

Withdraw and closed by
Cyclist 1-6-83

82-103 - BAMBALWOOD VILLAGE
RESIDENTIAL C.U.P. Northwest
corner of Rolling Hills and 119th
Street West.

ACTION

COMMITTEE _____

DATE _____

M.A.P.C. Approved sub to 5-6-82
Conditions

B.C.C./B. CO. C. Approved to 6-1-82
Reopened

Withdrawn and closed by
Applicant 1-6-83

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-11-83 BY 1194

Map No. 4747D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 125
Filed 4-1-82

Associated
Case: _____

APPLICATION REQUEST: Approval of proposed SANDALWOOD VILLAGE
(Residential) ~~(Commercial)~~ Community Unit Plan.

1. Applicant Thurman W. Smith Phone 722-9005
Address 10300 W. Central, 67212
2. Agent Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, 67211 Phone 263-1107
3. General Location: Northeast corner of Rolling Hills and 119th St. West.
4. Proposed Use: _____

AREA DATA:

1. Acres: 24.6 (_____ ft. by _____ ft.)
2. Existing Zoning "AA" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 5-6-82 Action Approved sub to conditions

2. Governing Body

Date 6-1-82 Action Approved as recorded
Withdrawn & closed by applicant 1-6-83

NOTES:

CASE FILE

U.S.A.
HARTING, INC.
No. 2-153C
1201 AUGER DRIVE
MEMPHIS, TENNESSEE 38117
U.S.A.

Map No. 4747D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 125
Filed 4-1-82
Associated
Case: _____

APPLICATION REQUEST: Approval of proposed SANDALWOOD VILLAGE
(Residential) (~~Subdivided~~) Community Unit Plan.

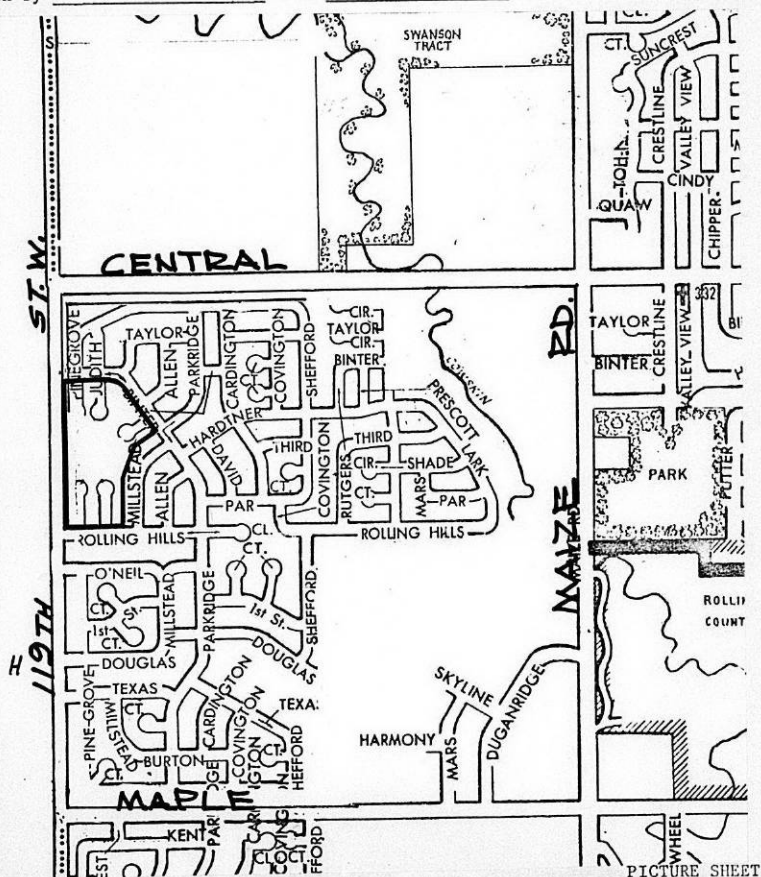
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Address 10300 W. Central, 67212
2. Agent Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, 67211 Phone 263-1107
3. General Location: Northeast corner of Rolling Hills and 119th St. West.
4. Proposed Use: _____

AREA DATA:

1. Acres: 24.6 (990 ^(IRREGULAR) ft. by 1480 ft.)
2. Existing Zoning: "AA"
3. Land Use: East _____ South _____
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: undeveloped
6. Area (is) (is not) platted. **DP-135**

PHOTO DATA:

Taken by _____ Date _____ Time _____



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021600

April 22, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 6, 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 SANDALWOOD VILLAGE RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-125

Lots 1 thru 32 and 45 thru 68 and Reserve A, Block 14, Westlink Nineteenth Addition. Generally located at the northeast corner of Rolling Hills and 119th Street West.

The Development Plan of this area has been submitted as permitted 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 the 24.6 acre site with 177 townhouses which is a density of 7.2 dwelling units per acre. The townhouses would be located around a detention/retention pond on private streets. Building setbacks, access control, parking ratio and other information relating to future development is shown on the plan.

The hearing of the proposed 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.

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

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Robert A. Lakin
Secretary

IMPORTANT MESSAGE

FOR Jack

DATE 4-26 TIME 2:25 ^{AM} P. M.

WHILE YOU WERE AWAY

Chuck Carter

OF _____

PHONE No. 269-7026

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE He will be at the
above number, until
5 PM.

called him back

SIGNED E. most people don't want
insurance but he will
control it if you need

December 21, 1982

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
10th Floor - City Hall
455 N. Main
Wichita, Kansas 67202

RE: Final Plat of Sandalwood Village and Sandalwood Village
Residential Community Unit Plan

Dear Mr. Galbraith:

This letter is my request that you close your case files for the final plat of Sandalwood Village (82-29) and Sandalwood Village Residential Community Unit Plan (DP-125).

It is my intention to proceed with development of Block 14 as originally platted in Westlink Nineteenth Addition.

Very Truly Yours,

Thurman W. Smith

Thurman W. Smith

cc: Mike Lindebak
Bill Otten
Gary Wiley



June 2, 1982

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

DP-125 - Sandalwood Village Residential C.U.P.
Generally located at the northwest corner of Rolling Hills
and 119th Street West.

The Board of City Commissioners on June 1, 1982, considered
the above captioned C.U.P. Their action was to approve the
C.U.P. subject to the following conditions:

- a. The plan shall be revised to reflect the site plan and
number of dwelling units (144 maximum) presented at the
MAPC meeting of May 6, 1982.
- b. Replatting of subject property within one year from the
date of approval by the Board of City Commissioners; or
the application be considered denied and closed.
- c. The development of this property shall proceed in accordance
with the development plan as recommended for approval by
the Planning Commission and approved by the governing body,
and any substantial deviation of the plan, as determined
by the superintendent of Central Inspection and the Director
of Planning, shall constitute a violation of the building
permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resub-
mitted to the Planning Commission and to the City Commission
for their consideration.
- e. The transfer of title of all or any portion of the land
included within the Community Unit Plan does not constitute
a termination of the plan or any portion thereof, but said
plan shall run with the land for residential development
and be binding upon the present owners, their successors
and assigns, unless amended.

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

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 APPROVAL OF
RESIDENTIAL COMMUNITY UNIT PLAN

CASE NO. DP-125

CONSIDERED BY MAPC: 5-6-82

REQUEST FOR: Approval of the Sandlewood Residential C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None

GENERAL LOCATION: Northeast corner of Rolling Hills and 119th
Street West.

LEGAL DESCRIPTION:

Lots 1 thru 32 and 45 thru 68 and Reserve A, Block 14,
Westlink Nineteenth Addition.

APPLICANT: Thurman W. Smith, 10300 West Central.

AGENT FOR APPLICANT: Gary Wiley, Professional Engineering Consultants,
1440 E. English.

PROTESTORS (LIST AGENT) IF ANY: Arlin Beer, 518 Parkridge; Rick Ennis,
524 Parkridge; Dennis Holler, 11605 Rolling Hills; Wayne Johnson, 626
Parkridge; Russ Simmons, 635 Parkridge.

SURROUNDING ZONING:

North, East, and South, "AA"; West, "R-1".

LAND USE: Existing, North, South and West, Undeveloped; East, Undeveloped
and Single-family.

CPO RECOMMENDATION: CPO Council Area "A" voted unanimously, 7-0, to
recommend approval of the request.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the conditions as shown in
the excerpt from Planning Commission minutes of May 6, 1982. Hansen
moved, Jones seconded and it carried unanimously. Chisholm and Martens
were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the Community Unit Plan subject to the
recommended conditions; or

2. Return the application 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 MAY 6, 1982

7. Case No. DP-125 - Thurman W. Smith requests approval of Residential Community Unit Plan for Lots 1 thru 32 and 45 thru 68 and Reserve A, Block 14, Westlink Nineteenth Addition. Generally located at the northeast corner of Rolling Hills and 119th Street West.

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

COMMENTS:

1. As permitted by Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of the Sandalwood Village Residential C.U.P., located at the northeast corner of Rolling Hills and 119th Street West. 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. would permit a maximum of 160 dwelling units on the approximately 24.6 acre site, a density of 6.5 dwelling units per net acre. No zone change is needed since the proposed density does not exceed the 7.2 dwelling units per acre permitted under the existing "AA" Single-family zoning. Permitted uses include townhouses and associated community facilities. Building setback lines, parking ratio, building height and other information regarding future development is shown on the plan.
3. Staff is supportive of the proposed townhouse development. The applicant has had a site plan prepared (somewhat different than shown on the C.U.P.) that shows townhouses located around the retention pond on private streets. This site is currently platted with individual lots on public streets and will have to be replatted into one (or more) large lots to be developed as proposed and to vacate street right-of-way.
4. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:

- a. The plan shall be revised to reflect the site plan presented at the MAPC meeting of May 6, 1982, and copies submitted to the Director of Planning.
- b. Replatting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

CHAMBERS stated that the staff was supportive of the proposed townhouse development. He said that there has been some concern expressed about access to the site. CHAMBERS pointed out that 119th Street is in the County, and the County Capital Improvement Program does not show any plans to pave the street. There is a City CIP project for Central that would go from Maize Road to Milstead. The City CIP shows the project to be designed this year and constructed next year. CPO Council Area "A" voted unanimously, 7-0, to recommend that the application be approved. They did comment that some of the neighborhood residents at the CPO meeting were concerned about traffic. Restrictive covenants in this area have also been mentioned as permitting only detached single family dwellings.

GARY WILEY, Professional Engineering Consultants, speaking on behalf of the applicant, stated that the C.U.P. originally submitted, was prepared prior to the architect's site plan being completed. It did call for 160 dwelling units on 26.5 acres at 6.5 dwelling units per acre. They now have a site plan that would further reduce the density to 5.85 dwelling units per acre, for a maximum of 144 dwelling units. WILEY pointed out that the dwellings would be attached single family. The single family density allows 7.2 dwelling units per acre. He further pointed out that the balance of the streets in Westlink 19 are now under design and will be put in this fall. That will finish out all of the public streets except 119th Street. Central will be improved over to Milstead by next year.

WILEY showed the final site plan, stating that it included an approximately 9 acre lake. The lake was created as a retention/detention pond. The pond was to be the responsibility of only Block 14, on which they are requesting approval for the townhouse development, even though it drains a considerable area beyond the block. WILEY said that the lots that were originally platted there had 80 to 90 foot frontages. The assessments that came out during phase 2 for the other single family lots in the

neighborhood, were in the \$10,000 to \$12,000 range per lot for streets, sanitary sewer, storm drains and water. This was getting to be quite a load. He said that they were trying to do something that was equivalent in style to what is already developed in Westlink 19.

GARY WEAVER, Bloodgood Architects, Des Moines, Iowa, speaking for the applicant, stated that three years ago all of the projects that they had in their office were single family projects. Today they have one single family house project in their office. The rest of the projects were all planned unit developments. He said that there were two reasons for that. The first reason was that the demographics are changing. People are no longer looking for the single family home. The second and most important reason was that it was too expensive to have single family homes.

WEAVER showed slides of the trade offs between cluster developments as opposed to single family developments. He felt that in offering a new lifestyle and affordable housing to people they really are not changing what the single family character is. The character remains similar, the scale remains similar and the privacy is there. The only things that are added are the amenities of the greenbelts, lake and share use of the green space.

BAYOUTH asked if the roads would all be private roads. WEAVER said yes.

ARLIN BEER, 518 Parkridge, said that he was opposed to the request for several reasons. One of them was the traffic flow and the problem that they are going to have with 144 units with an average of two cars per unit. They feel that the traffic flow should be out to 119th Street and not through their area. BEER was concerned about the quality of the homes, and how long would it take to move 144 units with the economic times as they are. He mentioned the specials. He said that his home is the only big investment that he and his wife have. They have a very nice area in the 19th Addition, and would like to continue to see single family homes built in that area.

RICK ENNIS, 524 Parkridge, stated that his concern was the traffic. He emphasized that it was not only the traffic problem that they would have with th's development but the possibility of what was going to happen later on in the future. He said that the houses shown by the applicant look nice on paper, but what would they look like five years from now when the interest rates go up. There may be some corners cut to keep the costs down.

GARDNER felt that Mr. Ennis' concern about quality was a valid concern, but he was not sure that the Planning Commission was the group to address about that. He said that he had relatively little control over the economic situation the country's in, and he has not found anybody on the bench who professed any great deal of influence. He felt the thing that probably has had a bearing on what has occurred already in the 19th Addition was the fact that they have had several bond issuances in the past 18 to 24 months that provided mortgage money. Most of the issues had an upper income limit, and an upper value limit in terms of the sales price of the property. The bulk of the money has not been available for financing properties over \$68,000. Most of the properties in the 19th Addition are probably somewhere in the vicinity of \$60,000 to \$72,000. The prospects for future financing at this point in time, at affordable interest rates, appear to be probably best helped by another bond issuance, and that bond issuance has an upper value limit of \$67,400. GARDNER said that the point that

he was trying to make was that if that is the financing then that is the most likely financing to be available for the next year or 18 months that probably has more to say about what will go in, in terms of quality and size. If the same value limit is imposed today, as opposed to a few years ago, some reduction would have to be made somewhere to come in with the same value figure. GARDNER said that what the proposal is addressing is that there are alternatives to reduce the cost of housing. There are possible reductions in the price, that could be achieved by different types of clustering and a different method of assessing the cost of utilities to the site that may allow a better level of value for the dwelling units with a slight compromise on the actual site area.

GARDNER continued that when the 19th Addition was platted a unique street design was utilized in terms of the configuration of the curb delineating where parking was to be allowed on the street and where it was not. That explains some of the odd nubs at the corners of the streets. It has been found to have some problems, but by the same token there are several streets in the vicinity that are designed to a substantially greater capacity than they are already being used and would be adequate to accommodate substantially greater amounts of traffic.

DENNIS HOLLER, 11605 Rolling Hills, stated that he has the highest respect for the developer of the Westlink 19th Addition. He said that he transferred from Kansas City last fall. They looked all over the City and were very highly recommended to the Westlink 19th Addition because of the developer. He felt that they should be fair and that everyone should win. He wants the best quality homes in this area. He felt that the proper square footage should be built that would support their single family dwelling detached homes and not depreciate their value. With the economic times as they are that if the only way that they could put single family detached dwellings around the lake was to drop the square footage to 600 or 750 square feet, he would prefer not to have that. He said that he was very, very concerned about the traffic flow. Parkridge is a collector street to Milstead and then it goes into a residential street. He said that he would like for the developer to consider having the traffic exiting off of 119th. With Westlink 18th Addition developing there may be a very good possibility that 119th Street could be paved at some time.

WAYNE JACKSON, 626 North Parkridge, stated that he learned of these plans just a few days ago. At first he was very upset because he thought they were apartments. He said that one of the reasons that he had moved into this house was that he heard that there was a possibility of apartments being placed in the area of his previous house. JACKSON felt that this was a better plan than the apartments. He suggested that although they were talking about the current traffic flow they would need to look into the future when the area north of this develops which also could increase the traffic flow. He recommended that the traffic be diverted out to 119th Street with the understanding that the future housing around them would add to their problem.

RUSS SIMMONS, 635 Parkridge, felt that the concept of the development was nice but they do not particularly like it. They have a choice between this or slab on grade. He said that the major concern that he has about this particular design was that it filters roughly three times the traffic through the residential area that was not designed for it. As a traffic factor, this is not acceptable. He felt that they were beginning to get some agreement from the developer that they can work with him to try to get some sort of access on 119th Street. It is a primary concern to himself and a lot of the people who live in this subdivision. He said that if they could get better

access to 119th Street he would support the applicant all the way on the project.

HANSEN said that maybe they need to go over it once again why there is no 119th Street exit.

WILSON stated that it would not be any effort at all to put an access out to 119th Street and still keep the collectors going the other way in case 119th Street was ever improved. It would take at least half of the traffic out on 119th Street.

WEAVER said that the main reason he objected to that suggestion was that if a cluster development was developed like this then as soon as a new street is brought in there would be a higher traffic flow that would interrupt the pedestrianway and create all kinds of problems.

GARDNER asked if Weaver saw a problem with a street serving a cluster development having direct access to an arterial, in terms of the typical traffic flow that would be encountered there.

WEAVER agreed that it was better to take these streets directly to a collector street.

LAKIN felt that this type of housing had many advantages for the community, particularly in terms of preserving a life-style that the architect spoke about of having privacy like the single family detached homes that are in the area now while still enjoying the economies that are achieved in terms of reducing the linear footage of utilities that have to go in. There are cost savings in that which are transferred to the value of the home that is bought. He said that he sees this type of development occurring across the country and sees some of it being very well done. LAKIN felt that the limited number of units developed in Wichita have had moderate success. It pleases him greatly to see someone come in and design something like this rather than get a set of plans out of a drawer and try to impose them on an existing platted system with no attempt to design. Here he sees an attempt to design something that is largely compatible, in terms of the type of development, with what he sees in that area. He said that he sees, in terms of the internal drives, an attempt to have a design that is not a straight shot, stack up type of development. He said that he had made these same points in many places about the changes of housing styles that he felt were coming in the next two decades to this community. He has talked to the Homebuilders, and have encouraged them, as an organization, to find projects which would bring these new design concepts and the new economies to the City.

LAKIN referred to the traffic, stating that they have tried to reduce the number of entry points to mile-line streets. 119th is an unpaved County road today, but so was Central east of Maize Road about 20 years ago, and now it is four lane and carrying a substantial amount of traffic. This will be four lane too and it will be paved. He said that when the mile-line grid is there, residential traffic is going to move to the collector systems. Collectors can carry up to 3,000 cars a day without being greatly discomforted. He suggested that the street system in existing subdivision was designed to have a great deal of flexibility for traffic. They are not designed to the last five cars of volume that will go on those streets. The volumes that those streets can handle is far more than what is on them now, or even probably what will ever be on them. He said that he was not sure that those criticisms are entirely valid. He

said that they did not want a lot of side streets or drives opening into 119th Street because of side friction and because of wanting to maintain the capacities of the arterials over the long haul. LAKIN felt that the streets, as constructed, were capable of handling the traffic.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the residential character of the neighborhood; the single family zoning to the north, east and south; the single family uses to the east and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. The plan shall be revised to reflect the site plan and number of dwelling units (144 maximum) presented at the MAPC meeting of May 6, 1982.
- b. Replatting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners; their successors and assigns, unless amended.

Hansen moved, Jones seconded.

HANSEN commented that when she was in Chicago before coming to Wichita in the mid-70's they were using cluster plans a lot because land costs had accelerated so fast in the Chicago suburban area. She said that she had seen some of them five years later and they have not done any damage whatsoever to their areas, and in some cases have enhanced the area because of rising values. She said that this is a very fine site plan, and because they have discussed the long range implications of the traffic, she felt that the neighborhood would be happy with it in the long run.

VOTE ON THE MOTION: It carried unanimously. Chisholm and Martens were absent.

May 7, 1982

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: DF-125 - Sandalwood Village
Residential C.U.P. - Northeast
corner of Rolling Hills and
119th Street West

Dear Mr. Wiley:

At its regular meeting on May 6, 1982, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. The plan shall be revised to reflect the site plan and number of dwelling units (144 maximum) presented at the MAPC meeting of May 6, 1982.
- b. Replatting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

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

It is necessary that we receive 10 corrected copies of the C.U.P. by May 21, 1982 so that subject case can be scheduled for consideration by the Board of City Commissioners at their regular meeting of June 1, 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

JHG:sad

cc: Thurman W. Smith, 10300 West Central, Wichita 67212
Arlin W. Bear, 518 Parkridge, Wichita 67212
Dennis I. Holler, 11605 Rolling Hills, Wichita 67212
Rick Ennis, 524 Parkridge, Wichita 67212
Wayne Johnson, 626 Parkridge, Wichita 67212
Russ Simmons, 635 Parkridge, Wichita 67212

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION **DATE** May 6, 1982



TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruihof, Administrative Aide III

SUBJECT DP-125, Northeast corner of
Rolling Hills and 119th Street
North

At its May 5th meeting, CPO Neighborhood Council Area "A" considered the application for approval of the Sandalwood Village Residential C.U.P. Gary Wiley attended the meeting representing the applicant. Eight area residents were present in opposition to the proposed townhouse development. The residents were concerned about the development's effect on neighborhood traffic patterns and the fact that the Westlink 19th Addition restrictive covenants only allow single family detached dwellings.

The Council voted unanimously, 7-0, to recommend approval of the C.U.P. and revised site plan presented at the meeting.

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

Dean Kruihof
Dean Kruihof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-06-82

Case No. DP-125 Request: Approval of the Sandalwood Residential C.U.P.

Location: Northeast corner of Rolling Hills and 119th Street West.

Acres: 24.6 Size: 990' x 1480'
Dwelling Units: 160

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA"
North	Undeveloped	"AA"
East	Undeveloped & Single-family	"AA"
South	Undeveloped	"AA"
West	Undeveloped	"R-1"

Street right-of-way is adequate.

Platted: Yes History: None

COMMENTS:

- As permitted by Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of the Sandalwood Village Residential C.U.P., located at the northeast corner of Rolling Hills and 119th Street West. In order for the Planning Commission to recommend approval of a residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
 - That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.
- The proposed C.U.P. would permit a maximum of 160 dwelling units on the approximately 24.6 acre site, a density of 6.5 dwelling units per net acre. No zone change is needed since the proposed density does not exceed the 7.2 dwelling units per acre permitted under the existing "AA" Single-family zoning. Permitted uses include townhouses and associated community facilities. Building setback lines, parking ratio, building height and other information regarding future development is shown on the plan.
- Staff is supportive of the proposed townhouse development. The applicant has had a site plan prepared (somewhat different than shown on the C.U.P.) that shows townhouses located around the retention pond on private streets. This site is currently platted with individual lots on public streets and will have to

be replatted into one (or more) large lots to be developed as proposed and to vacate street right-of-way.

4. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. The plan shall be revised to reflect the site plan presented at the MAPC meeting of May 6, 1982, and copies submitted to the Director of Planning.
 - b. Replatting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

DP-125 - 51 "Notice to Adjoining Property Owners" mailed 4-22-82 for
the MAPC meeting for 5-6-82.

1 Including map to CPO Office
1 " " " " "NEIGHBORS"

53 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021600

April 22, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 6, 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 SANDALWOOD VILLAGE RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-125

Lots 1 thru 32 and 45 thru 68 and Reserve A, Block 14, Westlink Nineteenth Addition. Generally located at the northeast corner of Rolling Hills and 119th Street West.

The Development Plan of this area has been submitted as permitted 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 the 24.6 acre site with 177 townhouses which is a density of 7.2 dwelling units per acre. The townhouses would be located around a detention/retention pond on private streets. Building setbacks, access control, parking ratio and other information relating to future development is shown on the plan.

The hearing of the proposed 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.

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

April 5, 1982

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

Arthur D. Chambers, Senior Planner

DP-125 - Sandalwood Village Residential C.U.P.
Generally located at the northeast corner of
Rolling Hills and 119th Street West.

I have attached a copy of a proposed residential C.U.P. at the above referenced location. The area was originally platted (Lots 1-32, 45-68 and Reserve A, Block 14, Westlink 19th) for single family and a retention/detention pond. The C.U.P. would require a replat to vacate existing lot lines and street rights-of-way so that the area could be developed with townhouses. No rezoning is being sought.

We would appreciate receiving any comments you might have regarding access, drainage, etc., by Monday, April 12, 1982. If you have any questions, please call.

Arthur D. Chambers
Senior Planner

ADC:e1

Attachment

*Mike Lindebak - 4.6.82
no comments*

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

MAPE MAY 6
DP 125
Residential Sandalwood
Village
4747D

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 Thuman W. Smith

Address 10300 W. Central 67212 Phone 722-9005

Agent Professional Engineering Consultants, P.A. (Gary Wiley)

Address 1440 E. English 67211 Phone 263-1107

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

OK for legal

zoned "AA" and legally described as Lot(s) 1 thru 32

& 45 thru 68 and Reserve A, Block(s) 14,

Westlink Nineteenth Addition.

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

NAA
SAA
EAA
WRI

2. b. There are 24.6 acres (round to nearest tenth) in the above (Includes R/W for Streets to be vacated) described property.

500

3. The general location is (use appropriate section)

a. at the North~~west~~^{east} corner of Rolling Hills
and 119th St. West; or

b. on the _____ side of _____ (Avenue,
Street) between _____ (Avenue, Street) and
_____ (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.

Thurman W. Smith

By Gary Wiley
Authorized Agent (if any)
(Gary Wiley)

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 4:30
PM, PM) on April 1, 1982 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 500²⁰.

Arthur D. Chambers Name
Sr. Planner Title

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 through 68 inclusive	14	Westlink Nineteenth Addition	✓ Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Reserve A	14	"	Same as above
Lots 1, 2, 3	15	"	Same as above
Lot 4	15	"	✓ Anthony M. Strunk Mary C. Strunk 4121 West 12th Street 67212
Lot 5	15	"	✓ Leewood Homes Inc. 6130 Legion 67204
Lot 6	15	"	✓ Gaylan W. Nett Sr. Linda S. Nett 3374 S. Oak Street 67217
			✓ Gaylan W. Nett, Jr. Melody L. Nett 3512 N. Clarence 67204
Lot 7	15	"	✓ Robert Lee Slover Sheryl Kay Slover 328 Milstead 67209
Lot 8	15	"	⤵ Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Lot 9	15	"	Same as above
Lot 10	15	"	Same as above
Lot 11	15	"	⤵ Leewood Homes Inc. 6130 Legion 67204

DP125
Sundaland

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 12	15	Westlink Nineteenth Addition	✓ Philip B. Walkup Rachel L. Walkup 305 N. Mark Allen 67209
Lots 13, 14, 15, 16, 17, 18, 19, and 20	15	"	D Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Lots 1, 2, 3, 4,	16	"	Same as above
Lot 5	16	"	✓ Robl Construction Inc. 10119 Harvest Lane 67212
Lot 6	16	"	D Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Lot 7	16	"	✓ Ronald J. Welliver 304 N. Mark Allen 67209
Lots 8 and 9	16	"	✓ J. W. Russell Construction Co. Inc. 10300 Alamo Court 67212
Lot 10	16	"	✓ Michael P. George 2201 Cedar Crest Drive 67223
Lot 11	16	"	D Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Lot 12	16	"	D Robl Construction Inc. 10119 Harvest Lane 67212
Lot 1	17	"	D Michael P. George 2201 Cedar Crest Drive 67223

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 2	17	Westlink Nineteenth Addition	✓ Sandra K. Broadstreet 346 N. Parkridge 67212
Lot 3 and 4	17	"	D Thurman W. Smith Judith A. Smith 11216 Maple St. 67209
Lot 5	17	"	D Gaylan W. Nett. Sr. Linda S. Nett 3374 S. Oak Street 67217 D Gaylan W. Nett, Jr. Melody L. Nett 3512 N. Clarence 67204
Lot 6	17	"	✓ Eric E. Shank Glenda S. Shank 324 N. Parkridge 67212
Lots 8, 9, 10, 11	17	"	D Thurman W. Smith Judith A. Smith 11216 Maple St. 67209
Lot 12	17	"	✓ Phillip E. Harden Sheryl D. Harden 1751 Lynnhurst 67212
Lot 13	17	"	✓ William F. Warren Linda K. Warren 419 David 67212
Lot 1	18	"	✓ Charles F. Hodge Janice L. Hodge 420 David 67212
Lot 2	18	"	✓ Thomas L. Rudolf Michelle Rudolf 416 David 67212
Lot 3	18	"	✓ R. Blaine Tharp Susie G. Tharp 410 David 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 4 and Lot 5	18	Westlink Nineteenth Addition	D Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Lot 14	18	"	Same as above
Lot 15 and Lot 17	18	"	D Michael P. George 2201 Cedar Crest Drive 67223
Lot 16	18	"	D Phillip E. Harden Sheryl D. Harden 1751 Lynnhurst 67212
Lot 1	20	"	✓ Crestline Builders Inc. 1411 Woodrow Ave. 67203
Lot 21	3	"	✓ Franklin K. Warren Marylin K. Gray 502 N. Cardington 67227
Lot 22	3	"	✓ Frank L. Wachholz 612 Cardington 67227
Lot 23	3	"	✓ Robert C. Moehlman Lois F. Moehlman 512 Cardington 67227
Lot 24	3	"	✓ Thomas S. White Carole J. White 518 N. Cardington 67227
Lot 6	6	"	✓ Arlin W. Beer Debbie A. Beer 518 Parkridge 672 12
Lot 7	6	"	✓ R. Dennis Ford Glenda M. Ford 510 Parkridge 672.2.

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	6	Westlink Nineteenth Addition	✓ Kevin R. Lane Kathy D. Lane 509 Parkridge 67212
Lot 1	7	"	✓ Robert E. Allen Nancy A. Allen 454 Parkridge 67212
Lot 2	7	"	✓ Mark D. McNeil Kathy R. McNeil 448 Parkridge 67212
Lot 3	7	"	✓ Gary L. Billy Janie S. Billy 440 Parkridge 67212
Lot 4	7	"	✓ Steven M. Westbrook Linda L. Westbrook 434 Parkridge 67212
Lot 5	7	"	D Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Lot 6	7	"	✓ Roger W. Vessell Joan E. Vessell 424 Parkridge 67212
Lot 7	7	"	✓ Dennis R. Young Sheryl F. Young 416 Parkridge 67212
Lot 8	7	"	✓ Sam C. Seward Sheryl Ann Seward 412 Parkridge 67212
Lot 9	7	"	D Thurman W. Smith Judith A. Smith 11216 Maple Street 67209

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 10	7	Westlink Nineteenth Addition	✓ Robert J. Friesen Barbara Friesen 402 Parkridge 67212
Lot 11	7	"	✓ Timothy A. Thimmesh 11548 Hardtner 67212
Lot 12	7	"	✓ Ronald D. Barker Susan L. Barker 11540 Hardtner 67212
Lots 13 and 14	7	"	✓ Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Lot 15	7	"	✓ Richard A. Goodall Sandra L. Goodall 11512 Hardtner 67212
Lot 16	7	"	✓ Stephen W. Pickens Barbara Jean Pickens 11504 Hardtner 67212
Lot 17	7	"	✓ Eric L. Kiersey Lois E. Kiersey 503 N. Cardington 67212
Lot 18	7	"	✓ Crestline Builders Inc. 1411 Woodrow Ave. 67203
Lot 19	7	"	✓ James A. Exby Jan D. Exby 511 Cardington 67212
Lot 20	7	"	✓ David G. Hoover Nancy E. Hoover 515 Cardington 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 21	7	Westlink Nineteenth Addition	Robert George Rader Janan Marie Rader ✓ 519 Cardington 67212
Lot 22	7	"	Allen L. Miller Sharon S. Miller ✓ 521 W. Cardington 67212
Lot 23	7	"	✓ Kenneth S. White 11511 Binter 67212
Lots 1 through Lot 12 inclusive	8	"	Thurman W. Smith Judith A. Smith D 11216 Maple Street 67209
Lots 13 through Lot 24 inclusive	8	"	Same as above
Lots 1 through Lot 16 inclusive	9	"	Same as above
Lots 4 through Lot 16 inclusive	10	"	Same as above
Lots 17 through Lot 30 inclusive	10	"	Same as above
Lots 1 through Lot 11 inclusive	11	"	Same as above
Lot 1	12	"	✓ P. J. Wyatt 2322 Greenfield 67217

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 5 through Lot 17 inclusive	12	Westlink Nineteenth Addition	Thurman W. Smith Judith A. Smith 11216 Maple Street 67209
Lots 1 through Lot 16 inclusive	24	"	Same as above
Lot 17	24	"	✓ Dennis I. Holler Pamela T. Holler 11605 Rolling Hills 67212
Lots 1 through Lot 15 inclusive	1	Westlink Village Eighteenth Addition	✓ Shade Investment Co. 9001 West Central 67212
Lots 1 through Lot 5 inclusive	2	"	Same as above
Lots 1 through Lot 17 inclusive	3	"	Same as above
Lots 23, 24, 25	3	"	Same as above
Lots 1, 2, 3	4	"	Same as above
Lot 14	4	"	Same as above
Lots 11, 12, 13	5	"	Thurman W. Smith Judy A. Smith 11216 Maple Street 67209

Tract Description

The SE $\frac{1}{4}$ of Section 24, Township 27 South, Range 2 West, Sedgwick County, Kansas; except a tract in the SE $\frac{1}{4}$ beginning at a point on the east line of said SE $\frac{1}{4}$, 1168.9 feet north of the southeast corner of said SE $\frac{1}{4}$; thence west at right angles, 149.65 feet; thence north at right angles, 389.23 feet; thence east at right angles, 449.65 feet to the east line of said SE $\frac{1}{4}$, thence south 389.23 feet to the point of beginning.

The East half of the NE $\frac{1}{4}$ of Section 24, Township 27 South Range 2 West, of the 6th P.M.

Property Owner

Inland Investment Co., Inc.
Suite 200
✓ Douglas Building
104 S. Broadway 67202

Virgil Jaax
Cyrilla Jaax
✓ 10402 West 13th
67212

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 750 foot radius of:

Lots 1 through 32, inclusive, and
Lots 45 through 68 inclusive, and
Reserve A, all in Block 14,
Westlink Nineteenth Addition to
Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on this 9th day of April, 1982, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE CO., INC.

By

Mary Sable
Vice-President

Order No: 308293
AP

FORM 20-21

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
C.O.P.	2000
DP 125	

NAME P.C.C.

ADDRESS 1140 E. 7th

FUND 11212271227 DUE DATE

COMMENTS

DATE April 1, 1950 BY [Signature]

*

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

Roll #1

*