

BP-113 - WOODLAWN DEVELOPMENT
NO. 11-22 - Residential Units on
property proposed for "A" zoning
Generally located North of 12nd
Street North, between Woodlawn

Post 169
1-9-81
[Signature]

ACTION

COMMITTEE _____ DATE _____

M.A.P.C.
M.P.C.
B.C.C./B.C.C.
B.C.C.

Adv
Spoke out to public 10-22-81
11-5-81
See meeting 12-1-81
oppose only to condition 12-5-81

Map No. 5951A&D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 113
Filed 6-22-81

Associated
Case: 2-

APPLICATION REQUEST: Approval of proposed ~~WOODLAWN DEVELOPMENT~~ No. 11-22
on property proposed for "A" zoning
(Residential) ~~(Commercial)~~ Community Unit Plan.

1. Applicant Landmark Communities
Address 2471 Hathway Circle, Wichita 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 8225 E. 35th Street North, Wichita 67226 Phone 683-5567
3. General Location: North of 32nd St. North, between Woodlawn and
Rock Road. Address _____
4. Proposed Use: _____

AREA DATA:
1. Acres: 223.1 119.3 (2080 ft. by 4850 ft.)
2. Existing Zoning "AA" Proposed Zoning "A"
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>10-22-81</u>	<u>defer 2 weeks</u>
<u>11-5-81</u>	<u>Approved with the conditions</u>

2. Governing Body

Date	Action
<u>12-1-81</u>	<u>2nd meeting</u>
<u>12-8-81</u>	<u>approve with the conditions</u>

NOTES:

CASE FILE

U.S. - VICTOR CHENG-SHOLLEN, IN
KANSAS, THE REGISTERED
1981

S
No. 2-153C

Map No. 5951A&D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 113
Filed 6-22-81

Associated
Case: Z-2391

APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT NO. 11-22
on property proposed for "A" zoning
(Residential) (~~Commercial~~) Community Unit Plan.

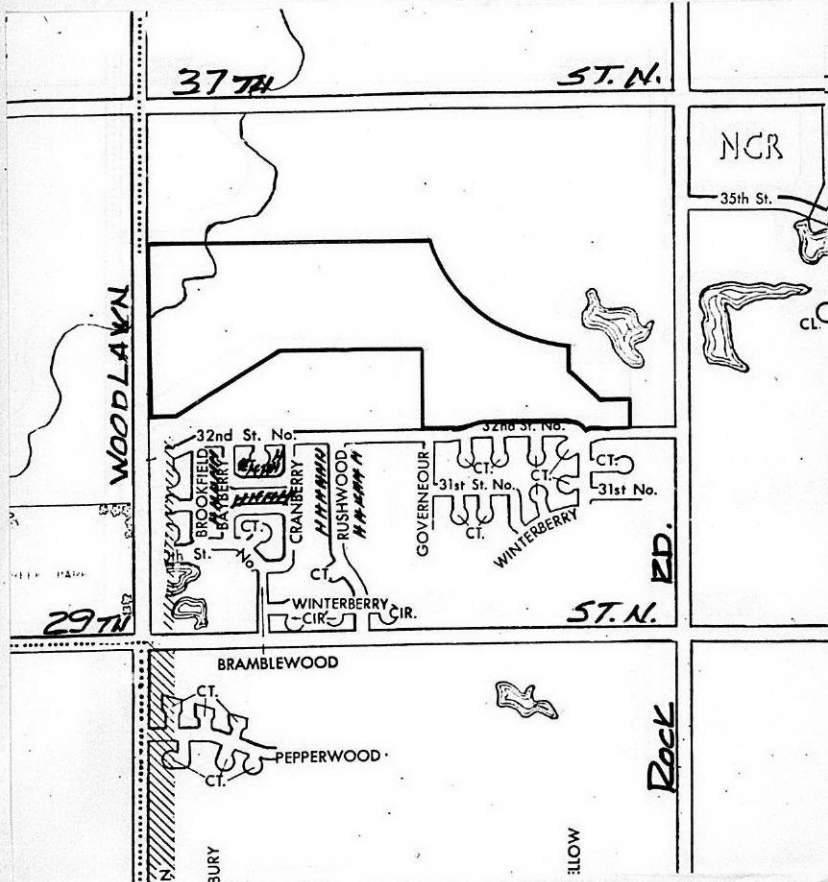
1. Applicant Landmark Communities
Address 2471 Hathway Circle, Wichita 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 8225 E. 35th Street North, Wichita 67226 Phone 683-5567
3. General Location: North of 32nd St. North, between Woodlawn and
Rock Road, Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: ~~129.1~~ 119.3 (2080) ^(IRREGULAR) ft. by 4850 ft.)
2. Existing Zoning: "AA"
3. Land Use: East UNDEVELOPED South FANTASEM UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time DP-113



November 2, 1983

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

Re: DP-113 - Woodlawn Development
NO. 11-22 Residential C.U.P.
Parcels 3, 5 and 6.

Dear Bill:


We have received and reviewed your letter dated October 20, 1983, and the attached site plan. Specifically, you are requesting, in accordance with General Provision Number 11, that single family uses be permitted in Parcels 3, 5 and 6. Currently, under the approved C.U.P., townhouses are permitted in Parcel 3, duplexes are permitted in Parcel 5 and single family is permitted in Parcel 6.

While I agree with the development of single family uses for this area, I cannot completely approve your request at this time. The C.U.P. requires that a "layout" plan be submitted and approved. As my staff has indicated to you, the site plan attached to your letter may have problems with street alignment and floodways. Those problems will need to be addressed at the time of platting. Additionally, I do not want to create a false feeling that my approval of the site plan constitutes an approval of design, easement location, etc. Those items should be considered during the design process.

In order for you to proceed with this development I would tentatively approve the development of single family uses on this site subject to the area being platted. After the plat is recorded I will furnish a letter to Central Inspection approving single family uses in Parcels 3 and 5.

If you have any questions, please call.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:ADC:el
Attachment

cc: Elton Parsons, 3500 N. Rock Road, Bldg. 100, Wichita, Ks. 67226
Louise Olivarez, Senior Planner

November 1, 1983

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

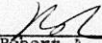
DF-113 - Woodlawn Development No. 11-22 Residential C.U.P.

Attached is a copy of a letter from Bill Yung requesting an administrative adjustment to the rear setback for single family development. Mr. Yung states that apparently a typographical error was made on the C.U.P. that resulted in a 30 foot rear yard setback being approved instead of the usual 20 feet.

After reviewing Mr. Yung's letter and the C.U.P., I feel that it was an inadvertent error and that granting Mr. Yung's request would not be a substantial deviation from the intent and purpose of the C.U.P. provisions.


Your signature of approval will indicate that you concur that reducing the 30 foot rear yard setback to 20 feet for single family development is not a substantial deviation from the intent and purpose of the C.U.P. provisions. Your signature will also indicate that you concur in granting Mr. Yung's request.

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



Robert A. Lakin
Director of Planning

APPROVED:



Robert B. Feldner
Superintendent of Central Inspection

RLl:ADC:el
Attachment

cc: Bill Yung, 8225 E. 35th St. North, Wichita 67226
Elton Parsons, 3500 N. Rock Rd., Bldg. 100, Wichita 67226

October 20, 1983

RECEIVED

OCT 21 1983

METROPOLITAN PLANNING

ROUTE

Mr. Robert Lakin
Director of Planning
City Hall
455 N. Main
Wichita, KS 67202

RE: Administrative Amendment for a portion of the Parcel 11-22 (DP-113)
C.U.P., Comotara.

Dear Mr. Lakin:

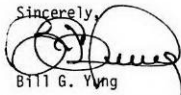
Please accept this letter as a formal request to administratively amend the above referenced C.U.P. Woodlawn Properties currently has a contract for C.U.P. Parcels 3, 5, & 6 for single family lots. The C.U.P. permits these uses providing a new site plan is submitted for your approval. The attached site plan is representative of the new plan currently being developed for submission as a preliminary plat.

Additionally, in review of the C.U.P. for the purpose of preparing this plat, we discovered an error on the setback chart. I think the error is topographical in that instead of the normal 20' rear yard setback for single family uses, the C.U.P. shows 30'. We would like for you to consider reducing this from 30' to 20' in keeping with the appropriate codes. I would like to have this done administratively instead of a formal amendment requiring public hearings since we are not asking for a standard below the accepted minimum rear yard setback.

Please review this material and contact us regarding any changes. We expect the platting to be accomplished this fall to permit early spring construction.

Thank you for your consideration.

Sincerely,



Bill G. Yung

cc: Elton Parsons, Landmark Communities, Inc.



8225 E. 35th North, Wichita, Kansas 67226 316 - 693-5567

BILL G. YUNG Design Consultant

March 4, 1982

Robert Feldner, Superintendent, Central Inspection
Mike Lindebak, Program Development Engineer
Robert A. Lakin, Director of Planning

DR 82-7 - Joint Venture for Affordable Housing

As you know, the City has been selected to participate with Bob Fox heading up a Landmark Communities team to participate in the HUD joint venture for affordable housing project. Attached is a packet of information which I think you may find of some interest. Included is the initial correspondence directed to me from the City Manager, making the assignment. Certain information from HUD, such as question and answer sheets, press release sheets, and certain related information concerning the ICMA and City of Wichita housing program. Also attached are two items from a package which was delivered to us by HUD which contains the contents of a bibliography of a number of publications available to us. The package information set forth under the title of contents is available in my office and is available to each of you. There is also a checklist that was in the package that we might look over and be prepared to respond to at one of our early meetings with Fox.

The project, as you will determine from reading the material, is not a grant of any type where we will be getting money from HUD to build housing, but is a sponsored project where cooperatively with a local builder, in this case, Fox, we will attempt to reduce the cost of housing by a number of techniques relating to controls, exercised by City government.

I have discussed the project with Bob Fox and he indicates that he is prepared to move towards a meeting of the team in the next week or so.

He is contemplating a project of some 25 to 30 units which can later be expanded up to 100 units of housing in the Comotara area. This will be located just south of the proposed Northeast Circumferential, in an area west of Rock Road. He anticipates about six months of planning period and six months of construction time. The project, as he envisions it, will include single family, duplex, zero lot line, and other fairly low density housing. We anticipate that there will be a mix of these type of units in the same block. The density for the area will probably run in the vicinity of 4 to 6 dwelling units in acre. We will probably utilize community unit plan approach which will give us the maximum flexibility under zoning, and as to subdivision modifications, we will probably look at exception procedures in order to carry this out as a one-time project.

Robert Feldner, Superintendent, Central Inspection
Mike Lindebak, Program Development Engineer
March 4, 1982
Page 2

Obviously, if some of these are successful and worthwhile, we will intend to evaluate the inclusion of them into our regular adopted regulations. The project will be zeroed in towards the first-time buyer and will be aimed at the people in the lower \$20,000 a year income as qualifiers.

He will put together a time from his side which will comprise either himself or Elton Parsons as team leader; an engineering design person, which will be Ken Bengston; a land planner, which will be Bill Yung; an architect yet to be named, and possibly a marketing person. He has asked that we create a team of which you are a part, which will meet with them and work with them throughout the development of this project. I anticipate, from his conversation, that we will indeed be part of the team and not simply reactive to items already determined. You have been picked principally because you have shown a willingness to participate in change in previous projects, and I would anticipate as a City team, that we will be able to effectively assist in the completion of this project.

It has not been determined yet how we will handle communications but I would expect that anytime that we as a team see something that we believe will impact some other City organization, that you will alert me to it and I will be responsible for making contact with them and making sure that they get tied in on that particular facet of a project. I do not anticipate a structured type of process particularly, but I would like to know if you are bringing in some other City agency, such as Water or Fire. You are free to make those contacts directly, but please keep me advised. I also would envision, as we move along, either through Fox's office or through mine, that we will issue some type of weekly or biweekly newsletter, tying in the City Commission, the Wichita Area Builders Association, the Planning Commission and the Economic Development Commission, as well as other groups who may have an interest in this project. Obviously for it to be effective we are going to have to keep it fairly tight and move quickly and will not have time to run everything in front of every board within the City. If you have thoughts about process, procedures, content or personnel, please feel free to contact me at any time.

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

Robert Feldner, Superintendent, Central Inspection
Mike Lindebak, Program Development Engineer
March 4, 1982
Page 3

cc: E. H. Denton, City Manager
Don Anderson, Director, Housing and Economic Development
Ray Bruggeman, Director of Engineering
Jack H. Galbraith, Chief Planner, Current Plans Division
Robert Fox, Landmark Communities, Inc., 2471 Hathway, 67226

December 15, 1981

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

DP-113 Woodlawn Development No. 11-22 Residential C.U.P.
Generally located north of 32nd Street North, between
Woodlawn and Rock Road.

The Board of City Commissioners on December 8, 1981, considered
the above captioned C.U.P. Their action was to approve the
C.U.P. subject to the following conditions:

- a. General Provision No. 4 shall be changed to show a 25 foot front yard setback for garden and mid-rise apartments on 64'-70' right-of-way streets.
- b. 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.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Please note that prior to the issuance of any building permits, and in accordance with condition "b" 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:el
Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONING AND
APPROVAL OF RESIDENTIAL COMMUNITY UNIT PLAN

CASE NO. Z-2391 & DP-113 CONSIDERED BY MAPC: 11-5-81REQUEST FOR: "AA" to "A" and approval of Woodlawn Development
No. 11-22 Residential CUP.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit the construction of a project with multiple residential uses ranging from single-family to garden apartments."

GENERAL LOCATION: North side of 32nd Street North in an area between
Woodlawn and Rock Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
November 5, 1981)

APPLICANT: Landmark Communities, 2471 Hathway Circle.

AGENT FOR APPLICANT: Box Fox, President, Landmark Communities, 2471
Hathway Circle.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North and West, "AA" & "R-1"; East, "AA"; South,
"AA" & "C".LAND USE: Existing, North, East and West, Undeveloped; South, Fantasea
and Undeveloped.CPO RECOMMENDATION: CPO Council Area "I" recommended 4-0 that the
applications be approved.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to 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; and that the associated C.U.P. be approved subject to the conditions as shown in excerpt from Planning Commission minutes of November 5, 1981. Martens moved, Hansen seconded and it carried unanimously. Jones was absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and CUP 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 Commission for its reconsideration. The City Commission states the following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 5, 1981

58. Case No. Z-2391 - Landmark Communities request zone change from "AA" to "A" beginning at the intersection of the north line of the southwest quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M. and the east right-of-way line of Woodlawn, said point being 50 feet easterly from the west quarter corner of said Section 31; thence northerly along the east right-of-way line of Woodlawn bearing N 0°48'29" W, 1328.99 feet; thence N 88°59'00" E, 2509.93 feet; thence along a curve to the left having a radius of 1675.65 feet, a central angle of 82°40'34", a length of 2417.92 feet, and a chord 2213.54 feet long bearing S 49°36'33" E; thence S 0°56'50" E, 250.00 feet; thence S 45°56'50" E 299.31 feet; thence N 89°04'12" E, 219.59 feet; thence S 0°55'48" E, 170.00 feet to the north line of Cottonwood Village Fourth Addition, an addition to Wichita, Sedgwick County, Kansas; thence westerly along the north line of said addition bearing S 89°04'12" W, 400.00 feet; thence along a curve to the left having a radius of 127.15 feet, a central angle of 45°00'00", and a length of 99.86 feet; thence N 45°55'48" W, 18.00 feet; thence along a curve to the left having a radius of 170.36 feet, a central angle of 45°00'00", and a length of 133.80 feet; thence S 89°04'12" W, 1072.93 feet; thence along a curve to the left having a radius of 681.64 feet, a central angle of 11°28'48", and a length of 136.57 feet; thence S 77°35'24" W, 27.24 feet; thence along a curve to the right having a radius of 620.44 feet, a central angle of 11°19'37", and a length of 122.66 feet; thence S 88°55'01" W, 200.39 feet to the west line of the southwest quarter, said Section 31; thence northerly along said west line bearing N 0°58'40" W, 767.67 feet to the center of said Section 31; thence westerly along the north line of the southwest quarter of said Section 31 bearing S 89°03'12" W, 1345.31 feet; thence along the northerly line of Fantasea, an addition to Wichita, Sedgwick County, Kansas bearing S 56°45'10" W, 1037.72 feet; thence S 88°55'01" W, 200.00 feet to the east right-of-way line of Woodlawn; thence northerly along said right-of-way line bearing N 1°14'30" W, 595.00 feet to the point of beginning. Generally located north of 32nd Street North, between Woodlawn and Rock Road.

59. Case No. DP-113 - Landmark Communities request approval of Residential Community Unit Plan for: (See legal description above for Case No. Z-2391).

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

COMMENTS:

1. In accordance 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. 11-22 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, including churches; and provided, that an "LC" district can be established through the regular channels.
- d. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.

The proposed C.U.P. would permit a maximum of 1,714 dwelling units on approximately 126.4 gross acres. After subtracting street right-of-way for arterials and collectors the density would be 14.5 dwelling units per net acre. Associated zone change Z-2391 is seeking a zone change from "AA" Single-family to "A" Two-family, which permits 14.5 dwelling units per acre. The housing types range from Single-family to Four-plexes to Garden Apartments. The C.U.P. shows the proposed uses for each parcel which may range from Single-family to Townhouses. If the C.U.P. is developed with the uses illustrated on the plan, the net density would be 10.7 dwelling units per net acre, or 1,273 dwelling units.

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

Staff is generally supportive of uses illustrated on the plan. As with DP-112 (Woodlawn Development No. 20 Residential C.U.P.), approved by the Planning Commission on October 8, 1981, this C.U.P. allows a higher density use to be developed on each parcel after review and approval of site plans by the Director of Planning. Staff feels that the provisions of this C.U.P. provide flexibility to the developers to respond to market conditions while establishing guidelines that will make it easier to provide appropriate City services to this area.

4. A recommendation of approval of the zone change 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.
5. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. 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.
 - b. 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.
 - c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

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

CHAMBERS stated that this C.U.P. has the same format of another C.U.P. that was approved two weeks ago that provides that the Director of Planning may administratively allow uses to change on each parcel. CHAMBERS said that staff was recommending that platting be accomplished in four years due to the size of the C.U.P. CPO Council Area "I" recommended 4-0 that the applications be approved.

There was no one present in opposition to the applications.

BOX FOX, President of Landmark Communities, mentioned that last Thursday night they had a meeting with the families in Cottonwood. While it was quite a lengthy meeting and there were a lot of question, they felt the residents were satisfied.

MOTION: Having considered the factors as contained in Policy Statement No. 10, taking into consideration the undeveloped character of the general area; the surrounding residential zoning; the suitability of the subject property for development with a mixture of housing styles; the recommendation of approval by CPO Council Area "I" and the recommendation of approval by staff; I move that we recommend to the governing body that the zone change request be approved 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; and that the associated C.U.P. be approved subject to the following conditions:

- a. General Provision No. 4 shall be changed to show a 25 foot front yard setback for garden and mid-rise apartments on 64'-70' right-of-way streets.
- b. 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.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said

plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Martens moved, Hansen seconded and it carried unanimously. Jones was absent.

November 19, 1981

Bob Fox
Landmark Communities
2471 Hathway Circle
Wichita, Kansas 67226

Re: DP-113-Woodlawn Development
No. 11-22 Residential C.U.P.
Z-2391 - "AA" to "A" - both
located north of 32nd Street
North, between Woodlawn &
Rock Road

Dear Mr. Fox:

Our letter dated to you on November 6, 1981, advised that the above-captioned cases would be scheduled for consideration by the Board of City Commissioners for its regular meeting of December 1, 1981. We have been advised by the Manager's Office that the commission will not meet on that date and therefore, subject cases will be scheduled for consideration at their next regular meeting of December 8, 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,

Jack H. Galbraith
Chief Planner

JHG:sad

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

November 6, 1981

Bob Fox
Landmark Communities
2471 Hathway Circle
Wichita, Kansas 67226

Re: DP-113 - Woodlawn Development No. 11-22
Residential C.U.P.
Z-2391 - "AA" to "A" - both located north
of 32nd Street North, between Woodlawn &
Rock Road

Dear Mr. Fox:

At its regular meeting on November 5, 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 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 the approval of the associated C.U.P. subject to the following conditions:

- a. 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.
- b. 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.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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

It is necessary that you make the necessary corrections and submit 10 corrected copies of the C.U.P. to our office by November 20th so that subject cases can be scheduled for consideration by the Board of City Commissioners on December 1, 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,

Jack H. Galbraith
Chief Planner

JHG:sad

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

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE November 5, 1981

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-113 and Z-2391, North of 32nd
Street North, Between Woodlawn
and Rock Road

During their November 3rd meeting, CPO Neighborhood Council Area "I" considered the application for approval of the Woodlawn Development No. 11-22 Residential Community Unit Plan. Bob Fox, Bill G. Yung, and Elton Parsons were present to discuss the case with the Council. No area residents attended the meeting concerning the case.


The Council voted unanimously, 4-0, to recommend approval of the proposed CUP subject to MAPC staff comments. Council "I" currently has seven members and had a quorum at the November 3rd meeting.

Please provide copies of this memorandum to the members of the MAPC and City Commission when this case is considered by them. Thank you.


Dean Kruthof
Administrative Aide III

DK:dm

Noted:


Sarah Gilbert
CP Coordinator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 11-5-81

Case No. DP-113 Request: Approval of Woodlawn Develop-
Z-2391 ment No. 11-22 Residential C.U.P.
"AA" to "A"

Location: North side of 32nd Street North in an area between Woodlawn
and Rock Road.

Reason: To permit the construction of a project with multiple
residential uses ranging from single-family to garden
apartments.

Acres: 126.4 Size: 2080' x 4850' (irregular)
Maximum number of dwelling units: 1,714 Net density: 14.5 du/acre

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA"
North	Undeveloped	"AA" & "R-1"
East	Undeveloped	"AA"
South	Fantasea and Undeveloped	"AA" & "C"
West	Undeveloped	"AA" & "R-1"

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

Platted: No

History: None

COMMENTS:

- In accordance with Section 20.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of the Woodlawn Development No. 11-22 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:
 - That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - 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.
 - 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.
- The proposed C.U.P. would permit a maximum of 1,714 dwelling units on approximately 126.4 gross acres. After subtracting street right-of-way for arterials and collectors the density would be 14.5 dwelling units per net acre. Associated zone change Z-2391 is seeking a zone change from "AA" Single-family

to "A" Two-family, which permits 14.5 dwelling units per acre. The housing types range from Single-family to Four-plexes to Garden Apartments. The C.U.P. shows the proposed uses for each parcel which may range from Single-family to Townhouses. If the C.U.P. is developed with the uses illustrated on the plan, the net density would be 10.7 dwelling units per net acre, or 1,273 dwelling units.

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

3. Staff is generally supportive of uses illustrated on the plan. As with DP-112 (Woodlawn Development No. 20 Residential C.U.P.), approved by the Planning Commission on October 8, 1981, this C.U.P. allows a higher density use to be developed on each parcel after review and approval of site plans by the Director of Planning. Staff feels that the provisions of this C.U.P. provide flexibility to the developers to respond to market conditions while establishing guidelines that will make it easier to provide appropriate City services to this area.
4. A recommendation of approval of the zone change 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.
5. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. 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.
 - b. 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.
 - c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Z-2391)
&
✓ DP-113) 92 - "Notice to Adjoining Property Owners" mailed 10-22-81 for
the MAPC meeting for 11-5-81.

1 including map to CPO Office
1 " " " " "NEIGHBORS"
1 to Don Schneider, Sanitary Chief Engineer

—
95 TOTAL

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

October 22, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, November 5, 1981, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for approval of the WOODLAWN DEVELOPMENT NO. 11-22 RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-113

Beginning at the intersection of the north line of the southwest quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M. and the east right-of-way line of Woodlawn, said point being 50 feet easterly from the west quarter corner of said Section 31; thence northerly along the east right-of-way line of Woodlawn bearing $N 0^{\circ} 48' 29'' W$, 1329.99 feet; thence $N 56^{\circ} 59' 00'' E$, 2509.93 feet; thence along a curve to the left having a radius of 1675.65 feet, a central angle of $82^{\circ} 40' 34''$, a length of 2417.92 feet, and a chord 2213.54 feet long bearing $S 49^{\circ} 36' 33'' E$; thence $S 0^{\circ} 56' 50'' E$, 250.00 feet; thence $S 45^{\circ} 56' 50'' E$ 299.31 feet; thence $N 39^{\circ} 04' 12'' E$, 219.59 feet; thence $S 0^{\circ} 55' 43'' E$, 170.00 feet to the north line of Cottonwood Village Fourth Addition, an addition to Wichita, Sedgwick County, Kansas; thence westerly along the north line of said addition bearing $S 39^{\circ} 04' 12'' W$, 400.00 feet; thence along a curve to the left having a radius of 127.15 feet, a central angle of $45^{\circ} 00' 00''$, and a length of 99.86 feet; thence $N 45^{\circ} 55' 43'' W$, 13.00 feet; thence along a curve to the left having a radius of 170.36 feet, a central angle of $45^{\circ} 00' 00''$, and a length of 133.80 feet; thence $S 39^{\circ} 04' 12'' W$, 1072.93 feet; thence along a curve to the left having a radius of 681.64 feet, a central angle of $11^{\circ} 23' 48''$, and a length of 136.57 feet; thence $S 77^{\circ} 35' 24'' W$, 27.24 feet; thence along a curve to the right having a radius of 620.44 feet, a central angle of $11^{\circ} 19' 37''$, and a length of 122.66 feet; thence $S 38^{\circ} 55' 01'' W$, 200.39 feet to the west line of the southwest quarter, said section 31; thence northerly along said west line bearing $N 0^{\circ} 58' 40'' W$, 767.67 feet to the center of said Section 31; thence westerly along the north line of the southwest quarter of said Section 31 bearing $S 39^{\circ} 03' 12'' W$, 1345.31 feet; thence along the northerly line of Fantasea, an addition to Wichita, Sedgwick County, Kansas bearing $S 56^{\circ} 45' 10'' W$, 1037.72 feet; thence $S 33^{\circ} 55' 01'' W$, 200.00 feet to the east right-of-way line of Woodlawn; thence northerly along said right-of-way line bearing $N 1^{\circ} 14' 30'' W$, 595.00 feet to the point of beginning. Generally located north of 32nd Street North, between Woodlawn and Rock Road.

The Development Plan for this area has been submitted as required under the Community Unit Plan provisions of Section 20.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, and is available for public information and review.

The Development Plan now on file proposes the following:

1. The development of a maximum of 1714 dwelling units on approximately 126.4 gross acres. After subtracting public street right-of-way the density would be 14.5 dwelling units per acre. Associated zone case E-2391 is seeking a zone change from "AM" single family to "A" two family, which permits 14.5 dwelling units per acre.

Page Two
Case No. DP-113

2. The Development Plan shows the proposed use for each parcel. There are eight parcels with permitted uses ranging from single family to four-plexes to garden apartments. The Director of Planning would have to approve any changes in the uses 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 MAPC and ECC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

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

October 22, 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 November 5, 1981.

CASE NO. Z-2391

Zone Change from the "AA" One Family Dwelling District
to the "A" Two Family Dwelling 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 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 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. E-2391

Zone Change from the "AA" One Family Dwelling District
to the "A" Two Family Dwelling District

Beginning at the intersection of the north line of the southwest quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M. and the east right-of-way line of Woodlawn, said point being 50 feet easterly from the west quarter corner of said Section 31; thence northerly along the east right-of-way line of Woodlawn bearing N 0° 45'29" W, 1328.99 feet; thence N 88°59'00" E, 2509.93 feet; thence along a curve to the left having a radius of 1675.65 feet, a central angle of 32°40'34", a length of 2417.92 feet, and a chord 2213.54 feet long bearing S 49°36'33" E, thence S 0°56'50" E, 250.00 feet; thence S 45°56'50" E 299.31 feet; thence N 89°04'12" E, 219.59 feet; thence S 0°55'43" E, 170.00 feet to the north line of Cottonwood Village Fourth Addition, an addition to Wichita, Sedgwick County, Kansas; thence westerly along the north line of said addition bearing S 39°04'12" W, 498.00 feet; thence along a curve to the left having a radius of 127.15 feet, a central angle of 45°00'00", and a length of 99.36 feet; thence N 45°55'43" W, 18.00 feet; thence along a curve to the left having a radius of 170.36 feet, a central angle of 45°00'00", and a length of 133.80 feet; thence S 39°04'12" W, 1072.93 feet; thence along a curve to the left having a radius of 681.64 feet, a central angle of 11°23'43", and a length of 136.57 feet; thence S 77°35'24" W, 27.23 feet; thence along a curve to the right having a radius of 620.44 feet, a central angle of 11°19'37", and a length of 122.66 feet; thence S 33°55'01" W, 200.39 feet to the west line of the southwest quarter, said section 31; thence northerly along said west line bearing N 0°58'40" W, 767.67 feet to the center of said Section 31; thence westerly along the north line of the southwest quarter of said Section 31 bearing S 39°03'12" W, 1345.31 feet; thence along the northerly line of Fantasea, an addition to Wichita, Sedgwick County, Kansas bearing S 56°45'10" W, 1037.72 feet; thence S 33°55'01" W, 200.00 feet to the east right-of-way line of Woodlawn; thence northerly along said right-of-way line bearing N 1°14'30" W, 595.00 feet to the point of beginning. Generally located north of 32nd Street North, between Woodlawn and Rock Road.



RECEIVED

SEP 28 1981

METROPOLITAN PLANNING

ROUTE Art 2

Jack 1

Should I draft a response?

September 25, 1981

Mr. Arthur D. Chambers, AICP
Senior Planner
MAPD - City Hall
Tenth Floor
455 North Main Street
Wichita, KS. 67202

Dear Art:

In response to your letter of September 11th and 17th regarding your request that a drawing of the Community Unit Plans be submitted reflecting the highest proposed use, we understand your reason for this request in terms of illustrating the potential highest use to interested parties, present and future, and do not totally disagree with your idea.

There are some problems created by this idea which we would like to state:

- 1) The process to develop community unit plans involves many hours and cost many dollars designing the specific land uses we think best suit the current community needs. In order to comply with your request, we will be required to spend a substantial sum of additional money to prepare a second drawing which may or may not serve any purpose.
- 2) When we complete the community unit plan drawing and proceed to write the General Provisions, the density factors are established by the existing zoning ordinances. In the case of the two C.U.P.s request referred to in your letter, the 14.5 D.U.A. was established by ordinance. I assume we could illustrate the highest use with a variety of housing styles, which would seem to be meaningless for the purpose intended.
- 3) Your request in the referenced letters is, as I understand it, the first time such a request has been made by MAPD. We would appreciate the criteria under which such request will be made in the future.

As an alternative solution, which may serve the same purpose, is a disclosure statement in bold type on the face of the C.U.P. plan stating, "THE NUMBER OF DWELLING UNITS AS SHOWN ON THIS PLAN IS _____. HOWEVER, THE MAXIMUM DWELLING UNITS PERMITTED UNDER CURRENT ZONING ORDINANCES IS _____", or such wording.

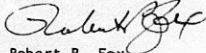
Landmark Communities, Inc.
2471 Hathway / Wichita, Kansas 67226 / (316) 686-7451

Mr. Arthur D. Chambers
September 25, 1981
Page Two

These are our comments and we would appreciate the opportunity to discuss these with you during our next meeting.

Sincerely,

LANDMARK COMMUNITIES, INC.


Robert R. Fox
President

RRF:caf

cc: Bill Yung, Stonehedge Corporation
Ward Lawrence, ABKO Properties

Meeting re sewer in Conotara area

10-5-81

Draves

Schneider

Crambe

Bengston

Jung

Sewer Man No. 9

^{Bengston}
based on schneider calculations
there should not be any problem
if initial allocations are reduced

14.5
2.3
<hr/> 33.5
28.0
<hr/> 31

Bengston has allocated flows at 14.5 residential
plus light & heavy commercial/industrial
& Schneider agrees.

September 11, 1981

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

Re: DP-113 - ABKO 11-22
Generally located on the east
side of Woodlawn, in an area
between 29th & 37th Sts. North.

Dear Mr. Fox:

We have reviewed the revised copies of the above captioned C.U.P. Copies of the revised C.U.P. were sent to the Department of Engineering for their review and comment. The following are our comments, as well as those from other City Departments, regarding the proposed project.

Generally, we are supportive of the proposed uses shown in the C.U.P. However, as we mentioned in our letter concerning DP-112, we feel that the highest proposed use should be illustrated. Then, if a lower density was desired, it could be handled administratively. If after the area begins developing and a higher density is requested, we would probably ask for an ownership list so that we could notify nearby property owners. Wording should be added that states that once a parcel is twenty-five percent, or more, developed, any changes in density or use would require an amendment to the C.U.P.

The revised public street system will better serve the area east of the K.G. & E. easement. With the revised street system there are now two means of access to Parcel 7 via public streets. Likewise, we feel that the redesign of the area just east of Parcel 8 is an improvement. I would, however, encourage you to attempt to provide access to the "BB" area through the "LC" area. This will reduce the amount of traffic on 32nd Street (a collector) as well as avoiding the construction of a bridge or drainage pipe.

Page Two
Bob Fox
September 11, 1981

The Department of Engineering has indicated that there is a problem in serving this area with sanitary sewers. According to Don Schneider, the original use calculations and flow allowances for the light industrial and commercial areas are not sufficient to allow development with the proposed densities. You should contact Mr. Schneider to discuss this problem so that it can be resolved prior to MAPC consideration.

The following are comments relating to specific changes that need to be made to the text and the plan.

1. All street right-of-way, not just collector street r-o-w, should be subtracted from the gross acres to determine net acres. If the 7.1 acres shown in General Provision No. 1 does not include all street r-o-w, then the density figures in General Provisions 2 and 3 and the notes at the end of the parcel descriptions will have to be changed.
2. It should be clarified in General Provisions 2 and 3 as to whether the figures represent the inclusion or exclusion of the Northeast Circumferential.

The only other comment that we have at this time is that we have not received an application for a zone change for this area. Additionally, we will need a revised legal description for the C.U.P. since there have been some boundary shifts. We have tentatively scheduled this case for the October 22, 1981 MAPC meeting. The zone change application, revised C.U.P. legal, ownership list and fourteen revised copies of the C.U.P. need to be submitted by September 23, 1981. If you have any questions, please call.

Sincerely,


Arthur D. Chambers, AICP
Senior Planner

ADC:el

cc: Bill Yung, 8225 E. 35th St. North, Wichita 67226

August 23, 1981

Robert S. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
Mike Lindbak, Program Development Engineer

Arthur D. Chambers, Senior Planner

DP-111 - ARKO 15; DP-112 - ARKO 20; and DP-113 - ARKO 11-23;
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.F.'s. I have attached a copy of each C.U.F. for your
review. We would appreciate receiving any additional com-
ments you might have regarding streets, access, diesel lanes,
etc., by Wednesday, September 2, 1981. If you have any
questions, please call.

Arthur D. Chambers
Senior Planner

ADC:el

Attachments

July 16, 1981

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

Re: DP-113 - ABKO 11-22 Residential
C.U.P. - Generally located on
the north side of 32nd St. North,
in an area between Woodlawn and
Rock Road.

Dear Bill:

We have reviewed the above captioned C.U.P. and the following are our comments as well as those from other City Departments. As Art Chambers informed you several weeks ago, we cannot advertise this C.U.P. for public hearing until the western half is annexed into Wichita. You should contact Bob Young of this office to initiate the annexation procedure. We will continue processing this case so that it can be advertised for public hearing as soon as it is annexed. We still have not received the application and fee for the zone change request for this area. Additionally, we have not received the ownership list for the C.U.P.

The Department of Engineering has indicated that the sanitary sewer main for this area will have capacity to serve this area. However, if the rest of the area served by Sewer Main #9 is developed with densities as high as in this C.U.P., it is anticipated that the flow would exceed the design flow of the main sewer. If some of the areas served by Sewer Main #9 have not been developed as intensely as originally designed, then there may be additional capacity for future development. I would suggest that you contact the Engineering Department and discuss what impact proposed future development will have on the main sewer. You may want to include this area in the sewer capacity analysis we requested for the C.U.P.'s on the east side of Rock Road.

Page Two
Bill Yung
July 16, 1981

One other comment that the Department of Engineering has, concerns the note regarding the construction of private drives to City standards. Engineering has indicated that if the drives are to be converted and constructed to public street standards, then the entire configuration of the public streets would have to be changed indicating "curb line controls" so that the off-street parking spaces can be delineated and do not appear to be parking in public street right-of-way. In order to accomplish this, the width of the roadway would be wider than shown for the private drives. You should be aware that if the private drives are dedicated as public streets then the net area will be reduced and as a result, the maximum number of units permitted will also be reduced.

Another point raised by the Department of Engineering is the ability of the Director of Planning to actually accomplish a change from private drives to public streets. This would actually be a function of the Subdivision Committee, MAPC, and ultimately the City Commission.

The Engineering Department is concerned about the appropriateness of having a public or private street serving Parcel 8 located on a dam. We feel that Parcel 8 should be designed to be served by public streets from the north. Likewise, we feel that it is inappropriate to place private drives between two single-family lots. We would suggest that you consider redesigning Parcels 5, 6, 7, and 8 so that public streets can be extended to the east to serve Parcels 7 and 8.

Generally we are supportive of the proposed residential uses. However, we feel that the highest density use proposed for each parcel should be shown on the plan. Then if a lower density use is desired, the change can be handled administratively. This will allow future property buyers to see what the most intense development would be.

One problem that we noted was that the proposed number of units exceed the density allowed under the "A" two family zoning district. The number of permitted units should be based on "net" acres which is determined by subtracting public street right-of-way and drainage dedications from the gross acreage. Based on your figures, there is a net area of 120.1/125.1 acres. This would permit a maximum of 1741/1814 dwelling units. The density calculations in General Provision #3 should be changed to reflect the use of net acres as described above. I would suggest that the table for calculating areas in General Provision #1 be changed to the format as suggested for DP-112 - ABKO 20 C.U.P.

Page Three
Bill Yung
July 16, 1981

In looking at Parcel 10 and the proposed surrounding uses, we feel that some redesign may be needed. One suggestion would be to utilize Parcel 10 for offices or light commercial in conjunction with the proposed commercial uses along Rock Road. Parcel 9 could be extended easterly for approximately 200 feet. This would eliminate the need for a bridge to serve Parcel 10. In addition, we feel that office uses would be more appropriate next to the N.E. Circumferential for this site.

The width of the public streets in Parcels 2 through 6 will need to be increased. The main collector should be 66 feet in width since it will be serving four-plexes and townhouses as well as single and two family areas. The 58 foot street shown directly serving Parcels 5 and 6 and Parcel 7 indirectly, should be increased to 64 feet because it does not meet the criteria for a 58 foot street.

The following are specific comments relating to the plan or General Provisions:

1. The words "Limit of Net Area" on the plan should be deleted.
2. The wording in the first two columns of General Provision #4 (setbacks) should read "Dim. from ROW line". Also, the last sentence should reference the Directors of Planning and Engineering.
3. General Provision #8 may be deleted.

These are the comments we have at this time. We will schedule this case before the MAPC after the area has been annexed and we have received the rezoning application, fee, ownership list, and fourteen revised copies of the C.U.P. If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:e1

cc: Landmark Communities, 2471 Hathway Circle, 67226

THE CITY OF WICHITA
OFFICE OF Chief Engineer

DATE June 11, 1981

RECEIVED

JUN 11 1981

TO Arthur D. Chambers, Senior Planner

FROM Paul B. Graves, Chief Engineer

METROPOLITAN PLANNING
ROUTE

SUBJECT DP-143 - ABKO 11-22
Residential C. U. P.

The Design Division of the Department of Engineering has the following comments:

Sanitary Sewers

Main sewer to serve this surrounding area was designed as follows:

1. 684.6 acres as light industrial
2. 299.2 acres as medium industrial
3. 219.3 acres as heavy industrial
4. 353.7 acres as multi-family with a density of 30 people per acre
5. 104.9 acres as office or commercial

The main sewer will have capacity for this C. U. P. but, if the rest of the area to be served by the main sewer would develop with densities as high as in this C. U. P., it is anticipated that the flow would exceed the design flow for the main sanitary sewer.

Traffic Section

1. Would request 200' of access control north and south of the bridge to be constructed on Woodlawn.
2. Along 32nd Street North, access control is noted with exceptions presumably for driveways. Is there any special significance to access control being shown with exceptions that might be related to City-at-large expense versus special assessments?
3. There is a note indicated that reads as follows: "Those drives labeled as private drives may be constructed to public standards with appropriate right-of-way and dedicated and constructed by City under special assessment. This will only be accomplished if plan is revised indicating additional public streets and submitted for approval by the Director of Planning."

If the private drives are to be converted and constructed to public street standards, then the entire configuration of the public streets would have to be changed indicating "curb line controls" so that the off-street parking spaces can be delineated as off-street parking spaces and not appear to be parking in the public parking. In order

Sanitary Main #9

Arthur D. Chambers, Senior Planner
June 11, 1981

Page 2

to accomplish this, the width of roadway would be wider than that as indicated for private drives and would, therefore, affect the entire C. U. P. layout.

Can this change from private drive to public street actually be accomplished by approval of the Director of Planning?

Drainage

There appears to be no problems at this time regarding the overall drainage plan for this area and we assume that it will proceed as it has in the past.



Paul B. Graves
Chief Engineer

PBG:gr

cc: Robert B. Feldner, Supt. of Central Inspection

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

Arthur D. Chambers, Senior Planner

DP-113 - ABKO 11-22 Residential C.U.P. Generally located
on the west side of Rock Road, between 32nd and 37th
Streets North.

We have received a request for approval of a residential C.U.P.
at the above location. A copy of the proposed C.U.P. is
attached for your review and comment. The C.U.P. proposes to
develop 129.1 acres with a maximum of 1851 dwelling units.
Housing types range from single family to garden apartments.

The western half of this C.U.P. is currently located outside
the city limits of Wichita. A request for annexation will be
filed in the near future. The C.U.P. cannot be advertised for
public hearing until the property is annexed.

We would appreciate receiving any comments you might have re-
garding drainage, streets, sanitary sewers, etc., by June 11,
1981. If you have any questions, please call.

Arthur D. Chambers, AICP
Senior Planner

ADC:el

Attachment



**Van Doren
Hazard
Stallings**

ARCHITECTS • ENGINEERS • PLANNERS

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

DATE 9-24-81 JOB NO. _____

PROJECT C.U.P. - Parcel 11-22

TO Art Chambers

FROM Steven E. Anderson

REFERENCE _____

COPIES TO:

*Legal for 2-2391
& assumed legal for DD-113*

Beginning at the intersection of the north line of the southwest quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M. and the east right-of-way line of Woodlawn, said point being 50 feet easterly from the west quarter corner of said Section 31; thence northerly along the east right of way line of Woodlawn bearing N 0° 48' 29" W, 1528.99 feet; thence N 88° 59' 00" E, 2509.93 feet; thence along a curve to the left having a radius of 1675.65 feet, a central angle of 82° 40' 34", a length of 2417.92 feet, and a chord 2213.54 feet long bearing S 49° 36' 33" E; thence S 0° 56' 50" E, 250.00 feet; thence S 45° 56' 50" E, 299.31 feet; thence N 89° 04' 12" E, 419.59 feet; thence S 0° 55' 48" E, 170.00 feet to the north line of Cottonwood Village Fourth Addition, an addition to Wichita, Sedgwick County, Kansas; thence westerly along the north line of said addition bearing S 89° 04' 12" W, 400.00 feet; thence along a curve to the left having a radius of 127.15 feet, a central angle of 45° 00' 00", and a length of 99.86 feet; thence N 45° 55' 48" W, 18.00 feet; thence along a curve to the left having a radius of 170.36 feet, a central angle of 45° 00' 00", and a length of 133.80 feet; thence S 89° 04' 12" W, 1072.93 feet; thence along a curve to the left having a radius of 681.64 feet, a central angle of 11° 28' 48", and a length of 136.57 feet; thence S 77° 35' 24" W, 27.24 feet; thence along a curve to the right having a radius of 620.44 feet, a central angle of 11° 19' 37", and a length of 122.66 feet; thence S 88° 55' 01" W, 200.39 feet to the west line of the southwest quarter, said section 31; thence northerly along said west line bearing N 0° 58' 40" W, 767.67 feet to the center of said Section 31; thence westerly along the north line of the southwest quarter of said Section 31 bearing S 89° 03' 12" W, 1345.31 feet; thence along the northerly line of Fantasea, an addition to Wichita, Sedgwick County, Kansas bearing S 56° 45' 10" W, 1037.72 feet; thence S 88° 55' 01" W, 200.00 feet to the east right of way line of Woodlawn; thence northerly along said right of way line bearing N 1° 14' 30" W, 595.00 feet to the point of beginning;

Gen. lnc. No of 3rd St W. bet Woodlawn & Rock Road.

Parcel 11-22

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

DP-13
5951 A#D
associated
zone case
no map/dob
Residential

Case Z- 2391

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, Kan. 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

NA, Block(s) NA,

NA Addition.

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

See Attached Sheet

N AA & R-1
S AA & C
E AA
W R-1

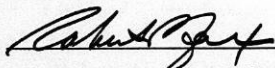
2. b. There are 129.1 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

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

b. on the East side of Woodlawn (Avenue,
Street) between 29th North (Avenue, Street) and
37th North (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
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 2:25
(AM, PM) on May 27, 1981 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 945⁰⁰.

J. Lynn Shirley Name
J. Planner Title



ATT: ART CHAMBERS

In Re: Parcel #11-22
C.U.P.

Ownership List ordered by
Bill Yung for
Landmark Inc.
in Section 31 -Twp 26 -R 2E

(This is only the first
half of the list --
covering the platted areas,
will have the unplatted
area over to you tomorrow.

Ardy

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

DP-113

Z-2391

OWNERSHIP LIST

Parcel #11-22
C.U.P.

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1, except the West 420 feet		Fantasea <i>Returned</i> <i>unknown</i>	First Park Investment Co. %Dean H. Boedeker 717 17th Street Denver, Colorado 80202
The West 420 feet of Lot 1		"	Same as above
Reserve		"	Same as above
Lot 2		"	Wichita Development Co. 2471 Hathway 67226
Lot 1	A	Comotara Sub-Station	✓ Kansas Gas and Electric Co. 201 N. Market 67202
Lot 9	1	Cottonwood Village First Addition	✓ Douglas Adrian McNutt Paula S. McNutt 3123 Brookfield Ct. 67226
Lot 10	1	"	✓ Steven C. Reffner Linda M. Reffner 3129 Brookfield Ct. 67226
Lot 11	1	"	✓ J. Richard Bryant Kathleen A. Bryant 3135 Brookfield Ct. 67226
Lot 12	1	"	✓ Roger Cornish Wanetta Cornish 3141 Brookfield Ct. 67226
Lot 13	1	"	✓ J. Patrick Flume Mary E. Flume 3147 Brookfield Ct. 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 14	1	Cottonwood Village First Addition	Tsyh-Yuan Shen Ai-Tung Shen ✓ 3155 Brookfield Ct. 67226
Lot 15	1	"	Gary D. Hardman Deborah R. Hardman ✓ 3161 Brookfield Ct. 67226
Lot 16	1	"	Robert Martin Zinser Linda Diane Zinser ✓ 3167 Brookfield Ct. 67226
Lot 17	1	"	Ronald J. Shank Karen D. Shank ✓ 3173 Brookfield Ct. 67226
Lot 18	1	"	Larry J. Nolan ✓ 3179 Brookfield Ct. 67226
Lot 1	2	"	Sneau-Wei Fu ✓ 3204 Brookfield 67226
Lot 2	2	"	George C. Piersall, Jr. Audrey R. Piersall ✓ 3152 Brookfield Ct. 67226
Lot 3	2	"	G. Keith Murray ✓ 3148 Brookfield 67226
Lot 4	2	"	Lyle H. Webster Lisa K. Webster ✓ 3124 Brookfield 67226
Lot 1	1	Cottonwood Village Second Addition	Brian K. Rinehart Karen D. Rinehart ✓ 6415 32nd St. Court North 67226
Lot 2	1	"	Dan Lee Morrow Glenda T. Morrow ✓ 6419 32nd St. Ct. N. 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 3	1	Cottonwood Village Second Addition	✓ Marc L. Crawford 6425 32nd St. Ct. North 67226
Lot 4	1	"	✓ Joseph William Lovett 6427 32nd St. Ct. North 67226
Lot 5	1	"	✓ Robert Weare Rocco Patricia A. Rocco 6431 32nd St. Ct. North 67226
Lot 6	1	"	✓ Herschel A. Hall Susan G. Hall 6435 32nd St. Ct. North 67226
Lot 7	1	"	✓ Faridory Farahmond Karen Farahmond 6439 32nd St. Ct. North 67226
Lot 8	1	"	✓ Jeffrey L. De Garmo Jennifer S. De Garmo 6443 East 32nd St. North 67226
Lot 9	1	"	✓ Thomas D. Quiring Helen Quiring 6447 32nd St. Ct. North 67226
Lot 10	1	"	✓ Seif Al-Shaer Katherine E. Al-Shaer 3241 Brookfield 67226
Lot 11	1	"	✓ Norman A. Franker Cathy R. Franker 3235 Brookfield 67226
Lot 12	1	"	✓ Randall D. Miller Christine M. Miller 3231 Brookfield 67226
Lot 13	1	"	✓ Jerry R. Krueger Inge H. Krueger 3217 Brookfield 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 14	1	Cottonwood Village Second Addition	✓ Jeffrey M. Davis Nanetta L. Davis 3211 Brookfield 67226
Lot 15	1	"	✓ Scott E. Bengtson Kimberly Bengtson 3203 Brookfield 67226
Lot 1	2	"	✓ Horace James Tyler Ruth Tyler 3210 Brookfield 67226
Lot 2	2	"	Robert C. Ward Elizabeth A. Ward ✓ 3216 Brookfield
Lot 3	2	"	Donald Gene Hollenbeck ✓ Alice Delores Hollenbeck 3222 Brookfield 67226
Lot 4	2	"	✓ Charles Lee Sallaway 3230 Brookfield 67226
Lot 5	2	"	✓ John S. Murphy Sharon A. Murphy 3236 Brookfield 67226
Lot 6	2	"	✓ Edwin D. Banister LaMoyné I. Banister 3242 Brookfield 67226
Lot 7	2	"	✓ Mark R. Jahnke Connie L. Jahnke 3253 Bayberry 67226
Lot 8	2	"	✓ William H. Tye Janice L. Tye 3249 Bayberry 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 9	2	Cottonwood Village Second Addition	William T. Harrigill III Jeanne M. Harrigill ✓ 3243 Bayberry 67226
Lot 10 and the North 1 foot of Lot 11	2	"	Peter J. Tompkins Louise D. Tompkins ✓ 3237 Bayberry 67226
Lot 11 except the North 1 foot	2	"	Wayne M. Bobb Susan L. Bobb ✓ 3233 Bayberry 67226
Lot 12	2	"	Jack D. Jenlink Sara H. Jenlink ✓ 3237 Bayberry 67226
Lot 13	2	"	John L. Siemer Anita M. Siemer ✓ 3221 Bayberry 67226
Lot 14	2	"	Michael R. Biggs Cathy J. Biggs ✓ 3215 Bayberry 67226
Lot 15	2	"	Michael L. Gazaway Armen J. Gazaway ✓ 3209 Bayberry 67226
Lot 16	2	"	Robert Douglas (aka Robert D.) Reagan Michelle A. Reagan ✓ 3203 Bayberry 67226
Lot 21	2	"	Gary A. Hunt Deborah A. Hunt ✓ 3222 Cranberry 67226
Lot 22	2	"	Patrick J. Moyer Nancy Moyer ✓ 3228 Cranberry 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 23	2	Cottonwood Village Second	Charles D. Miller Laverne K. Miller ✓ 3232 Cranberry 67226
Lot 24	2	"	Michael Dellioso Anna Dellioso ✓ 3236 Cranberry 67226
Lot 25	2	"	Frank B. Williams Ann Williams ✓ 3240 Cranberry 67226
Lot 26	2	"	Kim T. Nguyen Lien Bich Thi Vu ✓ 3248 Cranberry
Lot 1	3	"	Robert F. Schurden Melanie P. Schurden ✓ 3254 Bayberry 67226
Lot 2	3	"	Earl O. Suci Judith L. Suci Address Unknown
Lot 3	3	"	<i>Returned unknown</i> ✓ Kirk F. Harris Mary P. Harris 3238 Bayberry 67226 <i>4141 S. Laverne</i> <i>Apr 7 74</i>
Lot 4	3	"	John R. Walker, Jr. Belinda J. Walker ✓ 3234 Bayberry 67226
Lot 5	3	"	Robert Kincaid III Nancy Jo Kincaid ✓ 3208 Bayberry 67226
Lot 6	3	"	Chia Hsi Wang ✓ 3202 Bayberry 67226
Lot 7	3	"	Dan L. Christmore ✓ 3203 Cranberry 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	3	Cottonwood Village Second	Bruce A. Sloan Christine D. Sloan ✓ 3209 Cranberry 67226
Lot 9	3	"	Robert Lee Guesby ✓ Sylvia E. Guesby 3231 Cranberry 67226
Lot 10	3	"	Robert Joseph Long Barbara J. Long ✓ 3237 Cranberry 67226
Lot 11	3	"	Mary K. Cherryholmes ✓ Box 1069 Wichita 67201
Lot 12	3	"	Douglas R. Porter ✓ Bonnie L. Porter 3247 Cranberry 67226
Lot 13	3	"	Harold J. Torske ✓ Sharon D. Torske 6739 32nd St. Ct. N 67226
Lot 14	3	"	Jeffrey Haney ✓ Stephanie A. Haney 6731 32nd St. Ct. North 67226
Lot 15	3	"	Kendall C. Ellis ✓ Diane J. Ellis 6727 32nd St. Ct. North 67226
Lot 16	3	"	Stanley Eugene Fulkerson ✓ Wanda F. Fulkerson 6721 32nd St. Ct. North 67226
Lot 17	3	"	Jameela H. Jawadi ✓ Muhammed Salahuddin Jawadi 6713 32nd St. Ct. North 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 4	4	Cottonwood Village Second	Kurt E. Fiser Sheri L. Fiser ✓ 3115 Bayberry 67226
Lot 5	4	"	Dennis Richard Kuhn Deborah S. Kuhn ✓ 3119 Bayberry 67226
Lot 6	4	"	Carl P. Jakaitis Denise Jakaitis ✓ 300 West Douglas 67202
Lot 1	2	Cottonwood Village Third	Dennis Laurence Kemp Donna M. Kemp ✓ Box 131 Tulsa, Oklahoma 74101
Lot 2	2	"	Abas H. Tehrani Deborah L. Tehrani ✓ 1253 N. Terrace 67208
Lot 3	2	"	John A. Delmez Mary Colleen Delmez ✓ 3235 Rushwood 67220
Lot 4	2	"	William P. Shanahan Jr. Vicki Ann Shanahan ✓ 7600 State Line Prairie Village, Kans. 66208
Lot 5	2	"	William E. Beegle Maureen A. Beegle ✓ 3223 Rushwood 67226
Lot 6	2	"	Jacob Lewis Greene III Marva Greene ✓ 3213 Rushwood 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 7	2	Cottonwood Village Third	Crane Homes of Kansas Inc. ✓ 2148 North Old Manor 67208
Lot 8	2	"	Same as above
Lot 9	2	"	Same as above
Lots 1 through 12, inclusive	1	Cottonwood Village Fourth	Wichita Development Co. D 2471 Hathway Circle 67226
Lots 1 through Lot 15 inclusive	2	"	Same as above
Lots 16 through Lot 29 inclusive	2	"	Same as above
Lots 1 through Lot 16 inclusive	3	"	Same as above
Lots 17 through Lot 32 inclusive	3	"	Same as above
Lots 33 through Lot 48 inclusive	3	"	Same as above
Lots 49 through Lot 62 inclusive	3	"	Same as above
Lots 1 through Lot 12 inclusive	4	"	Same as above
Lots 13 through Lot 23 inclusive	4	"	Same as above



ATT: ART CHAMBERS

In re: OWNERSHIP List
for Landmark Communities
ordered by Bill Yung

Parcel # 11-22

Additional portion of
list which was delivered
Oct., 13.

Ardy

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

DELIVER TO:

Metropolitan Area
Planning Dept.

Tenth Floor
City Building

Leave at the desk of
Edie Lakin for Art
Chambers.

Rec'd 10-15-81

Ardy

DP-113

Z-2391

DP. 113
2 0391

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Block	5	Stonehedge	✓ Keith L. Anderson 1125 S. Rock Road 67207

Tract Description

All that part of the SE $\frac{1}{4}$ of Section 31, Township 26 South, Range 2 East of the 6th P.M. lying North of Cottonwood Village Fourth Addition.

Property Owner

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

A tract in the SE $\frac{1}{4}$ of Section 31 Township 26 South, Range 2 East of the 6th P.M. beginning at the intersection of the south r-o-w line of 32nd Street North and the west r-o-w 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.

Same as above

A tract of land in the Southeast $\frac{1}{4}$ 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 east right of way line of Longfellow and the south right of way line of 31st Street North; thence East along said south line of 31st Street North bearing N 89°06'42" East, 449.69 feet; thence South 0°53'18" East, 620 feet; thence South 89°04'12" West, 484.24 feet; thence South 0°55'48" East 595 feet; thence South 89°04'12" West 245 feet; thence North 0°55'48" West 9'1 feet; thence North 89°04'12" East 245 feet; thence North 0°55'48" West 168.99 feet; thence North 89°04'12" East, 35 feet; thence North 0°55'48" West 135.63 feet to the point of beginning.

Same as above

Tract Description

That part of the Southeast $\frac{1}{4}$ of Section 31, Township 26 South Range 2 East of the 6th P.M., lying south of Cottonwood Village Fourth Addition, except the last two tracts described on the preceding page, and except a tract beginning at the intersection of the north right of way line of 29th Street North and the West right of way line of Rock Road; thence West along said North line of 29th Street bearing South $89^{\circ}04'12''$ West 833.81 feet; thence North $0^{\circ}55'48''$ West, 595 feet; thence North $89^{\circ}4'12''$ East, 834.24 feet; thence South $0^{\circ}53'18''$ East, 595 feet to the point of beginning.

A tract in the Southwest $\frac{1}{4}$ of Section 31, Township 26 South Range 2 East of the 6th P.M., beginning at the point of intersection of the North r-o-w line of Twenty-Ninth Street North and the East line of the SE $\frac{1}{4}$ of Section 31, thence westerly along said right of way line bearing South $88^{\circ}55'01''$ West, 150 feet to the SE corner, Cottonwood Village Third Addition, thence along the boundary of said addition bearing North $0^{\circ}58'40''$ West, 423 feet; thence South $88^{\circ}55'01''$ West, 309.39 feet, thence along a curve to the left having a radius of 114 feet, a central angle of $27^{\circ}42'20''$ a length of 55.13 feet, and a chord 54.59 feet long bearing North $32^{\circ}23'21''$ West, thence North $46^{\circ}14'30''$ West, 289.75 feet; thence along a curve to the right having a radius of 50 feet, a central angle of $45^{\circ}00'00''$ a length of 39.27 feet, thence North $1^{\circ}14'30''$ West, 1075 feet to a point on the East line of said addition 70 feet South of the North r-o-w line of 32nd Street North thence North $88^{\circ}55'01''$ East, 713.43 feet to the East line of SW $\frac{1}{4}$, thence Southerly along said East line bearing S $0^{\circ}58'40''$ East 1785 feet to the point of beginning.

Property Owner

D Wichita Development Company
2471 Hathway 67226

✓ Unified School District
No. 259
428 South Broadway
67202

Tract Description

That part of the Southwest Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., lying North of the plat of Fantasea, an Addition to Wichita, Sedgwick County, Kansas.

The South one-half of the Northwest Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M.

The North half of the Northwest Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., except that part platted as Comotara Substation, and except the South 200 feet of the west 653.4 feet, and except the South 20 feet of the North 50 feet of the East 400 feet of the West 1600 feet of the NW $\frac{1}{4}$ of said section.

A tract beginning at the Southwest corner of the North half of the Northwest Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., thence East 653.4 feet, thence North 200 feet, thence West 653.4 feet, thence South 200 feet to the point of beginning.

The Northeast $\frac{1}{4}$ of Section 31, Township 26 South, Range 2 East of the 6th P.M.

The North half of the East half of the Northeast Quarter of Section 36, Township 26 South, Range 1 East, of the 6th P.M.

Property Owner

D Woodlawn Development Inc.
P.O. Box 2236
Wichita, 67201

Same as above

X James Darnell Crabb ~
Robert Elroy Crabb ~
Address Unknown

✓ Lynda K. Smith
8112 E. Zimmerly
67207

D Woodlawn Development Co. Inc.
Box 2236
Wichita, 67201

✓ Jack Freeman
Address Unknown
try 844 N Waco. 67203

Tract Description

The South half of the East half of the Northeast Quarter of Section 36, Township 26 South, Range 1 East of the 6th P.M.

The South half of the Southeast Quarter of Section 36, Township 26 South, Range 1 East of the 6th P.M., except the West 550 feet of the South 970 feet.

The North half of the Southeast Quarter of Section 36, Township 26 South, Range 1 East of the 6th P.M.

All that part of the Southwest Quarter of Section 32, Township 26 South, Range 2 East of the 6th P.M., except that portion platted as Comotara Business Park, and except a tract beginning at the intersection of the North right of way line of 29th Street North and the East right of way line of Rock Road, said point being 30 feet Northerly and 50 feet Easterly from the Southwest corner of Section 32, Township 26 South, Range 2 East of the 6th P.M., thence Northerly along the East right of way line of Rock Road bearing North 0°53'18" West, 44.19 feet; thence North 87°37'51" East, 200 feet; thence South 78°19'56" East, 103.08 feet; thence North 87°37'51" East, (description continued on next page)

Property Owner

✓ Harry Litwin
550 Broadmoor Ct.
67206

✓ Nathan Schofer
233 Lynwood Blvd.
67218

✗ H. Fred Levine ✓
Address: Unknown ✓

✗ Harvey Katz ✓
Address: Unknown ✓

✓ N. Lee Aronfeld
2243 Bramblewood
#1302 67226

✓ Barry A. Staub as Trustee
of Barry A. Staub Trust
1802 Farmstead St.
67208

✓ *Tom Allen*
Board of Park Commissioners
455 North Main 67202

Same as above

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

Tract Description

Property Owner

(description continued from previous page)
498.98 feet; thence North $89^{\circ}07'22''$ East, 1807.73 feet to the East line of the Southwest Quarter of said Sec. thence North $89^{\circ}06'38''$ East, 2304.08 feet; thence North $75^{\circ}04'28''$ East, 103.08 feet; thence North $89^{\circ}06'38''$ East, 220 feet to the West line of Webb Road; thence South along the West line bearing South $1^{\circ}05'53''$ East, 65 feet; thence along the North line of 29th Street North bearing South $89^{\circ}06'38''$ West, 2624.22 feet; thence South $89^{\circ}07'22''$ West, 2607.20 feet to the point of beginning.

*also send further notice or letters
to: Dennis Kemp
3247 Rushwood
Wichita, Kansas*

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 beginning at the intersection of the north line of the Southwest Quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M. and the East right of way line of Woodlawn, said point being 50 feet easterly from the west quarter corner of said Section; thence northerly along the east right of way line of Woodlawn bearing N 0°48'29" West, 1328.99 feet; thence N 88°59'00" East, 2509.93 feet; thence along a curve to the right having a radius of 1675.65 feet, a central angle of 82°40'34", a length of 2417.92 feet, and a chord 2213.54 feet long bearing South 49°36'33" East; thence South 0°56'50" East, 250 feet; thence South 45°56'50" E, 299.31 feet; thence North 89°04'12" E, 219.59 feet; thence S 0°55'48" E, 170 feet to the north line of Cottonwood Village Fourth Addition, an addition to Wichita, Sedgwick County, Kansas; thence westerly along the north line of said addition bearing South 89°04'12" W, 400 feet; thence along a curve to the left having a radius of 127.15 feet, a central angle of 45°0'0" and a length of 99.86 feet; thence N 45°55'48" W, 18 feet; thence along a curve to the left having a radius of 170.36 feet, a central angle of 45°0'0", and a length of 133.80 feet; thence South 89°04'12" W, 1072.93 feet; thence along a curve to the left having a radius of 681.64 feet, a central angle of 11°28'48", and a length of 136.57 feet; thence S 77°35'24" W, 27.24 feet; thence along a curve to the right having a radius of 620.44 feet, a central angle of 11°19'37" and a length of 122.66 feet; thence S 88°55'01" W, 200.39 feet to the west line of the SW Quarter, of said section; thence northerly along said west line bearing N 0°58'40" W, 767.67 feet to the center of said section; thence westerly along the north line of the SW $\frac{1}{4}$ of said section bearing S 89°03'12" W, 1345.31 feet; thence along the northerly line of Fantasea, an addition to Wichita, Sedgwick County, Kansas bearing S 56°45'10" W, 1037.72 feet; thence S 88°55'01" W, 200 feet to the east right of way line of Woodlawn; thence northerly along said right of way line bearing N 1°14'30" W, 555 feet to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 9th day of October, 1981 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By *Mary Gable*
Vice President

Order No. 303751 (Parcel #11-22)
AP



**Van Doren
Hazard
Stallings**

Architects • Engineers • Planners

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

DATE 5-6-81 JOB NO. 80-213-AC

PROJECT ABKO Properties

TO _____

FROM Steven E. Anderson

REFERENCE Parcel 11 & 22

COPIES TO:

DP-113

ABKO 11-22

*Resid. CUP in
"AA" and
Proposed for "A"*

Beginning at the intersection of the north line of the southwest quarter, Section 31, Township 26 south, Range 2 east of the 6th P.M. and the east right of way line of Woodlawn, said point beginning being 50 feet easterly from the west quarter corner of said Section 31; thence northerly along the east right of way line of Woodlawn bearing N 0° 48' 29" W, 1328.99 feet; thence N 88° 59' 01" E, 2496.37 feet; thence along a curve to the left having a central angle of 89° 58' 09", a radius of 1407.78 feet, a length of 2210.57 feet and a chord 1990.36 feet long bearing S 45° 57' 44" E; thence N 89° 03' 11" E, 767.80 feet; thence S 0° 56' 18" E, 686.73 feet to a point on the north line of Cottonwood Village fourth addition, an addition to Wichita, Sedgwick County, Kansas; thence westerly along the north line of said addition bearing S 89° 04' 12" W, 455.13 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 127.15 feet and a length of 99.86 feet; thence N 45° 55' 48" W, 18.00 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 170.36 feet and a length of 133.80 feet; thence S 89° 04' 12" W, 1072.93 feet; thence along a curve to the left having a central angle of 11° 28' 48", a radius of 681.64 feet and a length of 136.57 feet; thence S 77° 35' 24" W, 27.24 feet; thence along a curve to the right having a central angle of 11° 19' 37", a radius of 620.44 feet and a length of 122.66 feet; thence S 88° 55' 01" W, 200.39 feet to the east line of the southwest quarter of said Section 31; thence northerly along said east line bearing N 0° 58' 40" W, 767.67 feet to the center of said Section 31; thence westerly along the north line of the southwest quarter of said Section 31 bearing S 89° 03' 12" W, 1345.31 feet; thence along the northerly line of Fantasea Addition, an addition to Wichita, Sedgwick County, Kansas bearing S 56° 45' 10" W, 1037.72 feet; thence S 88° 55' 01" W, 200.00 feet to the east right of way line of Woodlawn; thence northerly along said east line bearing N 1° 14' 30" W, 555.00 feet to the point of beginning; (containing 129.13 acres, more or less.)

*New loc. on the east side of Woodlawn, in an area
between 29th + 37th streets north.*

PAGE OF

Parcel 11-22 (amended 23 sept 1981) DP 113

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, Kan. 67226 Phone 686-7451
Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita Ks. 67226 Phone 693-5567
- 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 (being changed to A) and legally described as Lot(s) NA, Block(s) NA, Addition. NA

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

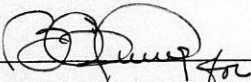
See Attached Sheet

2. b. There are 119.3 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

- a. at the NA corner of NA
and NA; or
- b. on the East side of Woodlawn (Avenue,
Street) between 74th North (Avenue, Street) and
37th North (Avenue, Street).

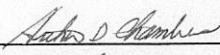
4. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction 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 330
(AM, PM) on Sept 23, 1981 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 110.

 Name
Sr. Planner Title

FORM 2021

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

*