

DP-101 - 1900-1905 DEVELOPMENT NO.  
S. S. & 11 COMMERCIAL CUP - West  
side of Rock Road, between 32nd &  
37th Streets North.

DP. 121

# ACTION

DATE

COMMITTEE \_\_\_\_\_

*POSTED  
12-14-81*

M.A.P.C. *Refers to Reeducation* 1-14-82

B.C.C./B.C.C. *Approved & recommended* 3-9-82

M.A.C. Approved sub to 2-11-82  
*conditions*

DP. 121  
M.A.P.C. Approved  
3-9-82  
B.C.C./B.C.C. Approved & recommended  
3-9-82  
M.A.C. Approved sub to conditions  
2-11-82

Map No. 5951A&B  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
COMMUNITY UNIT PLAN

DP - 121  
Filed 1-15-82  
Associated  
Case: Z-2403

APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT  
NO. 8, 9, & 11  
~~XXXXXXXXXX~~ (Commercial) Community Unit Plan.

1. Applicant Woodlawn Development Co., Inc. (% Agent: Landmark Communities, Inc.)  
Address 2741 Hathway, Wichita 67226 Phone 686-7451
2. Agent Bill G. Yung Design  
Address 8225 E. 35th North, 67226 Phone 683-5567
3. General Location: West side of Rock Road, between 32nd & 37th Streets  
North.
4. Proposed Use: \_\_\_\_\_

- AREA DATA:
1. Acres: 50.4 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
  2. Existing Zoning "AA" & "LC" Proposed Zoning "BB" & "LC"
  3. Area (is) (is not) platted. \_\_\_\_\_ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>2-11-82</u>	<u>Approved sub to conditions</u>
_____	_____
_____	_____

2. Governing Body

Date	Action
<u>3-9-82</u>	<u>Approved as recorded</u>
_____	_____
_____	_____

NOTES:

CASE FILE

LOS ANGELES REGISTERED DESIGNER  
JOHN R. HASTINGS, INC.  
10000 WILSON BOULEVARD, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
U.S.A.

**S**  
No. 2153C

Map No. 5951A  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
COMMUNITY UNIT PLAN

DP - 121  
Filed 12-2-81

Associated  
Case: Z-2405

APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT  
NO. 8

~~FRONTIER~~ (Commercial) Community Unit Plan.

1. Applicant Woodlawn Development Co., Inc. (AGENT: Landmark Communities Inc.)  
Address 2471 Hathway, 67226 Phone 686-7451
2. Agent Bill G. Yung Design  
Address 8225 E. 35th St. North, 67226 Phone 683-5567
3. General Location: Southwest corner of 37th Street North & Rock Road.
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: 10.72 ( 620 ft. by 753 ft.)
2. Existing Zoning "AA" & "LC" Proposed Zoning "LC"
3. Area (is) (is not) platted. \_\_\_\_\_ Addition

*Superseded*

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>1-14-82</u>	<u>refer to production</u>

2. Governing Body

Date	Action
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NOTES:

CASE FILE

LOS ANGELES COUNTY  
REGISTERED PROFESSIONAL  
PLANNERS  
14000 WILSON BOULEVARD, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
U.S.A.

**Sill**  
No. 2153C

Map No. 5951A6B  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
COMMUNITY UNIT PLAN

DP - 121  
Filed 1-15-82

Associated  
Case: 2-2403

APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT  
NO. 8, 9, & 11  
~~XXXXXXXXXX~~ (Commercial) Community Unit Plan.

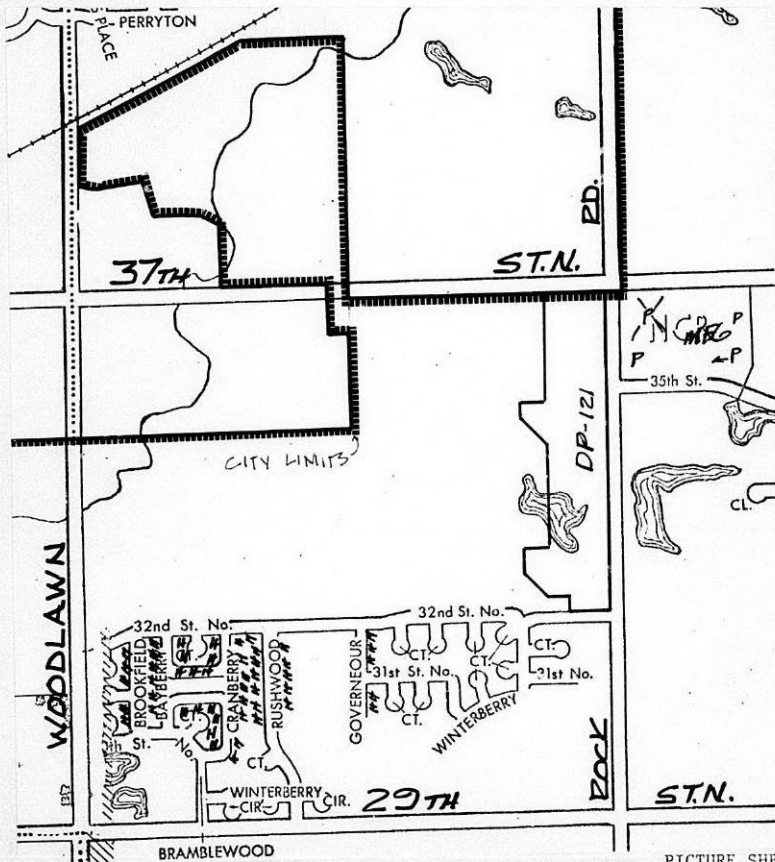
1. Applicant Woodlawn Development Co., Inc. (Agent: Landmark Communities, Inc.)  
Address 2741 Hathway, Wichita 67226 Phone 686-7451
2. Agent Bill G. Yung Design  
Address 8225 E. 35th North, 67226 Phone 683-5567
3. General Location: West side of Rock Road, between 32nd & 37th Streets  
North.
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: 50.4 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning: "AA" & "LC" "BB" & "LC"
3. Land Use: East NATIONAL CASH REGISTER'S PLANT 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 \_\_\_\_\_



PICTURE SHEET

March 16, 1982

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

DP-121 - Woodlawn Development No. 8, 9 & 11, Commercial C.U.P.  
Located on the west side of Rock Road, between 32nd and 37th  
Streets North.

The Board of City Commissioners on March 9, 1982, considered  
the above captioned C.U.P. Their action was to approve the  
C.U.P. subject to the following conditions:

- a. The following shall be added to the end of the first sentence of General Provision No. 11B: "for a distance to be determined by the Director of Planning to provide for adequate screening of adjacent and nearby residential properties."
- b. General Provision No. 16 shall be reworded as follows: The applicant shall guarantee, at the time of platting, the construction of a decal lane adjacent to 37th Street and from 32nd Street to 37th Street on Rock Road. The Director of Engineering may require the construction of a temporary decal lane along Rock Road if this C.U.P. is developed before Rock Road is improved.
- c. A general provision shall be added stating that if more right-of-way than what is shown on the plan is dedicated for the Northeast Circumferential, the owner(s) shall submit four revised copies of the C.U.P. to the Director of Planning. The revised copies shall show the reduced amount of acreage, floor area, building coverage, access openings, etc.
- d. The plan shall be changed to show a ten foot planting strip along the south boundaries of Parcels 4 and 5.
- e. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- f. 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.

Page Two  
Robert B. Feldner  
March 16, 1982

- g. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- h. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial 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 "e" 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 COMMERCIAL COMMUNITY UNIT PLAN

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CASE NO. Z-2403 & DP-121

CONSIDERED BY MAPC: 2-11-82

REQUEST FOR: "AA" & "LC" to "BB" & "LC" and approval of Woodlawn  
Development No. 8, 9 & 11 Commercial C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: On the west side of Rock Road, between 32nd & 37th  
Streets North.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of  
February 11, 1982)

APPLICANT: Woodlawn Development Company, Inc., 2471 Hathway.

AGENT FOR APPLICANT: Bill G. Yung Design, 8225 E. 35th Street North.

PROTESTORS ( LIST AGENT ) IF ANY: None

SURROUNDING ZONING: North, "R-1"; East, "E"; South, "R-6"; West, "AA".

LAND USE: Existing, North, South and West, Undeveloped; East, Manufactur-  
ing, office & undeveloped.

CPO RECOMMENDATION: CPO Council Area "I" voted unanimously, 6-0, to  
recommend approval of the C.U.P. and associated  
zone change request.

PLANNING COMMISSION RECOMMENDATION:

That the zone change request be approved subject to the approval of the  
associated C.U.P. and to the property being platted within two years  
from the date of approval of the zone change by the Board of City Com-  
missioners, 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 the excerpt from  
Planning Commission minutes of February 11, 1982. Bayouth moved,  
Martens seconded and it carried unanimously. Chisholm was absent.

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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 FEBRUARY 11, 1982

5a. Case No. Z-2403 - Woodlawn Development Company, Inc. Requests zone change from "AA" to "BB" for the areas described as: Commencing at the east quarter corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence northerly along the east line of the northeast quarter of said Section 31 bearing N 1°05'20" W, 429.32 feet; thence S 89°18'12" W, 50.00 feet to the point of beginning, said point being on the west right of way line of Rock Road; thence S 89°18'12" W, 620.00 feet; thence N 1°05'20" W, 783.00 feet; thence N 42°26'12" W, 333.02 feet; thence N 1°05'20" E, 90.00 feet; thence N 88°54'40" E, 220.00 feet; thence N 1°05'20" W, 297.00 feet; thence N 89°18'12" E, 620.00 feet to the west right of way line of Rock Road; thence southerly along said west right of way line bearing S 1°05'20" E, 1420.00 feet to the point of beginning. AND, Beginning at a point on the north line of the southeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., 50.00 feet east of the east quarter corner of said Section 31, said point of beginning being on the west right of way line of Rock Road; thence southerly along said west right of way line S 0°53'18" E, 130.00 feet; thence westerly parallel with the north line of said southeast quarter bearing S 89°03'11" W, 619.53 feet; thence N 1°05'20" W, 562.25 feet; thence N 89°18'12" E, 620.00 feet to the west right of way line of Rock Road; thence southerly along said west right of way line bearing S 1°05'20" E, 429.54 feet to the point of beginning. AND, Commencing at the intersection of the north right of way line of 32nd Street North and the west right of way line of Rock Road, said point being 50.00 feet westerly and 761.84 feet southerly from the east quarter corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence westerly along the north right of way line of 32nd Street North bearing S 89°04'12" W, 375.00 feet to the point of beginning; thence continuing along said north right of way line of 32nd Street North bearing S 89°04'12" W, 43.13 feet; thence N 0°55'48" W, 170.00 feet; thence S 89°04'12" W, 219.59 feet; thence N 45°56'50" W, 299.31 feet; thence N 0°56'50" W, 250.00 feet; thence N 89°03'11" E, 230.44 feet; thence N 1°05'20" W, 130.00 feet; thence N 89°03'11" E, 244.98 feet; thence S 0°53'18" E, 761.73 feet to the point of beginning. AND

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

Beginning at the intersection of the south right of way line of Thirty-Seventh Street North and the west right of way line of Rock Road; said point of beginning being 50.00 feet westerly and 30.00 feet southerly from the northeast corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence south along said west line bearing S 1°05'20" E, 773.00 feet; thence S 89°18'12" W, 620.00 feet; thence N 1°05'20" W, 773.00 feet to the south right of way line of 37th Street North; thence east along said line bearing N 89°18'12" E, 620.00 feet to the point of beginning. AND, Beginning at the intersection of the north line of the southeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M. and the west right of way line of Rock Road; said point of beginning being 50.00 feet westerly from the east

quarter corner of said Section 31; thence southerly along the west right of way line of Rock Road bearing S 0°53'18" E, 761.84 feet to the north right of way line of 32nd Street North; thence westerly along said north right of way line bearing S 89°04'12" W, 375.00 feet; thence N 0°53'18" W, 761.73 feet to the north line of the southeast quarter of said Section 31; thence easterly along said north line bearing N 89°03'11" E, 375.00 feet to the point of beginning. All generally located on the west side of Rock Road, between 32nd and 37th Streets North.

- 5b. Case No. DP-121 - Woodlawn Development Company, Inc. requests approval of Commercial Community Unit Plan beginning at the intersection of the south right of way line of 37th Street North and the west right of way line of Rock Road, said point of beginning being 50.00 feet westerly and 30.00 feet southerly from the northeast corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence southerly along the west right of way line of Rock Road bearing S 1°05'20" E, 2622.54 feet to the south line of the northeast quarter of said Section 31; thence southerly along the west right of way line of Rock Road bearing S 0°53'18" E, 761.84 feet to the north right of way line of 32nd Street North; thence westerly along said north right of way line bearing S 89°04'12" W, 418.13 feet; thence N 0°55'48" W, 170.00 feet; thence S 89°04'12" W, 219.59 feet; thence N 45°56'50" W, 299.31 feet; thence N 0°56'50" W, 250.00 feet; thence N 89°03'11" E, 230.44 feet; thence N 1°05'20" W, 1345.26 feet; thence N 42°26'12" W, 333.02 feet; thence N 1°05'20" W, 90.00 feet; thence N 88°54'40" E, 220.00 feet; thence N 1°05'20" W, 1070.00 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, 620.00 feet to the point of beginning. Generally located on the west side of Rock Road, between 32nd and 37th Streets North.

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

COMMENTS:

1. The following should be considered by the Planning Commission in making findings of fact:

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. 8, 9 and 11 Commercial C.U.P., located on the west side of Rock Road, between 32nd and 37th Streets North. Zone Case Z-2403 is requesting "BB" and "LC" zoning to permit development of office and commercial uses. Parcels 1 (southwest corner of Rock Road and 37th Street) and 4 (northwest corner of 32nd Street and Rock Road) should be developed with most of the uses permitted in the "LC" classification. Parcels 2, 3 (south of Parcel 1) and 5 (west of Parcel 4) could be developed with most of the uses permitted in the "BB" classification. Residential uses are prohibited in all of the Parcels. A maximum of 552,340 square feet of floor area could be developed for office uses and a maximum of 253,028 square feet of floor area could be developed for "LC" uses.

Building height, setbacks, screening and other information relating to future development is shown on the plan.

2. Staff feels that, although the proposed uses are fairly intense, the C.U.P. is appropriate due to the industrial zoning to the east, proposed light industrial to the north and the recently approved office and commercial uses to the south. It should be noted that due to the proposed developments (shopping centers, office complexes, and industrial uses) along Rock Road there may be a need for additional improvements to Rock Road to facilitate the movement of traffic through and around this area. The Department of Engineering has recommended that a third moving lane be required from 32nd Street to 37th Street. They also recommended that, if this site is developed before Rock Road is improved, a temporary decel lane be constructed along Rock Road.
3. The Department of Engineering has indicated that the amount of right-of-way for the intersection of the Northeast Circumferential and Rock Road has not been determined. The final design of the intersection may require more right-of-way than is shown on the C.U.P. Access control to Rock Road is not shown for Parcels 3 and 4 because the intersection has not been designed. The Department of Engineering has indicated that Parcels 3 and 4 could be adequately served by the collector streets and it may be best to prohibit access to Rock Road because of the Northeast Circumferential. If additional right-of-way is needed, then the plan should be revised to show the reduced parcel size and maximum floor area.
4. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the associated C.U.P. and to the property being platted within two 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. The following shall be added to the end of the first sentence of General Provision No. 11B: "for a distance to be determined by the Director of Planning to provide for adequate screening of adjacent and nearby residential properties."
  - b. General Provision No. 16 shall be reworded as follows: The applicant shall guarantee, at the time of platting, the construction of a decel lane adjacent to 37th Street and from 32nd Street to 37th Street on Rock Road. The Director of Engineering may require the construction of a temporary decel lane along Rock Road if this C.U.P. is developed before Rock Road is improved.
  - c. A general provision shall be added stating that if more right-of-way than what is shown on the plan is dedicated for the Northeast Circumferential, the owner(s) shall submit four revised copies of the C.U.P. to the Director of Planning. The revised copies shall show the reduced amount of acreage, floor area, building coverage, access openings, etc.
  - d. The plan shall be changed to show a ten foot planting strip along the south boundaries of Parcels 4 and 5.

- e. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- f. 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.
- g. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- h. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

CHAMBERS stated that the staff felt that although the proposed uses were fairly intense, that if the Northeast Circumferential does go in, it would be appropriate. He pointed out that the uses proposed on Rock Road, from 29th to 37th Streets, would be quite intense, and there may be a need to look at Rock Road as to what improvements would be needed. The Department of Engineering has recommended for this area that a third moving lane be required from 32nd Street to 37th Street to handle the traffic into the site. They also recommended that if the site is developed before Rock Road is improved that a temporary decel lane be constructed. CHAMBERS said that the right-of-way for the Northeast Circumferential, has not been determined. There may be a need for additional right-of-way for the intersection of Rock Road and the Northeast Circumferential.

There was no one present in opposition to the application.

Neither the applicant or agent was present.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped character of the general area; the light industrial zoning and uses to the east; the proposed light industrial zoning to the north; the proposed Northeast Circumferential; the suitability of the subject property for development with office and commercial uses; 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 approval of the associated C.U.P. and to the property being platted within two years from the date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the C.U.P. be approved subject to the following conditions:

- a. The following shall be added to the end of the first sentence of General Provision No. 11B: "for a distance to be determined by the Director of Planning to provide for adequate screening of adjacent and nearby residential properties."

- b. General Provision No. 16 shall be reworded as follows: The applicant shall guarantee, at the time of platting, the construction of a decel lane adjacent to 37th Street and from 32nd Street to 37th Street on Rock Road. The Director of Engineering may require the construction of a temporary decel lane along Rock Road if this C.U.P. is developed before Rock Road is improved.
- c. A general provision shall be added stating that if more right-of-way than what is shown on the plan is dedicated for the Northeast Circumferential, the owner(s) shall submit four revised copies of the C.U.P. to the Director of Planning. The revised copies shall show the reduced amount of acreage, floor area, building coverage, access openings, etc.
- d. The plan shall be changed to show a ten foot planting strip along the south boundaries of Parcels 4 and 5.
- e. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- f. 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.
- g. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- h. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial 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.

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February 12, 1982

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

Re: E-2406 - "AA" to "LC"  
DF-122 - Approval of the Woodlawn  
Development No. 6 Commercial  
C.U.F.

Both located on the south side  
of 37th St. No., 1/2 mile east  
of Woodlawn

Dear Mr. Yung:

At its regular meeting on February 11, 1982, 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 approval of the associated C.U.F. and to the property being platted within two years from the date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds. The Planning Commission also recommended approval of the C.U.F. subject to conditions as stated in the attached staff report eliminating condition "c".

It is necessary that we receive 10 corrected copies of the C.U.F. by February 26th so that subject cases can be scheduled for consideration by the Board of City Commissioners at their regular meeting on March 9, 1982. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHO:sad

Encl.

cc: Woodlawn Development Company, Inc., 2471 Hathway, Wichita 67226  
Landmark Communities, Inc., 2471 Hathway, Wichita 67226

**THE CITY OF WICHITA**  
**OFFICE OF CITIZEN PARTICIPATION**

**DATE** February 3, 1982



**TO** Jack Galbraith, Chief Planner, Current Plans  
**FROM** Dean Kruthof, Administrative Aide III

**SUBJECT** DP-121 and Z-2403, West  
Side of Rock Road, Between  
32nd and 37th Streets North

CPO Neighborhood Council Area "I" was scheduled to consider the captioned case during its February 2nd meeting. The meeting was cancelled due to inclement weather. Council "I" will consider the case during its February 16th meeting.

*Dean Kruthof*  
Dean Kruthof  
Administrative Aide III

DK:dm

Noted:

*Sarah Gilbert*  
Sarah Gilbert  
CP Coordinator

**RECEIVED**

FEB 5 1982

METROPOLITAN PLANNING  
ROUTE  20

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAFC HEARING DATE: 2-11-82

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Case No. DP-121 Request: Approval of the Woodlawn  
Development No. 8, 9 & 11  
Commercial C.U.P.  
Z-2403 "AA" & "LC" to "BB" & "LC"

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Location: On the west side of Rock Road, between 32nd & 37th  
Streets North

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Acres: 50.4 Size: 620' x 3400' irregular  
Maximum floor area "BB" 552,340 square feet  
"LC" 253,028 square feet

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	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" & "LC"
North	Undeveloped	"R-1"
East	Manufacturing, office & undeveloped	"BB" (approved) and "E"
South	Undeveloped	"R-6" (approved)
West	Undeveloped	"A" & C.U.P. (approved)

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

Platted: No

History: None

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COMMENTS:

1. The following should be considered by the Planning Commission  
in making findings of fact:

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. 8, 9 and 11 Commercial  
C.U.P., located on the west side of Rock Road, between 32nd  
and 37th Streets North. Zone Case Z-2403 is requesting "BB"  
and "LC" zoning to permit development of office and commercial  
uses. Parcels 1 (southwest corner of Rock Road and 37th Street)  
and 4 (northwest corner of 32nd Street and Rock Road) should be  
developed with most of the uses permitted in the "LC" clas-  
sification. Parcels 2, 3 (south of Parcel 1) and 5 (west of  
Parcel 4) could be developed with most of the uses permitted  
in the "BB" classification. Residential uses are prohibited  
in all of the Parcels. A maximum of 552,340 square feet of  
floor area could be developed for office uses and a maximum of  
253,028 square feet of floor area could be developed for "LC"  
uses.

Building height, setbacks, screening and other information  
relating to future development is shown on the plan.

2. Staff feels that, although the proposed uses are fairly intense,  
the C.U.P. is appropriate due to the industrial zoning to  
the east, proposed light industrial to the north and the  
recently approved office and commercial uses to the south.  
It should be noted that due to the proposed developments  
(shopping centers, office complexes, and industrial uses)  
along Rock Road there may be a need for additional improve-  
ments to Rock Road to facilitate the movement of traffic  
through and around this area. The Department of Engineering  
has recommended that a third moving lane be required from

2-11-62

32nd Street to 37th Street. They also recommended that, if this site is developed before Rock Road is improved, a temporary decel lane be constructed along Rock Road.

3. The Department of Engineering has indicated that the amount of right-of-way for the intersection of the Northeast Circumferential and Rock Road has not been determined. The final design of the intersection may require more right-of-way than is shown on the C.U.P. Access control to Rock Road is not shown for Parcels 3 and 4 because the intersection has not been designed. The Department of Engineering has indicated that Parcels 3 and 4 could be adequately served by the collector streets and it may be best to prohibit access to Rock Road because of the Northeast Circumferential. If additional right-of-way is needed, then the plan should be revised to show the reduced parcel size and maximum floor area.
4. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the associated C.U.P. and to the property being platted within one year 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. The following shall be added to the end of the first sentence of General Provision No. 11B: "for a distance to be determined by the Director of Planning to provide for adequate screening of adjacent and nearby residential properties."
  - b. General Provision No. 16 shall be reworded as follows: The applicant shall guarantee, at the time of platting, the construction of a decel lane adjacent to 37th Street and from 32nd Street to 37th Street on Rock Road. The Director of Engineering may require the construction of a temporary decel lane along Rock Road if this C.U.P. is developed before Rock Road is improved.
  - c. A general provision shall be added stating that if more right-of-way than what is shown on the plan is dedicated for the Northeast Circumferential, the owner(s) shall submit four revised copies of the C.U.P. to the Director of Planning. The revised copies shall show the reduced amount of acreage, floor area, building coverage, access openings, etc.
  - d. The plan shall be changed to show a ten foot planting strip along the south boundaries of Parcels 4 and 5.
  - e. Platting of subject property within two years from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
  - f. 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.
  - g. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

Page 3  
DP-121 & Z-2403  
MPC A 125A  
2-11-82

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

Z-2403 )  
& ) 12 "Notice to Adjoining Property Owners" mailed 1-28-82  
DP-121 ) (doublestuffed) for the MAPC meeting for 2-11-82

1 Including map - to CFO Office  
1 " " " " "NEIGHBORS"  
1 to Don Schneider, Sanitary Chief Engineer

15 TOTAL

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

January 28, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 11, 1982, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for approval of the WOODLAWN DEVELOPMENT NO. 8 & 11 COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-121

Beginning at the intersection of the south right of way line of 37th Street North and the west right of way line of Rock Road, said point of beginning being 50.00 feet westerly and 30.00 feet southerly from the northeast corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence southerly along the west right of way line of Rock Road bearing S 1°05'20" E, 2622.54 feet to the south line of the northeast quarter of said Section 31; thence southerly along the west right of way line of Rock Road bearing S 0°53'18" E, 761.84 feet to the north right of way line of 32nd Street North; thence westerly along said north right of way line bearing S 89°04'12" W, 418.13 feet; thence N 0°55'48" W, 170.00 feet; thence S 89°04'12" W, 219.59 feet; thence N 45°56'50" W, 299.31 feet; thence N 0°56'50" W, 250.00 feet; thence N 89°03'11" E, 230.44 feet; thence N 1°05'20" W, 1345.26 feet; thence N 42°26'12" W, 333.02 feet; thence N 1°05'20" W, 90.00 feet; thence N 88°54'40" E, 220.00 feet; thence N 1°05'20" W, 1070.00 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, 620.00 feet to the point of beginning. Generally located on the west side of Rock Road, between 32nd and 37th Streets North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The Development Plan now on file proposes to develop this approximately 50.4 acre site with general office and light commercial uses. Associated zone case Z-2403 is requesting "BB" Office and "LC" light commercial zoning for this area. The commercial areas are located at the southwest corner of 37th Street and Rock Road (10.70 acres) and at the northwest corner of 32nd Street and Rock Road (6.2 acres). The Plan would permit a maximum of 253,028 square feet of commercial uses to be constructed in eight buildings. A maximum of 552,593 square feet of floor area could be developed for office uses. Residential uses are prohibited. Building coverage, setbacks, parking ratios and other information relating to future development is shown on the plan.

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

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

Page Two  
CASE NO. DP-121

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

January 28, 1982

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 February 11, 1982

CASE NO. Z-2403

Zone Change from the "AA" One Family Dwelling District  
to the "BB" Office District

AND

Zone Change from the "AA" One Family Dwelling District  
and the "LC" Light Commercial District  
to the "LC" Light Commercial 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. Z-2403

Zone Change from the "AA" One Family Dwelling District  
to the "BB" Office District

Commencing at the east quarter corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence northerly along the east line of the northeast quarter of said Section 31 bearing N 1°05'20" W, 429.32 feet; thence S 89°18'12" W, 50.00 feet to the point of beginning, said point being on the west right of way line of Rock Road; thence S 89°18'12" W, 620.00 feet; thence N 1°05'20" W, 783.00 feet; thence N 42°26'12" W, 333.02 feet; thence N 1°05'20" E, 90.00 feet; thence N 88°54'40" E, 220.00 feet; thence N 1°05'20" W, 297.00 feet; thence N 89°18'12" E, 620.00 feet to the west right of way line of Rock Road; thence southerly along said west right of way line bearing S 1°05'20" E, 1420.00 feet to the point of beginning.  
AND

Beginning at a point on the north line of the southeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., 50.00 feet east of the east quarter corner of said Section 31, said point of beginning being on the west right of way line of Rock Road; thence southerly along said west right of way line S 0°53'18" E, 130.00 feet; thence westerly parallel with the north line of said southeast quarter bearing S 89°03'11" W, 619.53 feet; thence N 1°05'20" W, 562.25 feet; thence N 89°18'12" E, 620.00 feet to the west right of way line of Rock Road; thence southerly along said west right of way line bearing S 1°05'20" E, 429.54 feet to the point of beginning.  
AND

Commencing at the intersection of the north right of way line of 32nd Street North and the west right of way line of Rock Road, said point being 50.00 feet westerly and 761.84 feet southerly from the east quarter corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence westerly along the north right of way line of 32nd Street North bearing S 89°04'12" W, 375.00 feet to the point of beginning; thence continuing along said north right of way line of 32nd Street North bearing S 89°04'12" W, 43.13 feet; thence N 0°55'48" W, 170.00 feet; thence S 89°04'12" W, 219.59 feet; thence N 45°56'50" W, 299.31 feet; thence N 0°56'50" W, 250.00 feet; thence N 89°03'11" E, 230.44 feet; thence N 1°05'20" W, 130.00 feet; thence N 89°03'11" E, 244.98 feet; thence S 0°53'18" E, 761.73 feet to the point of beginning.  
AND

PAGE TWO

CASE NO. Z-2403

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

Beginning at the intersection of the south right of way line of Thirty-Seventh Street North and the west right of way line of Rock Road; said point of beginning being 50.00 feet westerly and 30.00 feet southerly from the northeast corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence south along said west line bearing S 1°05'20" E, 773.00 feet; thence S 89°18'12" W, 620.00 feet; thence N 1°05'20" W, 773.00 feet to the south right of way line of 37th Street North; thence east along said line bearing N 89°18'12" E, 620.00 feet to the point of beginning. AND

Beginning at the intersection of the north line of the southeast quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M. and the west right of way line of Rock Road; said point of beginning being 50.00 feet westerly from the east quarter corner of said Section 31; thence southerly along the west right of way line of Rock Road bearing S 0°53'18" E, 761.84 feet to the north right of way line of 32nd Street North; thence westerly along said north right of way line bearing S 89°04'12" W, 375.00 feet; thence N 0°53'18" W, 761.73 feet to the north line of the southeast quarter of said Section 31; thence easterly along said north line bearing N 89°03'11" E, 375.00 feet to the point of beginning. All generally located on the west side of Rock Road, between 32nd and 37th Streets North.

PARCEL 8, 9, 9A, 11A, and 11B

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

DP-121  
Woodlawn Development  
No. 89 & 11 Commercial

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.

5951A & B  
case 22403

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

a. Applicant Woodlawn Development Company, Inc.

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

Agent Landmark Communities, Inc.

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

b. Applicant \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Agent Bill G. Yung Design

Address 8225 E 35th North, Wichita, Ks. 67226 Phone 683-5567

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

being changed to LC & BB  
zoned LC & AA and legally described as Lot(s) NA

NA, Block(s) NA,

K Addition.

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

See attached sheet.

NRI  
SR-6  
EE  
W-AA (A+CUP approved)

2. b. There are 50.4 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 32nd St (Avenue, Street) and  
37th Street 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 C. Nelson  
Authorized Agent (if any)  
C.J. Nelson, President  
Woodlawn Development Company, Inc.

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 4:15  
(AM, PM) on January 15, 1982 (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ NA.

Julian D. Chambers Name  
Sr. Planner Title



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

DATE 1-12-82 JOB NO. 80-213-A0

PROJECT ABKO - Commercial C.U.P.

Parcels 8, 9, 9A, 11A, & 11B

TO Bill Yung

FROM Steven E. Anderson

REFERENCE \_\_\_\_\_

COPIES TO:

*DP-121*

*OK*

Beginning at the intersection of the south right of way line of 37th Street North and the west right of way line of Rock Road, said point of beginning being 50.00 feet westerly and 30.00 feet southerly from the northeast corner of Section 31, Township 26 south, Range 2 east of the 6th P.M.; thence southerly along the west right of way line of Rock Road bearing S 1° 05' 20" E, 2622.54 feet to the south line of the northeast quarter of said Section 31; thence southerly along the west right of way line of Rock Road bearing S 0° 53' 18" E, 761.84 feet to the north right of way line of 32nd Street North; thence westerly along said north right of way line bearing S 89° 04' 12" W, ~~418.13~~ 219.59 feet; thence N 0° 55' 48" W, 170.00 feet; thence N 0° 56' 50" W, 250.00 feet; thence N 89° 03' 11" E, 230.44 feet; thence N 1° 05' 20" W, 1345.26 feet; thence N 42° 26' 12" W, 333.02 feet; thence N 1° 05' 20" W, 90.00 feet; thence N 88° 54' 40" E, 220.00 feet; thence N 1° 05' 20" W, 1070.00 feet to the south right of way line of 37th Street North; thence easterly along said south right of way line bearing N 80° 18' 12" E, 620.00 feet to the point of beginning; ~~containing 50.405 acres, more or less.~~

January 25, 1982

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

Re: DP-121 - Woodlawn Development No.  
8, 9 and 11 Commercial C.U.P.  
Located on the west side of Rock  
Road between 32nd & 37th Streets No.

Dear Bill:

We have reviewed the above referenced C.U.P. and feel that the proposed uses are not inappropriate for this area due to the light industrial zoning to the east and the medium density residential zoning to the west. The following are our comments relating to changes that should be made to the plan.

OK  
In order to be consistent with other C.U.P.'s, and to reduce potential confusion in administering the C.U.P., the parcels should be renumbered 1 through 5. We have been referring to your Parcel 8 as Parcel 1; Parcel 9 as Parcel 2; Parcel 9A as Parcel 3; Parcel 11 as Parcel 4; and Parcel 11A as Parcel 5. The plan and text needs to be revised to reflect the new numbers.

General Provision No. 11 should be rewritten like General Provision No. 10 of DP-111, Woodlawn Development No. 15. That wording seems to be the best in establishing the criteria for determining when a wall or landscaping is required. In General Provision No. 12 the words "Parcel No. 7" should be changed to "the residential area to the west". A statement should be incorporated saying that landscaping will be required on the north side of Parcel 5 if the North East Circumferential is not constructed.

We feel that the proposed sixty foot height limitation for Parcels 3, 4 and 5 will not be compatible with the residential uses to the west. A 35 foot height limitation for Parcels 3, 4 and 5 would be more appropriate.


Page Two  
Bill Yung  
January 25, 1982

Other changes include:

1. Delete the words "as permitted by zoning district designating the name of the development" in General Provision No. 5. Billboards should also be excluded.
2. Delete "and Engineering" from General Provision No. 17.
3. Add "net area" to Parcel No. 1. Also change setbacks to read "as shown on plan and" in General Provision No. 3.
4. The maximum number of buildings for Parcel 4 should be 3.

These are the comments we have at this time. Any comments from the Engineering Department will be forwarded at a later time. We have scheduled this case for the February 11, 1982 MAPC meeting and it is necessary that we receive fourteen amended copies of the plan by Thursday, January 28. If you have any questions, please call.

Sincerely,

  
Arthur D. Chambers  
Senior Planner

ADC:el

cc: Woodlawn Development Co., Inc. (f Landmark Communities, Inc.)  
2741 Hathway, Wichita, KS. 67226

January 19, 1982

Paul Graves, Chief Design Engineer, City Engineering  
Arthur D. Chambers, Senior Planner, Current Plans Division

DP-121 Woodlawn Development No 8,9, and 11 Commercial CUP.  
Generally located on the west side of Rock Road  
between 32nd and 37th Streets North.

I have attached a copy of a proposed CUP at the above re-  
ferenced location. Parcels 8 and 11 are proposed for light  
commercial uses with the balance for office uses. All  
residential uses are prohibited. A large portion of Parcel  
9 is shown as a drainage area. We would appreciate receiving  
any comments you might have regarding the North East Circum-  
ferential, access, need for a decel lane along Rock Road,  
etc., by Monday, January 25, 1982. I did not receive enough  
copies to send one to Mike Lindebak so you might want to  
show him this copy. If you have any questions, please call.

---

Arthur D. Chambers, Senior Planner

ADC:vn  
Attachment

*Mike Lindebak 2-2-82  
Temporary decel lane if developed  
before Rock Road is improved  
no access to Rock for Parcel 3+4*

*Bill McKinley 2-11-82  
check with Ron F. Etkin at PCC for  
ROW for NE Cir.  
decel lane along rock from 32nd to 37th*

December 16, 1981

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

Re: DP-121 Woodlawn Development No. 8  
Generally located at the southwest  
corner of 37th St. North & Rock Rd.

Dear Bill:

We have reviewed the above captioned C.U.P. and feel that the proposed uses would be appropriate for this area. The following are our comments relating to changes that should be made to the plan.

The setbacks along 37th Street and Rock Road should be increased to sixty feet. We feel that sixty feet is more desirable because it takes a sixty foot wide area to accommodate two rows of ninety degree parking and a circulation aisle. In accordance with the C.U.P. provisions of the zoning ordinance a thirty foot setback along the west boundary of the C.U.P. needs to be indicated on the plan and in General Provision No. 3.

Landscaping will not be needed along the south boundary if the proposed "BB" office zoning is established to the south. A general provision should be added stating that landscape strips are not shown on the plan due to proposed light industrial zoning to the north and proposed office zoning to the south, but that landscaping will be required if the areas develop with residential uses. We would also suggest that General Provision No. 12 be renumbered and reworded as follows:

General Provision No. 10 - A five to eight foot solid or semi-solid wall of stone, masonry, architectural tile or similar material shall be constructed along the west boundary of the C.U.P. except as provided in General Provision No. 11.

General Provision No. 10 would then be renumbered No. 11 and item C deleted.

Page Two  
Bill Yung  
December 16, 1981

The pattern tape outlining existing zoning should be removed. The existing zoning to the south is "AA" as is the area within the C.U.P. that is being rezoned. Since "A" zoning and a C.U.P. have been approved for the area to the west I would suggest that the C.U.P. number (DP-115) and "A" zoning be reflected on the plan.

These are all the comments that we have at this time. We have scheduled this case for the MAPC meeting of January 14, 1982 and it is necessary that we receive fourteen revised copies of the C.U.P. by December 29, 1981. If you have any questions, please call.

Sincerely,

Arthur D. Chambers  
Senior Planner

ADC:el

cc: Woodlawn Development Co., Inc. % Landmark Communities, Inc.  
2471 Hathway, Wichita, Ks. 67226

December 3, 1981

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

Arthur D. Chambers, Senior Planner

DP-121 - Woodlawn Development No. 8 - Commercial C.U.P.  
Generally located at the southwest corner of 37th Street  
North and Rock Road.

We have received a proposed commercial C.U.P. at the above referenced location. The C.U.P. would allow a general retail commercial area with a maximum floor area of 145,000 square feet in five buildings. We would appreciate receiving any comments you might have regarding drainage, access, need for major openings, etc., by Thursday, December 10, 1981. If you have any questions, please call.

Arthur D. Chambers  
Senior Planner

ADC:e1

PARCEL 8, 9, 9A, 11A, and 11B

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

*DP-121*  
*Woodlawn Development*  
*No. 8, 9 & 11 Commercial*  
*5951A & B*  
*case 2-2403*

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  Woodlawn Development Company, Inc.  
Address 2471 Hathway, Wichita, Kansas 67226 Phone 686-7451  
Agent Landmark Communities, Inc.  
Address 2471 Hathway, Wichita, Kansas 67226 Phone 686-7451

*MAPC*  
*2/11/82*

b. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent Bill G. Yung Design  
Address 8225 E 35th North, Wichita, Ks. 67226 Phone 683-5567

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 LC & AA being changed to LC & BB 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.

*NRI*  
*SR-6*  
*EE*  
*W AA (A+CUP approved)*

2. b. There are 50.4 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 32nd St (Avenue, Street) and  
37th Street 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 P. Nelson By \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)  
C.J. Nelson, President  
Woodlawn Development Company, Inc.

By \_\_\_\_\_ By \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 4:15  
(AM, PM) on January 15, 1952 (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ N/A.

Arthur D. Charters Name  
Sr. Planner Title



**Van Doren  
Hazard  
Stallings**

Architects • Engineers • Planners

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

DATE 1-12-82 JOB NO. 80-213-A0

PROJECT ABKO - Commercial C.U.P.

Parcels 8, 9, 9A, 11A, & 11B

TO Bill Yung

FROM Steven E. Anderson

REFERENCE \_\_\_\_\_

COPIES TO:

*DP 121*

Beginning at the intersection of the south right of way line of 37th Street North and the west right of way line of Rock Road, said point of beginning being 50.00 feet westerly and 30.00 feet southerly from the northeast corner of Section 31, Township 26 south, Range 2 east of the 6th P.M.; thence southerly along the west right of way line of Rock Road bearing S 1° 05' 20" E, 2622.54 feet to the south line of the northeast quarter of said Section 31; thence southerly along the west right of way line of Rock Road bearing S 0° 53' 18" E, 761.84 feet to the north right of way line of 32nd Street North; thence westerly along said north right of way line bearing S 89° 04' 12" W, ~~418.13~~ feet; thence N 0° 55' 48" W, 170.00 feet; thence S 89° 04' 12" W, 219.59 feet; thence N 45° 56' 50" W, 299.31 feet; thence N 0° 56' 50" W, 250.00 feet; thence N 89° 03' 11" E, 230.44 feet; thence N 1° 05' 20" W, 1345.26 feet; thence N 42° 26' 12" W, 333.02 feet; thence N 1° 05' 20" W, 90.00 feet; thence N 88° 54' 40" E, 220.00 feet; thence N 1° 05' 20" W, 1070.00 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, 620.00 feet to the point of beginning; ~~containing 50.495 acres, more or less.~~



DELIVER TO

ART CHAMBERS  
MAPC  
10TH FLOOR  
CITY BLDG.

Ownership List for Landmark  
Communities & Bill Yung--  
Parcels 8, 9, 9A, 11A, & 11B

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

DP-121

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
A	-	Comotara Industrial Park Lot "A" Addition	✓ City of Wichita, A Municipal Corporation, 455 N. Main, 67202
1 thru 6 inclusive	1	Stonehedge Addition	✓ Stonemark Co., 2471 Hathway Circle, 67226
7	1	"	✓ David E. Sproul & Sidney K. Sproul, 6200 E. Central, Room 5, 67208
1	2	"	D Stonemark Co., 2471 Hathway Circle, 67226
1 thru 11 inclusive	3	"	"
1, 2 & 3	4	"	"
4	4	"	✓ Stonehedge Corp., 8225 E. 35th St. North, 67226
South 215 ft. of 1	5	"	✓ Keith L. Anderson, 1125 S. Rock Rd., 67207 AND Anderson Investment Co.-1981 1125 S. Rock Rd., 67207 AND Keith Anderson Enterprises, 1125 S. Rock Rd., 67207
1 exc. the south 215 ft.	5	"	D Keith L. Anderson, 1125 S. Rock Rd., 67207
Reserves A, B, C & D	-	"	D Stonehedge Corp., 8225 E. 35th St. North, 67226
Reserve E exc. the east 70 ft.	-	"	"
Reserves F, G & H	-	"	"
16 & 17	3	Cottonwood Village 4th Addition	✓ Wichita Development Co., 2471 Hathway Circle, 67226
25 thru 32 inclusive	3	"	"

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
33 thru 48 inclusive	3	Cottonwood Village 4th Addition	Wichita Development Co., 2471 Hathway Circle, 67226
49 thru 53 inclusive	3	"	"
56	3	"	"
1 thru 12 inclusive	4	"	Wichita Development Co., 2471 Hathway Circle, 67226
13 thru 23 inclusive	4	"	"

<u>Tract</u>	<u>Property Owner</u>
West ½ of the SW¼ of 29-26-2E	Woodlawn Development Co. Inc., P.O. Box 2236, 67201
SE¼ of 30-26-2E except that part platted as 37th Street Booster Pumping Station Add.	"
West ½ of the SW¼ of 32-26-2E except that part platted as Comotara Business Park & except the south 700 ft. of said SW¼	"
Tract beginning at the intersection of the south right of way line of 37th St. North & the west right of way line of Rock Rd., said pt. being 50 ft. westerly and 30 ft. southerly from the NE corner of 31-26-2E; then southerly along the west right of way line of Rock Rd. bearing S 1°05'20" E 2622.54 ft. to the south line of the NE¼ of section 31; then southerly along the west right of way line of Rock Rd. bearing S 0°53'18" E 761.84 ft. to the north right of way line of 32nd St. North; then westerly along said north right of way line bearing S 89°04'12" W 418.13 ft.; then N 0°55'48" W 170 ft.; then S 89°04'12" W 219.59 ft.; then N 45°56'50" W 299.31 ft.; then N 0°56'50" W 250 ft.; then N 89°03'11" E 230.44 ft.; then N 1°05'20" W 1345.26 ft.; then N 42°26'12" W 333.02 ft.; then N 1°05'20" W 90 ft.; then N 88°54'40" E 220 ft.; then N 1°05'20" W 1070 ft. to the south right of way line of 37th St. North; then easterly along said south right of way line bearing N 89°18'12" E 620 ft. to the pt. of beginning	"
The NE¼ of 31-26-2E except that part described immediately above, together with that part of the SE¼ of 31-26-2E lying north of Cottonwood Village 4th Addition except that part described in the entry immediately previous	Woodlawn Development Co. Inc., P.O. Box 2236, 67201

Tract

Property Owner

Tract in the SE $\frac{1}{4}$  of 31-26-2E beg. at the intersection of the south r/o/w line of 32nd St. North and the west line of Rock Rd.; then south along the west line of Rock Rd. 1202.62 ft.; then S 89°4'12" W 350 ft.; then N 0°53'18" W 1206.62 ft.; then N 89°04'12" E 350 ft. to pt. of beg.

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

Tract in the SE $\frac{1}{4}$  of 31-26-2E beginning at the intersection of the east r/o/w line of Longfellow St. and the south r/o/w line of 31st St. North; then east along the south line of 31st St. 449.69 ft.; then S 0°53'18" E 620.29 ft.; then S 89°04'12" W 484.24 ft.; then S 0°55'48" E 595 ft.; then S 89°04'12" W 245 ft.; then N 0°55'48" W 911 ft.; then N 89°04'12" E 245 ft.; then N 0°55'48" W 168.99 ft.; then N 89°04'12" E 35 ft.; then N 0°55'48" W 135.63 ft. to beg.

"

The South  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of 31-26-2E except the last 2 tracts described in the 2 entries immediately previous, and except the south 625 ft. of the east 884.24 ft. of said SE $\frac{1}{4}$ , and except that part platted as Cottonwood Village 4th Addition

Wichita Development Co.,  
2471 Hathway Circle, 67226

page 4

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

A tract beginning at the intersection of the south right of way line of 37th Street North and the west right of way line of Rock Road, said point of beginning being 50 feet westerly and 30 feet southerly from the northeast corner of Section 31, Township 26 South, Range 2 East of the 6th P.M.; thence southerly along the west right of way line of Rock Road bearing S 1°05'20" E 2622.54 feet to the south line of the northeast quarter of said Section 31; thence southerly along the west right of way line of Rock Road bearing S 0°53'18" E 761.84 feet to the north right of way line of 32nd Street North; then westerly along said north right of way line bearing S 89°04'12" W 418.13 feet; thence N 0°55'48" W 170 feet; thence S 89°04'12" W 219.59 feet; thence N 45°56'50" W 299.31 feet; thence N 0°56'50" W 250 feet; thence N 89°03'11" E 230.44 feet; thence N 1°05'20" W 1345.26 feet; thence N 42°26'12" W 333.02 feet; thence N 1°05'20" W 90 feet; thence N 88°54'40" E 220 feet; thence N 1°05'20" W 1070 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 620 feet to the point of beginning (Parcels 8, 9, 9A, 11A, & 11B)

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 19th day of January, 1982, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Cable*  
Vice-President

Order No. 306170  
GE

Map No. 5951A  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
COMMUNITY UNIT PLAN

DP - 121  
Filed 12-2-81

Associated Case: Z-2405

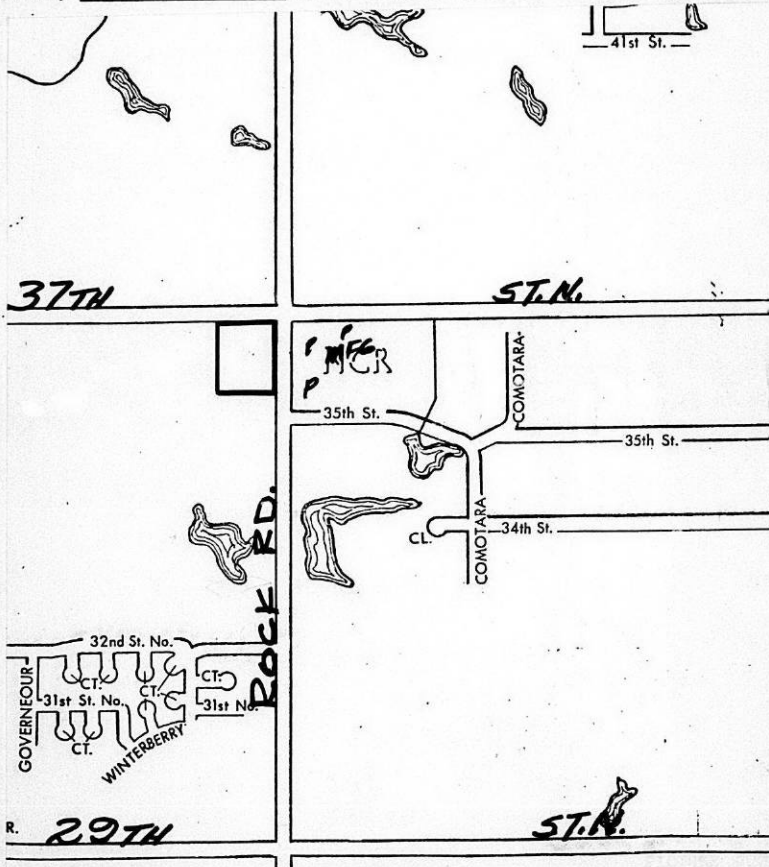
APPLICATION REQUEST: Approval of proposed WOODLAWN DEVELOPMENT  
NO. 8

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

1. Applicant Woodlawn Development Co., Inc. (AGENT: Landmark Communities Inc.)  
Address 2471 Hathway, 67226 Phone 686-7431
2. Agent Bill G. Fung Design  
Address 8225 E. 35th St. North, 67226 Phone 683-5567
3. General Location: Southwest corner of 37th Street North & Rock Road.
4. Proposed Use: \_\_\_\_\_

- AREA DATA: 10.72
1. Acres: 10.72 ( 620 <sup>sq ft.</sup> by 753 <sup>ft.</sup> )
  2. Existing Zoning: AA & L
  3. Land Use: East NATIONAL CASH REGISTR. 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 \_\_\_\_\_



5951

N-R-1  
Co. S-AA

E-E

W-AA

(area 2-2405)

PARCEL #8

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

DP 121  
Woodlawn Development  
No. 8 Commercial C.U.P.  
mailed Jan 14 (tentatively)  
Map  
5951 A

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 Woodlawn Development Company Inc.

Address 2401 Hathway, Wichita, Kansas 67226 Phone 686-7451

Agent Landmark Communities Inc.

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

b. Applicant \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Agent Bill G. Yung Design

Address 8225 E 35th N., Wichita, Kansas 67226 Phone 683-5567

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 being changed to all LC

zoned LC & 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-R-1  
S-AA  
E-E  
W-AA  
(Approved CUP)

2. b. There are 10.72 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 NA side of NA (Avenue,  
Street) between NA (Avenue, Street) and  
NA (Avenue, Street).

4. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

C. J. Nelson  
By \_\_\_\_\_  
Authorized Agent (if any)  
C. J. Nelson, President  
Woodlawn Development Co. Inc.

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 2:30  
(AM, PM) on Dec 2, 1981 (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ 200<sup>00</sup>.

Archie S. Chambers Name  
Sec. Planner Title



**Van Doren  
Hazard  
Stallings**

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

DATE 11-10-81 JOB NO. \_\_\_\_\_

PROJECT Parcel 8

TO Bill Yung

FROM Kenneth H. Bengtson

REFERENCE \_\_\_\_\_

COPIES TO:

A tract of land in the northeast quarter of Section 31, Township 26 south, Range 2 east of the 6th P.M. more particularly described as follows:

Beginning at the intersection of the south right of way line of Thirty-Seventh Street North and the west right of way line of Rock Road; thence south along said west line bearing S 1° 05' 20" E, 753.00 feet; thence S 89° 18' 12" W, 620.00 feet; thence N 1° 05' 20" W, 753.00 feet to the south right of way line of 37th Street North; thence east along said line bearing N 89° 18' 12" E, 620.00 feet to the point of beginning. Containing 10.72 acres, more or less.

*OK for legal*

*Superseded*

*SW cor of 37th St to Rock Rd.*

PAGE \_\_\_ OF \_\_\_

# memo

- Xerox one copy of Lisa's attach to zone change.
- Then Xerox everything for our files.
- City already has prints for staff review.
- Deliver this package to Art Chambers.
- Andy will deliver ownership list to Art when finished.

FORM 021

PAYMENT NOTICE  
City of Wichita

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

Planning

DESCRIPTION	AMOUNT
CVP & Zone (Chambers) Parcel	\$800 <sup>00</sup>
NAME	Woodland Communities
ADDRESS	2471 Highway
FUND	10-10071 003
COMMENTS	
DATE	Dec 2, 1981
BY	Andy Chambers

\*

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

Roll # 1

\*