Hathway Circle, Wichita, Ks. 67226 Phone 686-7451
Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita, Ks. 67226 Phone 683-5567
- b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

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

- 2. a. The applicant hereby requests Community Unit Plan approval on property zoned AA and legally described as Lot(s) NA, Block(s) NA, _____ Addition.

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


See attached sheet.

- 2. b. There are 161.9 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

- a. at the Northeast corner of Rock Road
and 29th Street North; or NA
- b. on the NA side of NA (Avenue,
Street) between NA (Avenue, Street) and
NA (Avenue, Street).

4. 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 Robert R. Fox Landmark Communities By _____
Authorized Agent (if any) Authorized Agent (if any)

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

5. OFFICE USE ONLY

This application was received at the Planning Department at 5:00
(AM, PM) on May 1 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 1059.

Lynn Shinky Name
Jr Planner Title



**Van Doren
Hazard
Stallings**

Architects - Engineers - Planners

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 10-81 JOB NO. _____

PROJECT ABKO

TO _____
FROM Dave Law

REFERENCE PARCEL 20

COPIES TO:

*Removed legal
for DP 112 and 2*

OK for legal

DP-112

Commencing at the southwest corner of Section 32, Township 27 south, Range 2 east thence along the south line of said section bearing N 89° 07' 22" E, 1370.19 feet; thence N 0° 53' 18" W, 30.00 feet to the point of beginning, said point of beginning being on the north right of way line of Twenty-Ninth Street North; thence N 0° 53' 18" W, 902.12 feet; thence along a curve to the left having a central angle of 39° 23' 10", a radius of 335.28 feet and a length of 229.57 feet; thence N 40° 16' 28" W, 445.25 feet; thence along a curve to the left having a central angle of 50° 36' 50", a radius of 338.38 feet, a chord of 289.29 feet bearing N 65° 34' 53" W, and a length of 297.45 feet; thence N 0° 53' 18" W, 910.94 feet; thence N 89° 07' 20" E, 1263.47 feet; thence along a curve to the right having a central angle of 44° 59' 18", a radius of 1931.93 feet and a length of 1516.94 feet; thence S 45° 53' 22" E, 1616.30 feet; thence S 44° 06' 38" W, 800.00 feet; thence S 0° 53' 22" E, 219.20 feet to the north right of way line of Twenty-Ninth Street North; thence westerly along said north right of way line bearing S 89° 06' 38" W, 1299.20 feet; thence S 89° 07' 22" W, 1287.01 feet to the point of beginning. The above described tract contains 154.215 acres, more or less.



Van Doren
Hazard
Stallings

Geotechnical • Engineering • Planning

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 4-30-81 JOB NO. 80-213-

PROJECT Parcels 1 - 12

COPIES TO

TO

FROM Steve Anderson

REFERENCE

A tract in the south half of Section 32, Township 26 South, Range 2 East of the 6th P.M. described as beginning at the intersection of the east line of the southwest quarter of said Section 32 and the north right of way line of 29th Street North, said point being 30 feet northerly from the south quarter corner of said Section 32; thence westerly along said north right of way line of 29th Street North bearing S 89° 07' 22" W, 1287.20 feet; thence N 0° 52' 38" W, 902.09 feet; thence along a curve to the left having a central angle of 39° 23' 51", a radius of 335.17 feet and a length of 230.47 feet; thence N 40° 16' 29" W, 736.83 feet; thence along a curve to the left having a central angle of 24° 47' 40", a radius of 317.23 feet and a length of 137.28 feet; thence N 24° 55' 51" E, 416.56 feet; thence N 0° 52' 40" W, 350.00 feet; thence N 89° 07' 20" E, 1112.50 feet; thence along a curve to the right having a central angle of 44° 59' 18", a radius of 1931.93 feet and a length of 1516.94 feet; thence S 45° 53' 22" E, 1616.27 feet; thence S 44° 06' 38" W, 1110.00 feet to the north right of way line of 29th Street North; thence westerly along said north right of way line bearing S 89° 06' 38" W, 1080.00 feet to the point of beginning; containing 151.90 acres, more or less.



Deliver to: Metropolitan
Planning
10th floor, City Hall

ATT: ART CHAMBERS

RE: Ownership List
for Bill Yung
ABKO

Parcel # 20

Ardy

SECURITY ABSTRACT AND TITLE CO., INC.
438 North Main • Wichita, Kansas 67202 • Telephone: (316) 267-8371
SECURITY IS KNOWING

OWNERSHIP LIST

Parcel # 20
ABKO

Tract Description

(Captioned Property)

A tract in the South half of Section 32, Township 26 South, Range 2 East of the 6th P.M. described as beginning at the intersection of the east line of the Southwest Quarter of said Section 32 and the north right of way line of 29th Street North, said point being 30 feet northerly from the south quarter corner of said Section 32; thence westerly along said north right of way line of 29th Street North bearing South 89°07'22" West, 1287.20 feet; thence North 0°52'38" West, 902.09 feet; thence along a curve to the left having a central angle of 39°23'51" a radius of 335.17 feet and a length of 230.47 feet; thence North 40°16'29" West, 736.83 feet; thence along a curve to the left having a central angle of 24°47'40", a radius of 317.23 feet and a length of 137.28 feet; thence North 24°55'51" East, 416.56 feet; thence North 0°52'40" West, 350.00 feet; thence North 89°07'20" East, 1112.50 feet; thence along a curve to the right having a central angle of 44°59'18", a radius of 1931.93 feet and a length of 1516.94 feet; thence South 45°53'22" East, 1616.27 feet; thence South 44°06'38" West 1110.00 feet to the north right of way line of 29th Street North; thence westerly along said north right of way line bearing South 89°06'38" West, 1080 feet to the point of beginning; containing 151.90 acres, more or less.

Property Owner

✓ Woodlawn Development
Co.
P. O. Box 2236
Wichita, 67201

The Southwest Quarter of Section 32 Township 26 South, Range 2 East of the 6th P.M., except the North 53.56 feet of the East 750 feet, and except the tract described above.

Same as above

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

<u>Tract Description</u>	<u>Property Owner</u>
The Northeast Quarter of the Northwest Quarter of Section 5, Township 27 South, Range 2 East, except that portion platted as Central Christian Second Addition	Tallgrass Company P. O. Box 4048 67204
The Northwest Quarter of the Northwest Quarter in Section 5, Township 27 South, Range 2 East except that portion platted as Central Christian Addition and as Central Christian Second Addition	Same as above
All that part of the Southeast Quarter of Section 32, Township 26 South, Range 2 East of the 6th P.M., except the North 53.56 feet of the West 222.58 feet and except the North 417.42 feet of the East 417 feet, and except that portion of captioned property lying within the said quarter, as previously described.	Woodlawn Development Co. P. O. Box 2236 67201
The Northeast Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M. also known as Government Lot 1.	Richard J. Hattrup Juanita E. Hattrup 2959 North Webb Road 67226

Tract Description

Property Owner

That part of the Northwest Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., also known as Government Lot 2, described as follows: Beginning at a point on the North line of said Section 5 141.77 feet East of the North Quarter corner of said Section, thence Easterly along the north line of said Section bearing North 89°06'39" East, 1186.22 feet to the Northeast corner of said Lot 2; thence Southerly along the east line of said Lot 2 bearing South 0°54'07" East, 1101.63 feet; thence North 48°00'46" West, 1619.03 feet to the point of beg.

Woodlawn Development Co.
P.O. Box 2236
67201

The Northwest Quarter of the Northeast Quarter of Section 5 Township 27 South, Range 2 East of the 6th P.M., except the tract described above

Tallgrass Company
P.O. Box 4048
67204

The North half of the Southeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th P.M.

William Clifford Luening
R.F.D. #3
Wichita, 67208

Approximately 80 acres in the South half of the Southeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th P.M.

Returned X
unknown F. & F. Jansen Estates
Farm Inc.
6500 East 21st Street
~~67206~~

Lot Block

Addition

Property Owner

Lot 13, and
the West 116.8
feet of
Lot 14

Comotara Industrial Wichita Development Co.
Park Fifth Addition 2471 Hathway Circle
67226

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 14, except the West 116.8 feet, and all of Lots 15, 16, 17 and 18	Comotara Industrial Park Fifth Addition	D Woodlawn Development Co. Inc. P.O. Box 2236 67201
Lot 1	"	Same as above
Lots 2, 3, and 4	"	✓ Realco Investments 8225 Irving 67209
Lot 9	Comotara Industrial Park Second Addition	✓ Coachman Real Estate Investment Corp. 4901 F. Street Omaha, Nebraska 68117
		Sifton Properties, Ltd. Ontario, Canada Corporation Address Unknown
		Ken Good Investments, Ltd. Ontario, Canada Corporation Address Unknown
Lot 10	"	D Woodlawn Development Co. Inc. P.O. Box 2236 67201
Lot 11	"	D Realco Investments 8225 Irving 67209
Lots 12 and 13, 14, and 15	"	D Woodlawn Development Co P. O. Box 2236 67201
Lot 1 Block 5	Stonehedge Addition	D Stonehedge Corporation (Bill Yung, president) 8225 East 35th St. North 67226 ✓ Keith L. Anderson 6002 Grace Lane 67208

Tract Description

Property Owner

A tract in the Southeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the intersection of the South right of way line of 32nd Street North and the West right of way line of Rock Road; thence South along the West line of Rock Road bearing South 0°53'18" East, 1202.62 feet; thence South 89°4'12" West 350 feet; thence North 0°53'18" West, 1206.62 feet; thence North 89°04'12" East, 350 feet to the point of beginning.

Woodlawn Development
Co.
P.O. Box 2236
Wichita, 67201

All that part of the Southeast Quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, lying North of Cottonwood Village Fourth Addition

Same as above

The Northeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas

Same as above

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

A tract in the South half of Section 32, Township 26 South, Range 2 East of the 6th P.M. described as beginning at the intersection of the east line of the Southwest Quarter of said Section 32, and the North right of way line of 29th Street North, said point being 30 feet northerly from the South Quarter corner of said Section 32; thence westerly along said North right of way line of 29th Street North bearing South 89°07'22" West, 1287.20 feet; thence North 0°52'38" West, 902.09 feet; thence along a curve to the left having a central angle of 39°23'51" a radius of 335.17 feet and a length of 230.47 feet; thence North 40°16'29" West, 736.83 feet; thence along a curve to the left having a central angle of 24°47'40", a radius of 317.23 feet and a length of 137.28 feet; thence North 24°55'51" East, 416.56 feet; thence North 0°52'40" West, 350.00 feet; thence North 89°07'20" East, 1112.50 feet; thence along a curve to the right having a central angle of 44°59'18", a radius of 1931.93 feet and a length of 1516.94 feet; thence South 45°53'22" East, 1616.27 feet; thence South 44°06'38" West 1110.00 feet to the North right of way line of 29th Street North; thence Westerly along said North right of way line bearing South 89°06'38" West, 1080 feet to the point of beginning; containing 151.90 acres, more or less,

as shown by the last deeds of record on file in the Office of the Register of Deeds. Sedgwick County, Kansas, on this 17th day of June, 1981 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Cable
Vice President

Order No. 298499
Parcel # 20
AP

FORM 021

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION

AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

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

Roll #1

*