

ACTION

SP-115 WOODLAWN DEVELOPMENT NO. 7
C.U.P. - On the south side of 37th
St. North, in an area west of Rock
Road

POSTED
9-21-81

DATE

COMMITTEE

diff. 2 up to 11-19-81

M.A.P.C.

Signature

11-5-81

R.C.C./B-60.C.

Signature

12-15-81

Signature

MAPC

oppose only to conditions

11-19-81

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

DATA SHEET
COMMUNITY UNIT PLAN

DP - 115
Filed 8-28-81

Associated
Case: Z-2380

APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT NO. 7

(Residential)(Commercial) Community Unit Plan.

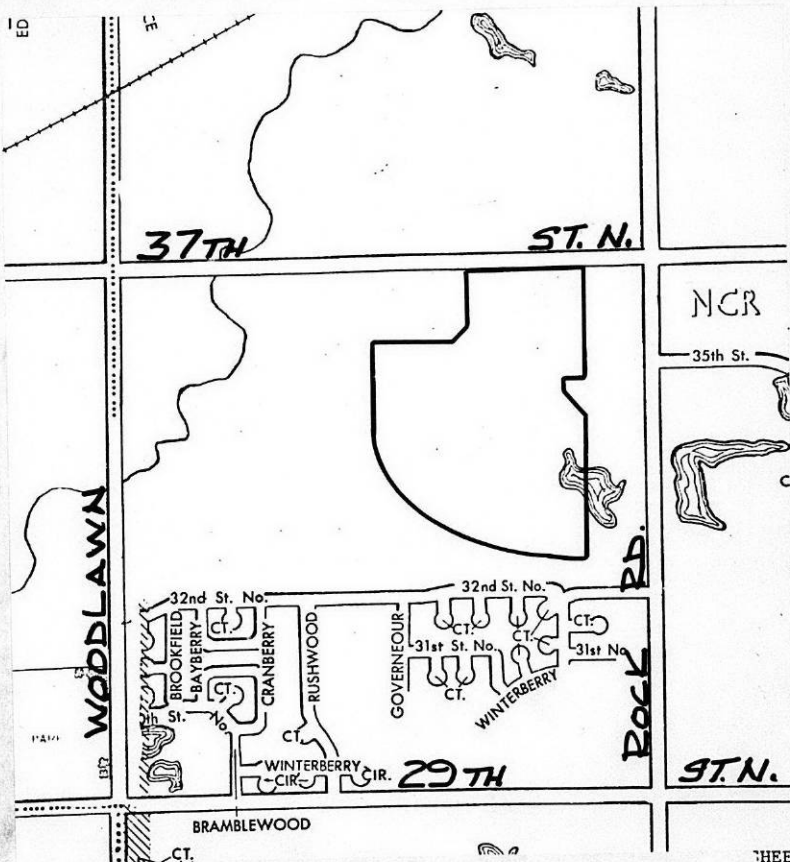
1. Applicant Landmark Communities
Address 2471 Hathway Circle, 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 8225 E. 35th St. North, 67226 Phone 683-5567
3. General Location: On the south side of 37th St. North, in an area west of Rock Road.
4. Proposed Use: _____

AREA DATA:

1. Acres: 89.3 (2610 ft. by 2610 ft.) (IRREGULAR)
2. Existing Zoning: "AA"
3. Land Use: East NATIONAL CASH REGISTER CO South 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 _____



THE CITY OF WICHITA

OFFICE OF METROPOLITAN AREA PLANNING DATE August 29, 1984
DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspections


FROM Robert A. Lakin, Director of Planning

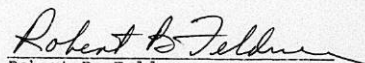
SUBJECT DP-115 Request for Administrative
Adjustment of the Parking Ratio
for Parcel 1

We have received a letter from John Boggs of Robertson Homes requesting an administrative adjustment of the parking ratio for Parcel 1 of DP-115. The C.U.P. now requires two parking spaces per dwelling unit for the proposed use, which is garden apartments. The site plan submitted with the request indicates that 352 units will be constructed, of which 158 will be one-bedroom units and 194 will be two-bedroom units.

After reviewing this site plan and other C.U.P. apartment project parking requirements, I feel that a reduction of the parking requirement from 2.0 to 1.75 spaces per dwelling unit is acceptable and can be granted administratively. My approval is conditioned upon the maximum number of apartments with two or more bedrooms being no more than 60% of the total number of apartments.

Your signature below will indicate that you concur in the administrative adjustment of the parking requirement for Parcel 1 from 2.0 spaces per dwelling unit to 1.75 spaces per dwelling unit.


Robert A. Lakin
Director of Planning


Robert B. Feldner
Superintendent of Central
Inspections

RAL/lo/lw

cc: John Boggs, Design and Planning Coordinator, Robertson Homes
6653 Embarcadero Drive, Stockton, California 95209

robertson homes/u.s.

a division of catwil corporation
contractor's license number 349775

• 6651 embarcadero drive

• stockton, ca 95209

• (209) 957-5981

August 23, 1984

Mr. Robert A. Larkin
Director of Planning
City of Wichita
455 N. Main
Wichita, Kansas, 67202

Dear Mr. Larkin:

Robertson Homes has recently purchased property located at 37th and Rock Roads for the construction of a 352-unit apartment project. The parcel purchased is Block 1 of C.U.P. DP-115, which is zoned "AA" for garden apartments, at a density of 20 dwelling units per acre.

Included in the conditions of the C.U.P. is a parking requirement for 2 parking spaces per dwelling unit, which seems to be excessive for several reasons. From an aesthetic point of view, this much parking eats up very valuable green space, pushes buildings closer together, and tends to give the project a big city "asphalt jungle" appearance.

Our approach is to provide lushly landscaped courtyards, green areas, and recreation areas, giving the project a comfortable "country" look; (please refer to the enclosed company brochure).

As a rule, I design sites with parking ratios of 1.5/1, and find that in most cities, this is very adequate. After spending some time in Wichita, I agree that more parking is warranted here. Therefore, I am requesting an administrative approval for a reduction in parking ratio from 2/1 to 1.75/1. I have enclosed, for your information, 2 site plans illustrating how much better the 1.75/1 site plan works, compared to the 2/1 site plan. Please note the additional open area, the reduction in dead end parking rows, and how much better the site seems to flow.

Your quick response is greatly appreciated, as we are trying to get started before the winter weather moves in.

Sincerely yours,



John Boggs
Design and Planning Coordinator

cc: Mr. Robert B. Feldner
City of Wichita
Superintendent of Central Inspection

RECEIVED

AUG 24 1984

METROPOLITAN PLANNING

ROUTE _____

December 16, 1981

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

DP-115 Woodlawn Development No. 7 Residential C.U.P.
Generally located on the south side of 37th Street North,
in an area west of Rock Road.

The Board of City Commissioners on December 15, 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 apartments on 64'-70' right-of-way streets.
- b. The last sentence in General Provision No. 4 shall be changed to read as follows: Standard street right-of-way may be reduced in certain cases provided that the design and special circumstances are approved by the Directors of Planning and Engineering.
- c. The plan shall be changed to show complete access control to the North East Circumferential and two points of access to 37th Street North from Parcel 1.
- d. Platting of subject property within four years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- e. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Page Two
Robert B. Feldner
December 16, 1981

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

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

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING
AND APPROVAL OF RESIDENTIAL COMMUNITY UNIT PLAN

CASE NO. Z-2380 & DP-115 CONSIDERED BY MAPC: 11-19-81

REQUEST FOR: "AA" to "A" and approval of Woodlawn Development No. 7
Residential C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

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

GENERAL LOCATION: On the south side of 37th Street North, in an area
west of Rock Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
November 19, 1981)

APPLICANT: Landmark Communities, 2471 Hathway Circle.

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

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing, North, South and West, Undeveloped; East, Undeveloped
and NCR.

CPO RECOMMENDATION: CPO Council Area "I" recommended approval of the
applications by a 6-0 vote.

PLANNING COMMISSION RECOMMENDATION:

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 C.U.P. be approved subject to the conditions as shown in
excerpt from Planning Commission minutes of November 19, 1981. Bayouth
moved, Martens seconded and it carried unanimously. Chisholm 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 recommendation. The City Commission states the follow-
ing reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 19, 1981

- 9a. Case No. Z-2380 - Landmark Communities request zone change from "AA" to "A" commencing at the northeast corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence westerly along the north line of said Section 31 bearing S 89° 18' 12" W, 670.00 feet; thence S 1° 05' 20" E, 50.00 feet to the point of beginning, said point being on the south right of way line of 37th Street North; thence S 1° 05' 20" E, 1050.00 feet; thence S 88° 54' 40" W, 220.00 feet; thence S 1° 05' 20" E, 90.00 feet; thence S 42° 26' 12" E, 333.02 feet; thence S 1° 05' 20" E, 1345.25 feet; thence S 89° 03' 11" W, 230.44 feet; thence along a curve to the right having a central angle of 89° 58' 09", a radius of 1675.66 feet and a length of 2631.22 feet; thence N 0° 58' 40" W, 418.79 feet; thence N 89° 18' 12" E, 750.00 feet; thence N 44° 09' 47" E, 141.07 feet; thence N 0° 58' 40" W, 550.00 feet to the south right of way line of 37th Street North; thence easterly along said south right of way line bearing N 89° 18' 12" E, 1049.92 feet to the point of beginning; containing 92.176 acres, more or less. All generally located on the south side of 37th Street North, in an area west of Rock Road.
- 9b. Case No. DP-115 - Landmark Communities request approval of Residential Community Unit Plan: (See legal description above for Case No. Z-2380).

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. 7 Residential C.U.P., located on the south side of 37th Street North in an area west of Rock Road. 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.
2. The proposed C.U.P., in conjunction with associated Zone Change Z-2380 would permit a maximum of 1,319 dwelling units on approximately 89.3 gross acres. After subtracting public street right-of-way for arterials and collectors the overall density would be 14.4 dwelling units per net acre. Associated Zone Change

Z-2380 is seeking a zone change from "AA" Single-family to "A" Two-family, which permits 14.5 dwelling units per acre. The C.U.P. shows the proposed use for each parcel. Housing types range from single-family to garden apartments. If the C.U.P. is developed with the uses illustrated, the density would be 11.3 dwelling units per net acre or 1,002 dwelling units. The Director of Planning would have to approve any changes in the uses illustrated on the plan.

3. Staff is generally supportive of the C.U.P. and feels that the illustrated uses are appropriate for this area. The plan will allow the applicant to respond to market condition relatively quickly by permitting a change in the use for each parcel, within certain limits, after administrative review and approval. The plan states, in the parcel description and on the face of the plan, the maximum number of dwelling units permitted for each parcel.
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 apartments on 64-70' right-of-way streets.
 - b. The last sentence in General Provision No. 4 shall be changed to read as follows: Standard street right-of-way may be reduced in certain cases provided that the design and special circumstances are approved by the Directors of Planning and Engineering.
 - c. The plan shall be changed to show complete access control to the North East Circumferential and two points of access to 37th Street North from Parcel 1.
 - d. Platting of subject property within four years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - e. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

CHAMBERS said that the staff was generally supportive of the C.U.P. and feels that the illustrated uses were appropriate. He mentioned that one of the conditions of approval indicated two points of access to 37th Street North from Parcel 1, and staff felt that with that many apartments in the area there should be some provision to get to 37th Street North instead of having to only use the public street on the left. CPO Council Area "I" recommended approval by a 6-0 vote.

There was no one present in opposition to the applications.

BOB FOX, agent, representing the applicants, was present.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped character of the neighborhood; the residential zoning of surrounding property; the suitability of the subject property for development with the various housing styles proposed; 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 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 apartments on 64-70 feet right-of-way streets.
- b. The last sentence in General Provision No. 4 shall be changed to read as follows: Standard street right-of-way may be reduced in certain cases provided that the design and special circumstances are approved by the Directors of Planning and Engineering.
- c. The plan shall be changed to show complete access control to the North East Circumferential and two points of access to 37th Street North from Parcel 1.
- d. Platting of subject property within four years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- e. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development

and be binding upon the present owners, their successors
and assigns, unless amended.

Bayouth moved, Martens seconded and it
carried unanimously. Chisholm was absent.

November 20, 1981

Bob Fox
Landmark Communities
2471 Hathway Circle
Wichita, Kansas 67226

Re: DF-115 - Woodlawn Development
No. 7 Residential C.U.P.
Z-2380 - "AA" to "A" - both
located on the south side of 37th
Street North, in an area west of
Rock Road.

Dear Mr. Fox:

At its regular meeting on November 19, 1981, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend approval of the zone change request 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 approval of the 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 apartments on 64-70' right-of-way streets.
- b. The last sentence in General Provision No. 4 shall be changed to read as follows: Standard street right-of-way may be reduced in certain cases provided that the design and special circumstances are approved by the Directors of Planning and Engineering.
- c. The plan shall be changed to show complete access control to the North East Circumferential and two points of access to 37th Street North from Parcel 1.
- d. Platting of subject property within four years from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.

- e. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

It is necessary that we receive 10 corrected copies of the C.U.P. by December 4 so that subject cases can be scheduled for consideration by the Board of City Commission on December 15, 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 67226

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE November 18, 1981

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-115 and Z-2380, South of
37th Street North, West of
Rock Road

During its meeting of November 17th, CPO Neighborhood Council Area "I" considered the captioned application for approval of the Woodlawn Development No. 7 Residential Community Unit Plan. Bill Yung was present representing the applicant. No area residents attended the meeting concerning the case.

Council "I" voted unanimously, 6-0, to recommend approval of the proposed CUP and associated zone change subject to MAPC staff conditions.

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

Dean Kruthof
Dean Kruthof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert

Sarah Gilbert
CP Coordinator

WICOMBA-SUDENWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

HAPC HEARING DATE: 11-19-61

Case No. DP-115 Request Approval of Woodlawn Develop-
ment No. 7 Residential C.U.P.
E-2300 AA¹ to A

Location: On the south side of 37th Street North, in an area west
of Rock Road.

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

Acres: 97.18 Size: 2610' x 2610' (irregular)
Maximum number of dwelling units 1,319 Density 14.4 DU/Acre

	Land Use	Zoning
Existing	Undeveloped	AA ¹
North	Undeveloped	R-1
East	Undeveloped and MCR	AA ¹ , LC ¹ & "B"
South	Undeveloped	AA ¹
West	Undeveloped	AA ¹ & "R-1"

Adequate street right-of-way will be acquired at the time of
planning.

Platted: No History: None

COMMENTS:

- In accordance with Section 20.04.120 of the Code of the City of Wichita, an application has been submitted requesting approval of the Woodlawn development No. 7 Residential C.U.P., located on the south side of 37th Street North in an area west of Rock Road. 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 LC¹ 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., in conjunction with associated Zone Change E-2300 would permit a maximum of 1,319 dwelling units on approximately 99.3 gross acres. After subtracting public street right-of-way for arterials and collectors the overall density would be 14.4 dwelling units per net acre. Associated Zone Change E-2300 is seeking a zone change from AA¹ Single-Family to A¹ Two-Family, which permits 14.5 dwelling units per acre. The

C.U.P. shows the proposed use for each parcel. Housing types range from single-family to garden apartments. If the C.U.P. is developed with the uses illustrated, the density would be 11.3 dwelling units per net acre or 1,002 dwelling units. The Director of Planning would have to approve any changes in the uses illustrated on the plan.

3. Staff is generally supportive of the C.U.P. and feels that the illustrated uses are appropriate for this area. The plan will allow the applicant to respond to market condition relatively quickly by permitting a change in the use for each parcel, within certain limits, after administrative review and approval. The plan states, in the parcel description and on the face of the plan, the maximum number of dwelling units permitted for each parcel.
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.
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 - b. The last sentence in General Provision No. 4 shall be changed to read as follows: Standard street right-of-way may be reduced in certain cases provided that the design and special circumstances are approved by the Directors of Planning and Engineering.
 - c. The plan shall be changed to show complete access control to the North East Circumferential and two points of access to 37th Street North from Parcel 1.
 - d. Platting of subject property within four years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - e. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - f. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - g. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

2-2380)
&) 13 "Notice to Adjoining Property Owners" mailed 10-28-81 for
DP-115) the MAPC meeting for 11-19-81

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

16 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

October 28, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

Re: DP-115 Woodlawn Development No. 7 Residential C.U.P. and Z-2380 Zone Change from "AA" One-family Dwelling District to the "A" Two-family Dwelling District. Both generally located on the south side of 37th Street North, in an area west of Rock Road.

On October 22, 1981, notices, to adjoining property owners, were distributed stating that the above referenced cases would be considered by the Metropolitan Area Planning Commission (MAPC) at the November 5, 1981 meeting. This is to inform you that the revised legal description (see attached) is being readvertised and that the cases will not be considered on November 5, 1981. The cases have been rescheduled for consideration by the MAPC for the meeting of November 19, 1981, starting at 1:30 p.m. The meeting will be held in the City Commission Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas.

Jack H. Galbraith
Assistant Secretary

Attachment

DP-115, Z-2380 REVISED LEGAL

Commencing at the northeast corner of Section 31, Township 26 South, Range 2 East of the 6th P.M. thence westerly along the north line of said Section 31 bearing S 89° 18' 12" W, 670.00 feet; thence S 1° 05' 20" E, 50.00 feet to the point of beginning, said point being on the south right of way line of 37th Street North; thence S 1° 05' 20" E, 1050.00 feet; thence S 88° 54' 40" W, 220.00 feet; thence S 1° 05' 20" E, 90.00 feet; thence S 42° 26' 12" E, 333.02 feet; thence S 1° 05' 20" E, 1345.25 feet; thence S 89° 03' 11" W, 230.44 feet; thence along a curve to the right having a central angle of 89° 58' 09", a radius of 1675.66 feet and a length of 2631.22 feet; thence N 0° 58' 40" W, 418.79 feet; thence N 89° 18' 12" E, 750.00 feet; thence N 44° 09' 47" E, 141.07 feet; thence N 0° 58' 40" W, 550.00 feet to the south right of way line of 37th Street North; thence easterly along said south right of way line bearing N 89° 18' 12" E, 1049.92 feet to the point of beginning; containing 92.176 acres, more or less.

22380)
&) 13 "Notice to Adjoining Property Owners" mailed 10-22-81 for
↓ DP-115) the MAPC meeting for 11-5-81

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

—
16 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 WOODLAWN DEVELOPMENT NO. 7 - RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-115

All of the northeast quarter of Section 31, Township 26 South, Range 2 east of the 6th P.M. except existing public right of way and except the three following described parcels:

Beginning at the north quarter corner of Section 31, Township 26 South, Range 2 east of the 6th P.M.; thence easterly along the north line of the northeast corner of said Section 31 bearing N 09°18'12" E, 950.00 feet; thence S 0°58'40" E, 350 feet; thence S 45°00'00" W, 672.90 feet; thence S 89°18'12" W, 466.13 feet to the west line of said northeast quarter; thence northerly along said west line bearing N 0°58'40" W, 820.00 feet to the point of beginning; AND

The east 425 feet of the north 1150 feet of the northeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M. except public right of way; AND

Beginning at the east quarter corner of Section 31, Township 26 South, Range 2 East of the 6th P.M., thence westerly along the south line of the northeast quarter of said Section 31 bearing S 89°03'11" W, 725.00 feet; thence N 1°05'19" W, 585.00 feet; thence S 89°03'11" W, 580.00 feet; thence N 1°05'19" W, 600.00 feet; thence N 45°0'0" E, 639.13 feet; thence S 45°0'0" E, 172.41 feet; thence east parallel with the north line of said northeast quarter bearing N 89°18'12" E, 725.00 feet to the east line of said northeast quarter; thence southerly along said east line bearing S 1°05'19" E, 1502.32 feet to the point of beginning, except existing public right of way. All generally located on the south side of 37th Street North, in an area west of Rock Road.

The Development Plan for this area has been submitted as required under the Community Unit Plan provisions of Section 26.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

Page Two
Case No. DP-115

The Development Plan now on file proposes the following:

1. The development of a maximum of 1,319 dwelling units on approximately 97.18 gross acres. After subtracting public street right-of-way, the density would be 14.4 dwelling units per acre. Associated zone case Z-2380 is seeking a zone change from "AA" single family to "A" two family, which permits 14.5 dwelling units per acre.
2. The Development Plan shows the proposed use for each parcel. There are seven 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 use illustrated on the plan.
3. Building setbacks, parking ratios, access controls and other information relating to future development is shown on the plan.

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgewick 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, 1931

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., November 5, 1931.

CASE NO. Z-2300

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 2360

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

All of the northeast quarter of Section 31, Township 26 South, Range 2 east of the 6th P.M. except existing public right of way and except the three following described parcels:

Beginning at the north quarter corner of Section 31, Township 26 South, Range 2 east of the 6th P.M. thence easterly along the north line of the northeast corner of said Section 31 bearing N 89°13'12" E, 950.00 feet; thence S 0°53'40" E, 350 feet; thence S 45°00'00" W, 672.90 feet; thence S 89°13'12" W, 466.13 feet to the west line of said northeast quarter, thence northerly along said west line bearing N 0°53'40" W, 820.00 feet to the point of beginning; M/D

The east 425 feet of the north 1150 feet of the northeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M. except public right of way; M/D

Beginning at the east quarter corner of Section 31, Township 26 South, Range 2 East of the 6th P.M. thence westerly along the south line of the northeast quarter of said Section 31 bearing S 39°03'11" W, 725.00 feet; thence N 1°05'19" W, 535.00 feet; thence S 39°03'11" W, 530.00 feet; thence N 1°05'19" W, 600.00 feet; thence N 45°0'0" E, 639.13 feet; thence S 45°0'0" E, 172.41 feet; thence east parallel with the north line of said northeast quarter bearing N 39°16'12" E, 725.00 feet to the east line of said northeast quarter; thence southerly along said east line bearing S 1°05'19" E, 1502.32 feet to the point of beginning, except existing public right of way. All generally located on the south side of 37th Street North, in an area west of Rock Road.

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE September 8, 1981

TO Art Chambers, Planning Department

FROM Mike Lindebak, Program Development Engineer

SUBJECT DF-115 ABKO 7
(37th Street North west of Rock Road)

The provision for reduced right-of-way standards for streets should be eliminated or additional information provided as to which streets and which parcels propose narrower street right-of-way.

The 50 foot right-of-way and 54 foot right-of-way shown on the building setback table on page 4 do not relate to the proposed street right-of-way shown on the CUP.



Mike Lindebak
Program Development Engineer

ML:ck

*I explained to Lindebak what Fox et al are wanting.
Told him that Hakin & Co will have the opportunity
to approve changes in requests.
A.C.*

RECEIVED
SEP 14 1981
METROPOLITAN PLANNING
ROUTE Art

THE CITY OF WICHITA
OFFICE OF ENGINEERING

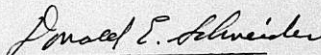
DATE SEPTEMBER 11, 1981

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

SUBJECT DP-115 ABKO 7
C.V.P. LOCATED SOUTH OF
37TH STREET NORTH IN AN
AREA WEST OF ROCK ROAD

Subject C.V.P. is in the same main sewer service area as Parcel 20 and Parcel's 11 and 22 (Woodlawn, South of 37th Street North) which we commented on to you in a memo dated August 31, 1981.

Please note, if my memory is correct, that the combined area of all of these parcels exceeds the multi-family design allowances for the main sewer and consequently further proposals for high density residential development in this main sewer service area will reduce the area which can be permitted to develop as heavy and medium industrial.


Donald E. Schneider, P.E.
Sanitary Engineer

/dla

cc: Ken Bengtson, Van Doren-Hazard-Stallings
Paul B. Graves, Chief Engineer

September 17, 1981

1688

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

Re: DP-115 - Woodlawn Development No. 7
Residential C.U.P. Generally located
south of 37th St. South, in an area
west of Rock Road.

Dear Mr. Fox:

We have reviewed the above captioned residential C.U.P. and the following are our comments, as well as those from other City Departments. You will need to supply an ownership list for the C.U.P. and zone change with the revised copies of the C.U.P.

As mentioned in several previous letters on other C.U.P.'s, we would prefer that the highest proposed use be shown on the plan. Wording should be added as a part of General Provision No. 11 stating that once a parcel is twenty-five percent developed, any changes in density or use would require an amendment to the C.U.P.

I have been contacted by Bill Yung and Ken Bengtson regarding the capacity of the sewer system serving this area. A meeting with Bill, Ken and representatives from the Department of Engineering should be held in the near future to discuss the calculations and allowances used in designing the sewer system.

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

1. All public street right-of-way, not just collector r-o-w, should be subtracted from gross acres to determine net acres. If the 4.5 acres shown in General Provision No. 1 does not include all street r-o-w, then the densities in General Provisions 2 and 3 and the notes at the end of the parcel descriptions need to be changed. If it does include all street r-o-w, then the word "collector" should be deleted.

*Didn't do this
because - here may
not be any public streets*

*On Staff report
say there are
no public streets*

Page Two
Bob Fox
September 17, 1981

2. The total number of units of each housing type permitted, if K-96 is not constructed, should be added to General Provision No. 2.

These are the comments that we have at this time. If we receive fourteen revised copies of the C.U.P., and the ownership lists by October 7, we will schedule these cases for MAPC consideration on November 5, 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, 67226

September 3, 1981

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

Art Chambers, Senior Planner

DP-115 ABKO 7 Generally Located South of 37th Street North
in an Area West of Rock Road

We have received a proposed residential C.U.P. at the above location. The C.U.P. proposes to develop approximately 97.2 acres with a maximum of 1,319 dwelling units. The plan shows the proposed uses for each parcel which range from single family to garden apartments.

We would appreciate receiving any comments you might have regarding streets, sewers, drainage, access, etc., by Friday, September 11th. If you have any questions, please call.

Art Chambers
Senior Planner

ADC:jps

PARCEL #7

see 2-2380

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

DP 115
ABK07

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.

Map
5951A

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

a. Applicant Landmark Communities

Address 2471 Hathway Circle, Wichita, Kansas 67226 Phone 686-7451

Agent Bill G. Yung Design

Address 8225 E 35th North, Wichita, Kansas 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 (A requested) 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.

see legal from 2-2380

N R-1
S AA
E AA # LC
W R-1 # AA

2. b. There are 89.3 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

- a. at the Southwest corner of 37th Street North and Rock Road; or
- b. on the West side of Rock Road (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 Bill G. Yung
Authorized Agent (if any)
Bill G. Yung

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 4:55
(AM, PM) on Aug 28, 1981 (Day, Month, Year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 745.00.

Arthur D. Chambers Name
Sr. Planner Title

Cof

OWNERSHIP LIST

Parcel # 7

<u>Tract Description</u>	<u>Property Owner</u>
All of the Northeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M. except the public right of way and except the following three tracts:	✓ ✓ Woodlawn Development Company Inc. Box 2236 67201
A tract beginning at the north quarter corner of Sec. 31, Twp 26 South, Range 2 East of the 6th P.M., thence easterly along the north line of the NE corner of said Section, bearing North 89°18'12" East, 950 feet; thence South 0°58'40" East, 350 feet; thence South 45°0'0" West, 672.90 feet; thence South 89°18'12" West, 466.13 feet to the west line of said NE $\frac{1}{4}$; thence northerly along said west line bearing North 0°58'40" West, 820 feet to the point of beginning;	Same as above
The East 425 feet of the North 1150 feet of the NE $\frac{1}{4}$ of Section 31, Township 26 South, Range 2 East of the 6th P.M., except public right of way;	Same as above
A tract beginning at the east quarter corner of Section 31, Township 26 South, Range 2 East of the 6th P.M., thence westerly along the south line of the NE $\frac{1}{4}$ of said Section bearing South 89°03'11" West, 725 feet; thence North 1°05'19" West 585 feet; thence South 89°03'11" West, 580 feet; thence North 1°05'19" West, 600 feet; thence North 45°0'0" East, 639.13 feet, thence South 45°0'0" East, 172.41 feet; thence east parallel with the north line of said NE $\frac{1}{4}$ bearing North 89°18'12" East, 725 feet to the east line of said NE $\frac{1}{4}$, thence southerly along said east line bearing South 1°05'19" East, 1502.32 feet to the point of beginning, except public right of way.	Same as above

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.

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.

Property Owner

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

Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	1	Cottonwood Village Fourth Addition	Wichita Development Co. 2471 Hathway 67226
Lot 2	1	"	Same as above
Lot 3	1	"	Same as above
Lot 1	3	"	Same as above
Lot 2	3	"	Same as above
Lot 3	3	"	Same as above
Lots 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62	3	"	Same as above
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12	4	"	Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1, except the West 420 feet and a 60 feet access'ease centered on the entrance road as constructed within 420 feet of Lot 1		Fantasea <i>Returned - unknown</i>	<input checked="" type="checkbox"/> First Park Investment Co. % Dean H. Boedeker 717 17th Street Denver, Colo. 80202
Lot 2		"	<input checked="" type="checkbox"/> Wichita Development Co. 2471 Hathway 67226
Reserve		"	<input checked="" type="checkbox"/> First Park Investment Co. % Dean H. Boedeker 747 17th Street Denver, Colo. 80202

Tract Description

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°55'01" West, 150 feet to the SE corner, Cottonwood Village Third Addition, thence along the boundary of said addition bearing North 0°58'40" West, 423 feet; thence South 88°55'01" West, 309.39 feet, thence along a curve to the left having a radius of 114 feet, a central angle of 27°42'20" a length of 55.13 feet, and a chord 54.59 feet long bearing North 32°23'21" West, thence North 46°14'30" West, 289.75 feet; thence along a curve to the right having a radius of 50 feet, a central angle of 45°00'00" a length of 39.27 feet, thence North 1°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°55'01" East, 713.43 feet to the East line of SW $\frac{1}{4}$, thence Sly along said East line bearing South 0°58'40" East 1785 feet to the point of beginning.

Property Owner

Unified School District
No. 259
428 South Broadway
67202

Tract Description

The South 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 Northwest Quarter.

Property Owner

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

James Darnell Crabb ✓
and Robert Elroy Crabb ✓
Address (Unknown) ✓

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	A	Comotara Substation	✓ ✓ Kansas Gas and Electric Company 120 East First Street 67202

Tract Description

The SW $\frac{1}{4}$ of Section 30, Township 26 South, Range 2 East of the 6th P.M., except a tract beginning at a point 250 East and 75 feet north of the SW corner of said SW $\frac{1}{4}$ of Section 30, thence north 0°17'20" west, a distance of 525 feet; thence South 89°41'15" West a distance of 190 feet; thence North 0°17'20" West, a distance of 85 feet; thence North 89°41'15" East, 145 feet; thence North 0°17'20" West, 270 feet; thence North 74°41'15" East 330 feet; thence South 15°18'45" East, a distance of 20 feet; thence North 74°41'15" East a distance of 40 feet; thence North 15°18'45" West 20 feet; thence North 74°41'15" East, 130 feet; thence South 15°18'45" East 1078.24 feet; thence South 89°41'15" West 616.57 feet; thence North 76°16'35" West 103.08 feet to the point of beginning of said exception; (not excepting Buildings 3,5,8, 17, and 18 in Chisholm Creek Condominium.

✓
✓ William L. Oliver, Jr.
320 Page Court
220 West Douglas
67202

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	1	37th Street Booster Pumping Station Addition	City of Wichita 455 N. Main 67202

Tract Description

That portion of the East half of Section 30, Township 26 South, Range 2 East of the 6th P.M. lying South of the Missouri Pacific Railroad right of way, except that portion platted as the 37th Street Booster Pumping Station Addition.

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

The SW $\frac{1}{2}$ of Section 29, Township 26 South, Range 2 East of the 6th P.M., except a 60 foot wide strip of land for Railroad right of way, said strip being the West 60 feet of the East 80 feet of said Southwest Quarter, and except the South 460 feet of the West 120 feet of the East 200 feet.

Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
		Comotara Industrial Park Lot "A" Addition	City of Wichita 455 N. Main 67202
Lots 1, 2, 3, 4, 5, and 6	1	Stonehedge Addition	Stonemark Company % Bill G. Yung 2471 Hathway 8225 E. 35th N 67226 67226
Lot 7	1	"	David E. Sproul Sidney K. Sproul 2344 Bromfield 67226
Reserve A Reserve B Reserve C Reserve D Reserve G		"	Stonehedge Corporation % Bill G. Yung, President 8225 E 35th St. North 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	3	Stonehedge Addition	Stonemark Company % Bill Yung 2471 Hathway 67226
Lot 2	"	"	Same as above
Lot 3	"	"	Same as above
	5	"	Keith L. Anderson 1125 South Rock Road 67207

Tract Description

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 described immediately below.

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

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, 498.98 feet; thence North 89°07'22" East, 1807.73 feet to the East line of the Southwest Quarter of said Sec. thence North 89°06'38" East, 2304.08 feet; thence North 75°04'28" East, 103.08 feet; thence North 89°06'38" East, 220 feet to the West line of Webb Road; thence South along the West line bearing South 1°05'53" East, 65 feet; thence along the North line of 29th Street North bearing South 89°06'38" West, 2624.22 feet; thence South 89°07'22" West, 2607.20 feet to the point of beginning.

Tallgrass
1900 N. Amidon
Box 4048
67204

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:

All of the NE $\frac{1}{4}$ of Section 31, Township 26 South, Range 2 East of the 6th P.M. except existing public right of way and except the three following described parcels:

Beginning at the North quarter corner of Sec. 31 Twp. 26 South, Range 2 East of the 6th P.M., thence easterly along the north line of the NE corner of said Section bearing N 89°18'12" E, 950 feet; thence S 0°58'40" E 350 feet; thence S 45°00'00" W 672.90 feet; thence S 89°18'12"W, 466.13 feet to the west line of said NE $\frac{1}{4}$; thence Northerly along said West line bearing North 0°58'40" W. 820 feet to the point of beginning;

The east 425 feet of the north 1150 feet of the NE $\frac{1}{4}$ of Section 31, Twp 26 South, Range 2 East of the 6th P.M.

And beginning at the east quarter corner of Section 31, Twp 26 South, Range 2 East of the 6th P.M., thence westerly along the south line of the NE $\frac{1}{4}$ of said section, bearing S 89°03'11" W, 725 feet; thence N 1°05'19" W, 585 feet; thence S 89°03'11" W, 580 feet; thence N 1°05'19" W 600 feet; thence N 45°0'0" E 639.13 feet; thence S 45°0'0" E, 172.41 feet; thence east parallel with the north line of said NE $\frac{1}{4}$ bearing N 89°18'12" E 725 feet to the east line of said NE $\frac{1}{4}$; thence southerly along said east line bearing S 1°05'19" E, 1502.32 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 29th day of September, 1981 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Isable
Vice-President

Parcel # 7
Order No; 303407
AP

FORM 29-021

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

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

Roll # 1

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