

DP-147

BEACON HILL RESIDENTIAL
COMMUNITY UNIT PLAN

East of Oliver between 25th and
29th Streets North

POSTED 8-15-85 KLB
OK

DP-147 - BEACON HILL RESIDENTIAL
C.U.P. - Located east of Oliver be-
tween 25th and 28th Streets North

ACTION

DATE

COMMITTEE

12-12-85

M.A.P.C. of application request

1-9-86

M.A.P.C. request to re-include

2-4-86

R.C.C./B.C.C. Approved as

Approved

Approved by #1

Approved by 2-1-90

Approved on

W.C.C.

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- _____
 DP- 147
 Amend

Case Filed: 8-5-85
 Associated Case: _____

APPLICATION DATA: Map No. 5850 D & A

1. General Location: East of Oliver between 25th and 29th Streets North

2. From _____ to _____

3. Proposed Use: _____

4. DP Name: BEACON HILL RESIDENTIAL C.U.P.

Real Estate Limited Partnership-1985

5. Applicant: Critchfield & Sons

Address: 434 North Oliver, Suite 108, Wichita, KS. 67208 Phone 682-5002

6. Agent: Phil Snodgrass

Address: 260 North Rock Road, Suite 140, Wichita, 67206 Phone 686-5753

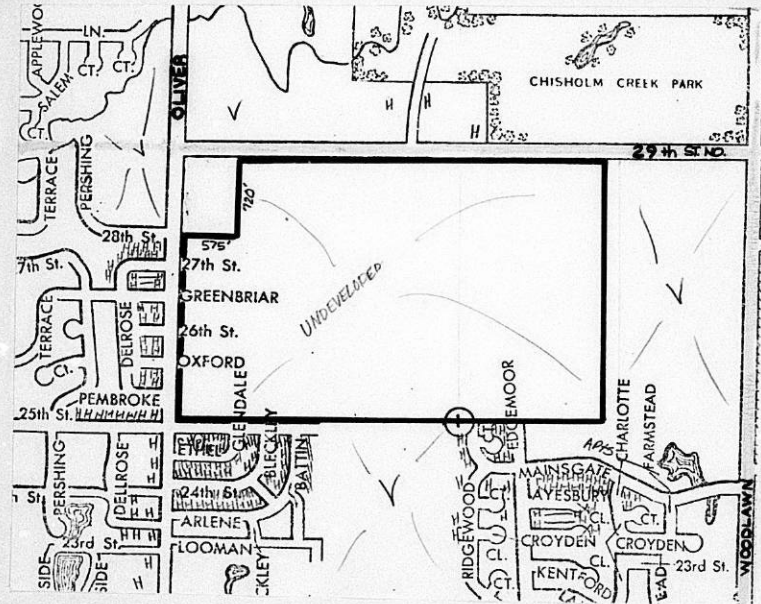
Agent: Bill G Yung Design, 8225 E. 35th St. North, 67226 683-5547

AREA DATA:

1. Acres: 230.8 (_____) ft. by _____ ft.)
2. Adjoining Zoning: N "AA" & "LC" S "AA" & "R-6" E "AA" W "AA", "RB" & "LC"
3. Land Use: North Single family / Undeveloped East Undeveloped
 South Single family / Apts West Single family / Undeveloped

PICTURE SHEET

PHOTO DATA:
 Taken by _____ Date _____ Time _____



NOTES:

Shaw
 No. 2153C
 WASHINGTON, D.C.
 LOS ANGELES, CALIF.
 MEMPHIS, TENN.
 MOBILE, ALA.
 JACKSONVILLE, FLA.
 MILWAUKEE, WIS.
 NEW YORK, N.Y.
 PHOENIX, ARIZ.
 RICHMOND, VA.
 TAMPA, FLA.
 WASHINGTON, D.C.
 WICHITA, KANS.
 WOODBRIDGE, VA.
 WOODSTOCK, GA.
 U.S.A.

March 7, 1990

Marvin Krout
Director of Planning
10th Floor, City Hall
455 N. Main
Wichita, KS 67202

Re.: Beacon Hill C.U.P. Platting deadline.

Dear Marvin:

I received a letter today from Forrest Nagley regarding the above referenced project, stating that the time permitted for platting has run out. We are reluctant to request a time extension for platting since, as I told Forrest, we are currently preparing an amendment to the C.U.P. due to the New Life Church contract for purchase and the land use changes required by that contract.

Forrest suggested we may be able to request the extension of platting time as a part of that amendment. I think that is an excellent idea.

I would, however at this time, like to re-introduce the idea for much longer time allotments for platting on larger projects since it is not wise to plat land too far ahead of the market. As we have plenty of evidence to support - markets change rapidly, particularly in highly competitive areas such as Wichita, and platting far into the future is very risky.

If you will allow us 2 or 3 weeks to turn in this amendment for staff review, we will be paying the required fee which I believe will then keep the case open.

If this is not agreeable, please let me know and I will prepare a formal request for time extension for the council.

Sincerely,


Bill G. Yung

c.c. Steve Critchfield

RECEIVED

MAR 08 1990

METROPOLITAN PLANNING

ROUTE _____

*Call Bill 3/9/90 and advised time extension
could be accomplished through the C.U.P. amendment.
Should be submitted within the next 3 weeks. FYJ*

4912 E. 29TH NORTH, SUITE ONE, WICHITA, KANSAS 67220 316-683-5567 FAX 316-683-9296 BILL G. YUNG DESIGN

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 6, 1990

Steven Critchfield
434 N. Oliver, #108
Wichita, KS 67208

Re: Closure of zoning file Z-2751. "AA" to "B". Located south of 29th Street North, approximately 1/3-mile east of Oliver.

Dear Mr. Critchfield:

The purpose of this letter is to advise you that the above-captioned zoning file has been closed. As you may remember, the City Council voted last year to extend your platting time for this case until February 4, 1990. A part of that action was to instruct staff to close the file if platting had not occurred by that date as no further time extension would be granted.

Also please be advised that the platting deadline for the Beacon Hill Community Unit Plan has expired. If we do not hear from you regarding a requested time extension within the next week or so, we will have no choice but to also close the C.U.P. file.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Senior Planner

cc: Bill G. Yung Design, Attention: Rob Hartman, 4912 E. 29th
St. N., Suite 1, Wichita, KS 67220

bcc. Beacon Hill C.U.P. file

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4561

March 9, 1989

Rob Hartman
Bill Yung Design
4912 E. 29th Street North
Wichita, Kansas 67220

Re: DP-147 - Beacon Hill Residential Community Unit Plan,
located east of Oliver between 25th and 29th Streets
North

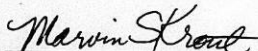
Dear Mr. Hartman:

We have received your request, on behalf of Steve Critchfield, for an extension of the platting time for the above-captioned community unit plan. As you are aware, the City Council approved the 231-acre Beacon Hill C.U.P. on February 4, 1986 subject to platting the property by February 4, 1989.

We have checked the subdivision files and note that over the last three years you have proceeded to plat approximately 117 acres of the overall 231 acre site. An overall preliminary plat was approved for the entire site on January 30, 1986.

Our signatures below indicate that an extension of the platting time to February 4, 1990 has been granted. Every effort should be made to complete the platting of the remaining 114 acres of the C.U.P. by this new deadline date.

Sincerely,



Marvin S. Krout
Director of Planning



Chris Cherches
City Manager

MSK:FLN/svm

cc: Steve Critchfield
434 North Oliver, #108
Wichita, KS 67208

FILE COPY

February 15, 1989

Marvin Krout, Director of Planning
City Hall, 10th Floor
455 N. Main
Wichita, KS 67202

RE: Request for extension in time to plat the remaining parcels of Beacon Hill C.U.P. DP-147,
which are unplatted. (Parcels 1-4, 10, 13, 14 and a portion of 16).

Dear Mr. Krout:

platted as New Life - 6 acres

In a conversation with Steve Critchfield yesterday, he indicated his desire to ask for a one year extension in the time of platting for the above referenced parcels.

Over the past 1 1/2 years, he has final platted parcels 5, 6, 7, 8, 11 and 12, and will be proceeding to plat the above referenced unplatted parcels as the market demands.

I appreciate your consideration of the above request.

Sincerely,



Rob Hartman
Bill Yung Design

cc Steve Critchfield
Forrest Negley

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

October 4, 1988

TO: Monty Robson, Superintendent of Central Inspection
FROM: Robert L. Young, Principal Planner, Current Plans
SUBJECT: Approved Site Plan for Parcels No. 11 and 12 of DP-147 - BEACON HILL
RESIDENTIAL COMMUNITY UNIT PLAN.

Attached for your files are two copies of a conceptual site plan approved in accordance with General Provision No. 12 for Parcels No. 11 and 12 of the Beacon Hill Residential C.U.P. This plan was submitted in association with the Administrative Adjustment recently granted to add churches as a permitted use on Parcels 11, 12 and 14. (See letter dated 9-29-88.) If you have any questions concerning this matter, please contact our office.

RLY:blv
Attachments

FILE COPY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 29, 1988

Rob Hartman
c/o Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: Administrative Adjustment to DP-147 - BEACON HILL RESIDENTIAL C.U.P. Generally located on the southeast corner of Oliver and 29th Street North.

Dear Rob:

We have received and reviewed your request on behalf of your client, Mr. Steve Critchfield, for an administrative adjustment to Parcels 11, 12 and 14 of the above-referenced community unit plan. We understand that you desire to have churches added to the proposed uses in the descriptions for Parcels 11, 12 and 14. We further understand that Parcels No. 11 and 12 are in the process of being platted for church and residential purposes. We note, from the copy of the site plan you have submitted, that an area east of the church building site is designated for future church expansion.

The plat being processed as New Bedford Place Addition divides this property into single-family lots and establishes easements and street rights-of-way to serve the same. These lots, easements and rights-of-way will have to be vacated by a replat prior to being used for the church purposes you suggest. Your site plan also depicts three points of access to the church property from Oliver. This corresponds to the access control established on the final plat drawing.

On the basis of our review, we feel that adjusting the proposed uses for Parcels 11, 12 and 14 to include churches will not have an adverse effect on the C.U.P. or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to add churches to the proposed uses for Parcels 11, 12 and 14. We will make a notation of this adjustment on our file copies of the C.U.P. for future reference. We will also make a notation on the


FILE COPY

WICHITA - SEDGWICK COUNTY

Rob Hartman RE: DP-147
September 28, 1988
Page 3

C.U.P. drawing of the three access points from Oliver to the church site for consistency with the New Bedford Place Addition plat. The copies of the revised site plan for Parcels 11 and 12 showing the intended church use submitted with your request as required by the general provisions of the C.U.P. will also be marked approved and filed for future reference.


Marvin S. Krout
Director of Planning


Monty H. Robson, Superintendent
of Central Inspection

MSK/MHR/RLY:blw

cc: Mr. Steve Critchfield, 5318 Pembroke, Wichita, KS. 67220

N: 00336

METROPOLITAN AREA PLANNING DEPARTMENT

Description ADMINISTRATIVE ADJUSTMENT TO DP 147
Name CRITCHEFIELD REAL ESTATE
Address 424 N. OLIVER No. 108 Wichita Ks. 67208
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 4100⁰⁰
Date 7/22/88 Due Date 9/22/88 By [Signature]

Form 00-000

September 21, 1988

Marvin Krout, Director of Planning
City Hall, 10th Floor
455 N. Main
Wichita, KS 67202

RE: Administrative Adjustment to Parcels 11, 12 and 14 of Beacon Hill C.U.P. (D.P.-147).

Dear Mr. Krout:

This letter is to serve as a formal request for an administrative adjustment to Parcels 11, 12 and 14 of the above referenced C.U.P.

We are requesting that the C.U.P. be amended to include churches as an accepted use for Parcels 11, 12 and 14. As you may know, a plat has been submitted on a portion of Parcels 11 and 12 (New Bedford Addition). I have included a copy of the revised site plan for your approval along with the request for the church use.

I appreciate your consideration of the above request. If you have any questions or if I can assist you further, please let me know.

Sincerely,



Rob Hartman
Bill G. Yung Design

cc Steve Critchfield

September 21, 1988

Rob Hartman
c/o Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: Administrative Adjustment to DP-147 - BEACON HILL RESIDENTIAL
C.U.P. Located east of Oliver between 25th and 29th Streets
North.

Dear Rob:

We have received your request for an administrative adjustment to the Beacon Hill Residential Community Unit Plan (DP-147) by adding churches and church-related facilities, including schools and day-care facilities to the proposed use list for Parcels No. 11 and 12.

We do not foresee any difficulty in granting the requested adjustment due to the fact that the uses requested are permitted within the existing "AA" One-family dwelling zoning district or may be permitted as an exception by the Wichita Board of Zoning Appeals. We are, however, withholding the granting of the adjustment until you complete your intended revisions to the C.U.P. drawing and re-submit the same with the appropriate filing fee of \$100/00 to our office.

Sincerely,

Robert L. Young
Principal Planner

RLY:blw

FILE COPY

RECEIVED

AUG 25 1988

METROPOLITAN PLANNING
ROUTE *Bob: pls review NK*

August 26, 1988

Marvin Krout, Director of Planning
City Hall, 10th Floor
455 N. Main
Wichita, KS 67202

RE: Administrative Adjustment and revised site plan for Parcels 11 and 12 of Beacon Hill
C.U.P. (D.P.-147).

Dear Mr. Krout:

This letter is to serve as a formal request for an administrative adjustment to Parcels 11 and 12
of the above referenced C.U.P.

The enclosed revised site plan illustrates the new configuration of lots on a portion of Parcels
11 and 12. In addition to the revised site plan we are requesting your approval to include
churches as an accepted use for Parcels 11 and 12 as shown on the enclosed plan. I have also
included a copy of the preliminary development plan for the church site so you can see how the
access works along Oliver.

I appreciate your consideration of the above request. If you have any questions or if I can assist
you further, please let me know.

Sincerely,

Rob Hartman

Rob Hartman
Bill G. Yung Design

cc Steve Critchfield
Ben Gegan - MKEC

August 3, 1988

Mr. Rob Hartman
Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

Dear Mr. Hartman:

We have received and reviewed the revised site plan for the above-referenced property. We understand that you desire to change the type of residential use from apartments to patio homes on Parcel No. 5 and from patio homes to detached single-family homes on Parcel No. 6. You also propose to change the previous configuration of single-family lots on Parcel No. 7.

We also understand that you did not intend to list "parking" as a proposed use for Reserve A on the revised site plan.

On the basis of our review, we find that the changes you propose from those illustrated on the approved C.U.P. are acceptable.

We hereby approve the proposed site plan for Parcels 5, 6 and 7 with the exception of the "parking" use listed for Reserve A. We will mark the site plan accordingly and by copy of this letter, transmit two copies of the approved site plan to the Superintendent of Central Inspection for further reference.

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

Sincerely,


Marvin S. Krout
Director of Planning

MSK/RLY:blw

cc: Monty H. Robson, Superintendent of Central Inspection

FILE COPY

July 11, 1988

Marvin Krout, Director of Planning
City Hall, 10th Floor
455 N. Main
Wichita, KS 67202

RE: Approval of Beacon Hill C.U.P. (DP-147) revised site plan for parcels 5, 6 and 7.

Dear Mr. Krout:

The enclosed site plan represents the new configuration for parcels 5, 6 and 7 of C.U.P. DP-147. Parcel 5 has changed from apartments to a patio home use and parcel 6 has changed from patio homes to single family. Parcel 7 has remained single family but the configuration of lots has changed somewhat.

This site plan supercedes that which is illustrated on the C.U.P. and is to be used as the official approved site plan.

Thank you for your consideration.

Sincerely,



Rob Hartman
Bill G. Yung Design

encl. 6 copies of site plan

cc Critchfield

RECEIVED

JUL 13 1988

METROPOLITAN PLANNING

ROUTE _____

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: January 7, 1987

TO: DP-147 Files

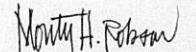
FROM: Marvin S. Krout and Monty Robson

SUBJECT: Adjustment in Parcel 15 to permit offices in accordance with the "BB" zoning district.

On September 30, 1986, the Board of City Commissioners approved a zone change (Z-2798) from "AA" to "BB" for Lot 42, Block 1, Beacon Hill which is the same as Parcel 15 of DP-147. It was stated at the public hearing that if the zone change was approved, an adjustment would need to be made in Parcel 15 of the C.U.P. to permit office uses as well as the originally-proposed day care and recreational facilities. It was also stated that other uses permitted in the "BB" district, such as multi-family dwellings at 75 units per acre, would not be permitted in Parcel 15.

Our signatures below indicate that this adjustment to permit the inclusion of office uses in Parcel 15 is hereby approved. Signs and parking for office uses shall be in accordance with the zoning ordinance.


Marvin S. Krout
Director of Planning


Monty H. Robson
Superintendent of
Central Inspection

MSK/MLR/LO:blw

cc: Critchfield Real Estate Limited Partnership-1985, 434 North Oliver,
Suite 108, Wichita, KS. 67208
Bill G. Yung Design, 4912 East 29th Street North, Suite One,
Wichita, KS. 67220

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: February 12, 1985

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Senior Planner

SUBJECT: DP-147 - Beacon Hill Residential C.U.P.

The Board of City Commissioners on February 4, 1986, considered the above-captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
- d. The property included in this C.U.P. shall be platted within three years from the date of approval by the Board of City Commissioners or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

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.

Louise Olivarez
Senior Planner

LO:blw
Attachments

cc w/o attachments: Critchfield Real Estate Limited Partnership - 1985,
434 North Oliver, Suite 108, Wichita, KS. 67208
Bill G. Yung Design, 8225 East 35th Street North,
Wichita, KS. 67226
Phil Snodgrass, 249 North Rock Road, Suite 140,
Wichita, KS. 67206

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
February 4, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-147 - REQUEST FOR APPROVAL OF THE BEACON HILL RESIDENTIAL C.U.P., GENERALLY LOCATED ON THE EAST SIDE OF OLIVER BETWEEN 25TH AND 29TH STREETS NORTH. (Critchfield Real Estate Limited)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (10-0)

Staff Recommendation: Approve

Background: On December 12, 1985, the MAPC held a public hearing to consider a 240 ±-acre residential C.U.P. located east of Oliver between 25th and 29th Streets North. Prior to discussion of the plan the applicant asked for a deferral so that the proposed development could be redesigned to eliminate 25th Street. On December 10, CPO Council "I" had discussed this plan with the developer and his agents and all had agreed that 25th Street should not be dedicated or opened between Oliver and Ridgewood. A one-month deferral was granted.

On January 7, CPO Council "I" reviewed the revised development plan and recommended approval 7-0, subject to completion of student/pedestrian access from the northeast to the southwest within the development. On January 9, the MAPC reviewed the revised plan at a public hearing and also recommended unanimous approval, subject to conditions (see minutes). One property owner on Greenbriar to the west spoke in opposition and one owner to the north requested access control from the site directly across from her property. Several owners on the south side of 25th Street spoke in favor of the redesigned plan which eliminated 25th as a through street.

Analysis: This 240 ±-acre site is currently being farmed. Single-family homes and a city park exist to the north; to the east is an 80-acre undeveloped site owned by USD 259; to the south are single-family homes, apartments, a church, and an undeveloped 40-acre tract; to the west are single family homes. The development proposes a maximum of 1427 dwelling units (6.41 du/acre), a nursing center (subject to approval of "B" zoning), and a day care center (subject to BZA approval). A majority of the units are single-family with three parcels proposed for apartments. Duplexes and townhouses are permitted uses in several of the parcels.

The Planning Commission found that the character of the neighborhood; the zoning and uses of properties nearby; and the suitability of subject property for the uses proposed justified approval of the plan as redesigned.

- Actions:
1. Concur with the findings of the MAPC and approve the C.U.P. subject to the recommended conditions; or
 2. Take action deemed appropriate, stating reasons.

Attachments: C.U.P.
Area map
12-12-85 & 1-09-86 MAPC Minutes
CPO Memorandum

4. DP Name: BEACON HILL RESIDENTIAL C.U.P.
 Red Hill Limited Partnership - 1185

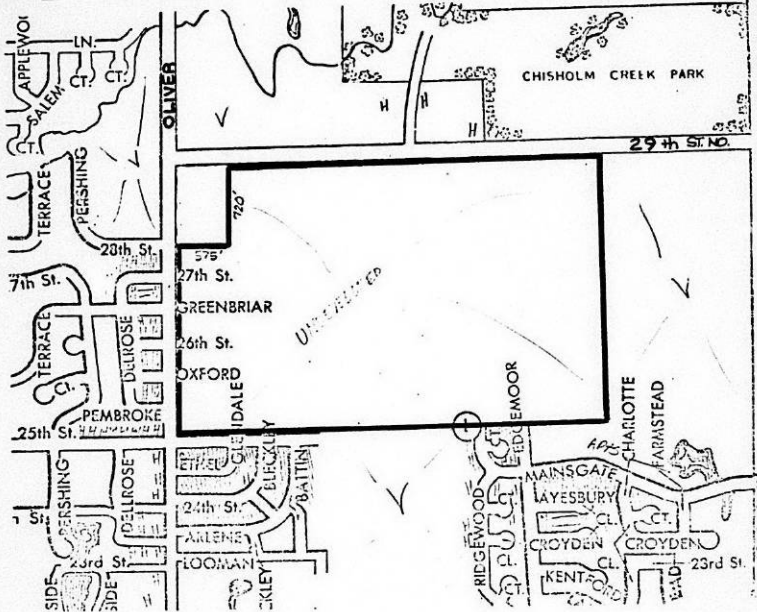
5. Applicant: Critchfield, Inc.
 Address: 434 North Oliver, Suite 108, Wichita, KS, 67208 Phone 682-5000

6. Agent: Phil Snodgrass
 Address: 260 North Rock Road, Suite 140, Wichita, 67206 Phone 686-5738
 Agent: Bill G. Young Design, 8225 E. 35th St. North, 67226 683-5501

AREA DATA:
 1. Acres: 230.8 (ft. by ft.)
 2. Adjoining Zoning: N "AA" & "LC" S "AA" & "R-6" E "AA" W "AA", "RB"
 3. Land Use: North East
 South West

PICTURE SHEET

PHOTO DATA:
 Taken by Date Time



NOTES:

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 9, 1986

LEGAL:

3. Case No. DP-147 - Critchfield Real Estate Limited Partnership-1985 requests approval of Beacon Hill Residential Community Unit Plan for the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 720 feet of the west 575 feet of said NW $\frac{1}{4}$. Generally located on the east side of Oliver between 25th and 29th Streets North.

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

COMMENTS:

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

1. In accordance with Chapter 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of the Beacon Hill Residential C.U.P. This proposed C.U.P. is 222.6 acres in size, excluding the arterial and collector streets, and is located east of Oliver between 25th and 29th Streets North. The plan is divided into 18 parcels with uses ranging from single-family homes to duplexes and apartments, a nursing home and a child day care center. Maximum number of dwelling units permitted would be 1427 which is equivalent to a 6.41 du/acre overall density. A nursing home would require "B" zoning prior to construction and a child day care center would require BZA approval. All other uses proposed are permitted in the "AA" district under the C.U.P. provisions.
2. The plan has been redesigned since it was first scheduled for public hearing on December 12. Twenty-fifth Street has been eliminated as a future through street due to opposition expressed by residents south of 25th Street. Planning staff's main concern is whether or not there will now be sufficient access for future development of the unplatted 40-acre tract south of 25th between Battin and Ridgewood. That tract now has four potential access points: 25th Street from the east and from the west; Croyden from the east; and Looman from the west. With this development not providing the right-of-way for the north half of 25th Street, only Croyden and Looman will remain as access points and both are near the south end of the tract. One north-south connection to the street system within Beacon Hill is being provided but it leads to a cul-de-sac street. A representative of USD 259 has expressed concern that there will now be no possibility of east-west travel through this entire square mile to facilitate vehicular or pedestrian access to the elementary and junior high schools located near 27th and Bluff. The Fire Department has expressed concern also for the loss of potential east-west access.

3. The Transportation Plan designates 25th Street as a collector between Oliver and Ridgewood. Ridgewood/Mainsgate is the continuation of the collector out to Woodlawn. The south half of 25th Street was dedicated by the plat of Prairie Hills in 1958 from Oliver to approximately 120 feet east of Battin. In 1979, the south half was dedicated west of Ridgewood for approximately 120 feet. If the plan is approved as now designed, right-of-way will have to be obtained from a property to the south to provide for the turnaround midway between Oliver and Glendale. Provisions will have to be made for the turnarounds on Glendale, Bleckley and Battin. Vacation requests would be needed from property owners to the south in order to eliminate existing right-of-way for the south half of 25th Street which is not to be utilized. Guarantees for constructing the proposed turnarounds would also be needed. These matters would all have to be resolved at the time of platting Beacon Hill.
4. 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 value of the 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 Chapter 28.14.190.A of the City Code 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 regular channels.
 - d. That the average lot areas per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
5. Should the Planning Commission find that the four conditions listed in comment #4 have been satisfied, it is recommended that the C.U.P. be approved subject to the following conditions:
 - a. The Transportation Plan, when next amended, shall delete 25th Street North as a collector street between Oliver and Ridgewood.
 - b. 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.

- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. The transfer of title of all or any portion of the land included within the C.U.P. 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.
- e. All property included in this C.U.P. shall be platted within three years after approval of the C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

GARDNER arrived.

DISCUSSION:

OLIVAREZ pointed out that this community unit plan was on the Planning Commission agenda last month but it was two days after a CPO meeting in which there had been a lot discussion with the neighborhood. The applicant asked for a deferral so that he could redesign. The item was deferred, and the development plan has been redesigned.

OLIVAREZ mentioned that the community unit plan which was originally submitted last month had 25th Street going through from Oliver to Ridgewood, and that is what created a lot of concern mostly with property owners to the south. They did not want that street to go through because of increased traffic that it would generate and because of a hedgerow which would have to be removed to open up that street. She said that only a very few changes were necessary in order to take out 25th Street. She continued that most of the development is permitted in the "AA" zoning district which exists on the site now. They will have to have "B" zoning if they want to put in the nursing home which is proposed on Parcel 1A on 29th Street, and the child day care facility which is a proposed use on Parcel 15, also on 29th Street, would require approval through the Board of Zoning Appeals.

OLIVAREZ stated that the staff had some concern that 25th Street was needed. There is a 40-acre unplatted site south of this site. It currently has access at four points; Looman comes from the west near the south end of the site; Croyden comes from the east near the south end of the site; and 25th Street comes from the east and the west at the north line of the 40-acre unplatted site. She said that after the last meeting when this item was deferred to allow the applicant time to redesign and eliminate 25th Street, staff wrote a letter to the owner of that 40-acre property advising him of what was being proposed in the way of developing this property and the fact that they propose not to provide the right-of-way for 25th that would allow him future access to his site. She said that staff has not heard back from that property owner.

OLIVAREZ said that there was also some discussion with the Director of Pupil Transportation at the school district about how students in that school attendance area would get to the elementary and junior high schools which are west of Oliver at 27th Street, and he was hopeful also that 25th could be provided as an east-west street because there are no other through streets in that square mile.

OLIVAREZ said that it was her understanding that at the CPO meeting this last Tuesday night, that gentleman was present, and after being told by the developer that pedestrian easements would be provided throughout Beacon Hill to give pedestrian access in an east-west fashion, she has been advised that he was not opposed to the deletion of 25th Street. She said that the CPO, in reviewing this revised plan last Tuesday night, recommended approval subject to the student pedestrian access being provided. She mentioned that one of the staff comments should be reworded to say: "Location of pedestrian easements will be determined at the time of platting. East-west pedestrian access shall be provided across the entire site."

OLIVAREZ pointed out that there were two large drainage areas that go through this property. Those drainage systems are already there and they do limit the east-west access in this area. She said that there were three separate divisions of this development plan; the northeast portion, south center portion, and the western portion, and there was only one place where the street crosses that drainage system which is the collector street shown in the center of the site going north and south. Staff feels that if the pedestrian easements are obtained at the time of platting, and if they are constructed in accordance with the last general provision which says that they be constructed at the time the adjacent streets are constructed, then this should satisfy the concerns about school children being able to at least walk to the schools in their neighborhood. OLIVAREZ said that staff was recommending also that if the plan is approved without 25th Street, that one of the conditions would be that the next time the Transportation Plan is amended, 25th Street North would be deleted as a collector street between Oliver and Ridgewood. Staff recommends that the applicants be given three years in which to complete the platting of this property since it is quite a large area, and that at that time if any parts are unplatted, then the C.U.P. provisions would be void for any of the unplatted area.

PHIL SNODGRASS, representing the applicants, pointed out that Jim Schaefer, an attorney representing a property owner on the north side of 29th Street, asked that the applicants restrict any exit off of their property across from his client's drive, which they will do.

SNODGRASS said that they had met with the CPO twice and have a good understanding with them. He felt that they have a plan that generally meets with everybody's needs. He mentioned that they would put a drainage easement along the south end of the site to handle drainage coming from the south. He also mentioned that they would have an internal walkway system through easements so that the school children could cross through the area.

JUDY MONTGOMERY, 2521 North Bleckley, stated that she was in favor of not opening 25th Street. They do not want the street; the developers do not want the street. She said that they approved of the redesigned plan and urged the Commission to accept it.

JOHN VRANA, 2542 North Battin, stated that he was in favor of the plan as submitted by the developer, and wanted to commend the applicants on attending the CPO meetings and participating with the neighborhood. He said that he did not want 25th Street to go through as a collector street.

ROBERT TILLMAN, 2468 North Ridgewood, stated that he supports the redesign proposal that allows 25th Street not to go in. He said that he opposed 25th Street being completed, but if at any other time that 25th Street is proposed again, he would recommend that it be put in from Oliver through to Woodlawn to control the traffic.

SNODGRASS mentioned that the construction of the hammerheads required because 25th Street was not going in would be borne by the developer and would be a condition of platting.

GLEN DEY, 4515 Greenbriar, speaking in opposition, stated that the consequence of the deletion of 25th Street as a feeder street increases the traffic flow on Greenbriar, so that Greenbriar, which is a residential street, in fact becomes a collector street. He said that if 25th Street was retained as a collector street, it would spread out the traffic that is going into that neighborhood. Therefore, he would like to see 25th Street retained as a collector, or that 29th Street be extended to Brooks so that Greenbriar does not have to handle all of the traffic.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. The last sentence of General Provision #11 shall be revised to read: "Location of pedestrian easements will be determined at the time of platting. East-west pedestrian access shall be provided across the entire site."
- b. The Transportation Plan, when next amended, shall delete 25th Street North as a collector street between Oliver and Ridgewood.
- 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 submitted 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 C.U.P. 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.
- f. All property included in this C.U.P. shall be platted within three years after approval of the C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

Bayouth moved, Miles seconded and it carried unanimously.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE January 8, 1986

TO Glen Lytle, Special Assistant for Zoning
FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-147: East of Oliver between
 25th and 29th Streets

On January 7, CPO Council "I" considered the above captioned case, a request for approval of the "redesigned" Beacon Hill Community Unit Plan. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments.

Applicant, Steve Critchfield, and agents Phil Snodgrass and Bill Yung were present to describe the request and respond to questions from the Council. Dr. Paul Pritchard, representing the Board of Education, was present as well. Snodgrass and Young displayed the redesigned plan and discussed the major changes. Initially, Dr. Pritchard voiced concern about the project but later withdrew his objections after hearing about plans for student/pedestrian access throughout the development. As long as students have easy access to existing bus routes, Dr. Pritchard had no further concerns about the development.

A motion was made by K. Johnston (Kitchen) to approve the project subject to completion of student/pedestrian access from the northeast to the southwest within the development. Motion carried 7-0.

Please provide the Council's recommendation to the MAPC and City Commission when case DP-147 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

JAN 08 1986

METROPOLITAN PLANNING

ROUTE _____

January 13, 1986

Phil Snodgrass
260 North Rock Road, Suite 140
Wichita, Kansas 67206

Re: DP-147 - Beacon Hill Residential C.U.P.

Dear Mr. Snodgrass:

At its regular meeting on January 9, 1986, the Metropolitan Area Planning Commission considered the above-captioned development plan. The action of the Planning Commission was to recommend approval of the development plan subject to the following conditions:

- a. The last sentence of General Provision #11 shall be revised to read: "Location of pedestrian easements will be determined at the time of platting. East-west pedestrian access shall be provided across the entire site."
- b. The Transportation Plan, when next amended, shall delete 25th Street North as a collector street between Oliver and Ridgewood.
- 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 submitted 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 C.U.P. 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.

Phil Snodgrass
January 13, 1986
Page 2

- f. All property included in this C.U.P. shall be platted within three years after approval of the C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

You mentioned something at the meeting about changing the access controls on 29th Street adjacent to Parcel 1 to alleviate Mrs. Darrah's concerns about possible curb cuts across from her property, particularly her driveway. I am not sure that the change in access controls you proposed would help the situation. Although further refinement of access controls can be made at the time of platting, please contact Mrs. Darrah or her attorney before this C.U.P. appears on the City Commission agenda to avoid any misunderstanding as to what has been promised.

Please submit 10 corrected copies of the C.U.P. to our office by January 22 so that the subject case can be scheduled for consideration by the Board of City Commissioners on February 4, 1986. This meeting is 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.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:lw

cc: Bill Yung Design, 8225 East 35th Street North, Wichita, KS 67226
Critchfield Real Estate Limited Partnership 1985, 434 North Oliver,
Suite 108, Wichita, KS 67208
Judy Montgomery, 2521 N. Bleckley, Wichita, KS 67220
John Vrana, 2542 N. Battin, Wichita, KS 67220
Robert Tillman, 2468 N. Ridgewood, Wichita, KS 67220
Glen Dey, 4515 Greenbriar, Wichita, KS 67220
Joy Darrah, 5230 E. 29th St. North, Wichita, KS 67220
James R. Schaefer, 400 N. Woodlawn, Suite 205, Wichita, KS 67208

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE January 8, 1986

TO Glen Lytle, Special Assistant for Zoning

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-147: East of Oliver between
25th and 29th Streets

On January 7, CPO Council "I" considered the above captioned case, a request for approval of the "redesigned" Beacon Hill Community Unit Plan. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments.

Applicant, Steve Critchfield, and agents Phil Snodgrass and Bill Yung were present to describe the request and respond to questions from the Council. Dr. Paul Pritchard, representing the Board of Education, was present as well. Snodgrass and Young displayed the redesigned plan and discussed the major changes. Initially, Dr. Pritchard voiced concern about the project but later withdrew his objections after hearing about plans for student/pedestrian access throughout the development. As long as students have easy access to existing bus routes, Dr. Pritchard had no further concerns about the development.

A motion was made by K. Johnston (Kitchen) to approve the project subject to completion of student/pedestrian access from the northeast to the southwest within the development. Motion carried 7-0.

Please provide the Council's recommendation to the MAPC and City Commission when case DP-147 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

JAN 08 1986

METROPOLITAN PLANNING

ROUTE _____

January 8, 1986

To the members of the Metropolitan Area Planning Commission:

I am writing to voice my concern about the proposed "Beacon Hill" community plan for 29th Street and Oliver. I reside at 5230 E. 29th St. North. Unfortunately I have work obligations and will probably not be able to appear at the hearing concerning this matter.

The part of the plan to which I object is the portion located directly across the street from my home. The developers plans include rezoning of this area for a nursing home facility as well as possible development for a high density apartment complex or single family housing. The plan also includes multiple accesses to 29th Street directly across from our property. We have lived in this home for the past ten years. At the time of purchase the AA zoning across the street was one of our considerations. I consider the development of high density units such as the apartment complex or nursing home a detriment to the value of our home, and not appropriate development to have across the street from an area that has been single family homes for many years. The developers have shown the development of single family homes further east on 29th Street as well as across the street from single family residences on Oliver. The other locations they propose for apartments include an area next to other apartments on the south and next to commercial zoning on the west which appear far more appropriate.

I would appreciate your recommendation for single family housing only adjacent to our area of single family homes, based on detriment to our property value, or at the very least being provided with some type of buffer zone of lower density housing. I would also appreciate your recommendation of fewer traffic accesses in this area. If it is your recommendation to develop as currently proposed I would appreciate an explanation of your thinking.

I am concerned that so much emphasis has been placed on not continuing 25th Street to the East that little effort is being made to consider the potential property value of the existing homes on 29th. I would also like to remind you that although 29th is a collector street it ends at Oliver and will never be a through street to the West.

Thank you for your consideration.
Sincerely,

Joy Darrah
5230 E. 29th Street N.
Wichita, Kansas 67220

received 12:30 pm 1-9-86

RE: AGENDA ITEM NO 30

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DP-147 - BEACON HILL RESIDENTIAL C.U.P. Generally located on the east side of Oliver between 25th and 29th Streets North.

MAPC HEARING DATE: January 9, 1986

Acres: 231

	<u>Land Use</u>	<u>Zoning</u>
Application Area	Undeveloped	"AA"
North	Single-family, city park	"AA"
South	Church, single-family, undeveloped, apartments	"AA" & "R-6"
East	Undeveloped	"AA"
West	Single-family	"AA", "RB" & "LC"

History: None.

Applicant: Critchfield Real Estate Limited Partnership-1985, 434 N. Oliver, Wichita, KS 67208.

COMMENTS:

The following comments should be considered by the Planning Commission is making findings of fact:

1. In accordance with Chapter 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of the Beacon Hill Residential C.U.P. This proposed C.U.P. is 222.6 acres in size, excluding the arterial and collector streets, and is located east of Oliver between 25th and 29th Streets North. The plan is divided into 18 parcels with uses ranging from single-family homes to duplexes and apartments, a nursing home and a child day care center. Maximum number of dwelling units permitted would be 1427 which is equivalent to a 6.41 du/acre overall density. A nursing home would require "B" zoning prior to construction and a child day care center would require BZA approval. All other uses proposed are permitted in the "AA" district under the C.U.P. provisions.
2. The plan has been redesigned since it was first scheduled for public hearing on December 12. Twenty-fifth Street has been eliminated as a future through street due to opposition expressed by residents south of 25th Street. Planning staff's main concern is whether or not there will now be sufficient access for future development of the unplatted 40-acre tract south of 25th between Battin and Ridgewood. That tract now has four potential access points: 25th Street from the east and from the west; Croyden from the east; and Looman from the west. With this development not providing the right-of-way for the north half of 25th Street, only Croyden and Looman will remain as access points and both are near the south end of the tract. One north-south connection to the street system within Beacon Hill is being provided but it leads to a cul-de-sac street. A representative of USD 259 has expressed concern that there will now be no possibility of east-west travel through this entire square mile to facilitate vehicular or pedestrian access to the elementary and junior high schools located near 27th and Bluff. The Fire Department has expressed concern also for the loss of potential east-west access.

3. The Transportation Plan designates 25th Street as a collector between Oliver and Ridgewood. Ridgewood/Mainsgate is the continuation of the collector out to Woodlawn. The south half of 25th Street was dedicated by the plat of Prairie Hills in 1958 from Oliver to approximately 120 feet east of Battin. In 1979, the south half was dedicated west of Ridgewood for approximately 120 feet. If the plan is approved as now designed, right-of-way will have to be obtained from a property to the south to provide for the turnaround midway between Oliver and Glendale. Provisions will have to be made for the turnarounds on Glendale, Bleckley and Battin. Vacation requests would be needed from property owners to the south in order to eliminate existing right-of-way for the south half of 25th Street which is not to be utilized. Guarantees for constructing the proposed turnarounds would also be needed. These matters would all have to be resolved at the time of platting Beacon Hill.
4. 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 value of the 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 Chapter 28.14.190.A of the City Code 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 regular channels.
 - d. That the average lot areas per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
5. Should the Planning Commission find that the four conditions listed in comment #4 have been satisfied, it is recommended that the C.U.P. be approved subject to the following conditions:
 - a. The Transportation Plan, when next amended, shall delete 25th Street North as a collector street between Oliver and Ridgewood.
 - b. 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.
 - c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
 - d. The transfer of title of all or any portion of the land included within the C.U.P. 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.
 - e. All property included in this C.U.P. shall be platted within three years after approval of the C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

CASE NO. DP-147

308	"Notices to adjoining property owners mailed on 12-26-85 for MAPC meeting on 12-26-85 1-9-86.
3	One each to Applicant(s) and Agent(s).
3	One each to CPO, Don Schneider and Karen Crook.
3	One each to Louise, Glen and Terry.
<hr/>	
317	TOTAL

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

December 26, 1985

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, January 9, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) at a meeting beginning at 1:30 p.m., in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the redesigned BEACON HILL RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

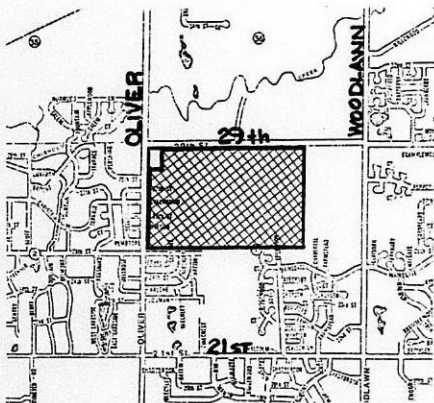
DP-147: The NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 720 feet of the west 575 feet of said NW $\frac{1}{4}$. Generally located on the east side of Oliver between 25th and 29th Streets North.

The Development Plan has been redesigned to eliminate 25th Street as a through street. There is still a mixture of housing types ranging from single-family and duplex homes to townhouses and apartments. The majority of the lots are proposed for single-family development. The maximum number of dwelling units permitted would be 1427. There has been no change in the proposal for a nursing home and retirement community or for the child day care center.

The hearing of this proposed, redesigned Development Plan is to be held and the same will there be discussed by said M. A. P. C. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this redesigned plan in the immediate future for the purpose of making a formal recommendation to the MAPC and Board of City Commissioners. 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.



December 20, 1985

Mr. Paul E. Pritchard
Director of Pupil Transportation
3850 North Hydraulic
Wichita, Kansas 67219

RE: DP-147 - Beacon Hill Residential C.U.P.

Dear Mr. Pritchard:

Once again I am sending you a copy of the Beacon Hill C.U.P. They have revised it again, this time deleting 25th Street as a through street. This came about after a CPO meeting on December 10th at which much neighborhood opposition was expressed to the proposed opening of 25th Street. The MAPC, at their December 12th meeting, deferred the case for redesign at the applicant's request. It has been rescheduled for MAPC review on January 9, 1986.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

copy to Walt Campbell, Fire Dept 12-19-85

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

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

December 13, 1985

Mr. Edgar L. Miles
1934 Farmstead
Wichita, Kansas 67208

RE: DP-147 - Beacon Hill Community Unit Plan

Dear Mr. Miles:

A few weeks ago you and many other property owners received notice from the Planning Commission of a proposal to develop 231 acres of land east of Oliver between 25th and 29th Streets North. At that time, the developer was intending to dedicate right-of-way for the north half of 25th Street from Oliver to Ridgewood. This would have provided access to the 40-acre tract which is indicated on our certified ownership list as being owned by the Paul F. Holmes Estate in care of you.

Following the CPO meeting last Tuesday night, at which approximately thirty property owners, mostly from the area just south of 25th Street between Oliver and Battin, expressed opposition to the proposed opening of 25th Street, the developer asked the Planning Commission at its meeting yesterday for a one-month deferral to re-design. The developer now does not want to provide for future opening of 25th Street. He intends to provide only one north-south street connection with your 40-acre tract.

Since the existing access to your site, other than 25th Street, is limited to Looman Street in the southwest corner and Croyden Street in the southeast corner, we want you to be fully aware of the impact this proposed development to the north may have on your property if it is approved without 25th Street right-of-way being required.

We expect to have a copy of the developer's revised plan in our office by early next week. If you would like to look at this plan or if you have any questions about this development which you would like to discuss with us, please feel free to contact our office. Our telephone number is 268-4421. We are located on the Tenth Floor of City Hall, 455 North Main.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

December 13, 1985

Phil Snodgrass
260 North Rock Road, Suite 140
Wichita, Kansas 67206

Re: DP-147 - Beacon Hill Residential C.U.P.

Dear Mr. Snodgrass:

At your request, the Metropolitan Area Planning Commission, at their meeting on December 12, 1985, deferred consideration of the Beacon Hill C.U.P. until their meeting of January 9, 1986 in order to give you time to redesign the plan as discussed with neighborhood residents Tuesday night. Please submit four copies of your revised plan to us as soon as possible but no later than December 18, so that we may have time to review the plan, rewrite our staff report, and send out notices again to all property owners within 1000 feet.

All requests for deferral received after our notices are mailed to adjacent owners require a \$50 payment to help cover the cost of additional mail-outs. A check for this amount should be made to the City of Wichita and submitted to the Planning Department with your revised plan.

Please call if you have any questions about this matter.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:lw

cc: Bill Yung Design, 8225 East 35th Street North, Wichita, KS 67226
Critchfield Real Estate Limited Partnership 1985, 434 North Oliver,
Suite 108, Wichita, KS 67208

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE December 11, 1985

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-147: East side of Oliver
Between 25th and 29th Street
North

On Tuesday, December 10, 1985, CPO Council "I" considered the above captioned case, a request proposing to develop the "Beacon Hill Community Plan" which specifies a mixture of housing types ranging from single-family and duplex homes to townhouses and apartments. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council recommended taking no official action on the request.

The agent, Phil Snodgrass and Bill Yung, were present to describe the request and respond to questions from the Council and from the approximately 30 area residents. A large detailed plan was displayed for viewing and questions were answered from both area residents and Council members by the agents. Apparently neither the agents nor the area residents approve of the plan to open 25th Street North from Oliver to Ridgewood.

After a lengthy discussion, the agents stated that they would withdraw their current plan and resubmit a plan that would leave 25th Street as is and develop a plan for "hammer head" turnarounds for Glendale, Bleckley and Battin Streets.

The Council voted 8-0 to oppose the completion of 25th Street North as a collector street between Oliver and Ridgewood.

The agents stated that they would modify the plan and bring it once again before CPO Council Area "I" for consideration.

Please provide the Council's recommendation to the MAPC when case DP-147 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RE: AGENDA ITEM NO 4

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DP-147 - BEACON HILL RESIDENTIAL C.U.P. Generally located on
the east side of Oliver between 25th and 29th Streets North.

MAPC HEARING DATE: December 12, 1985

Acres: 231

	<u>Land Use</u>	<u>Zoning</u>
Application Area	Undeveloped	"AA"
North	Single-family, city park	"AA"
South	Church, single-family, undeveloped, apartments	"AA" & "R-6"
East	Undeveloped	"AA"
West	Single-family	"AA", "RB" & "LC"

History: None.

Applicant: Critchfield Real Estate Limited Partnership - 1985, 434 N.
Oliver, Wichita, KS 67208

COMMENTS:

The following comments should be considered by the Planning Commission
is making findings of fact:

1. In accordance with Chapter 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of the Beacon Hill Residential C.U.P. This proposed C.U.P. is 231 acres in size and is located east of Oliver between 25th and 29th Streets North. The plan is divided into 19 parcels with uses ranging from single-family homes to duplexes and apartments, a nursing home and a child day care center. Maximum number of dwelling units permitted would be 1444 which is equivalent to a 6.55 du/acre overall density. A nursing home would require "B" zoning prior to construction and a child day care center would require BZA approval. All other uses proposed are permitted in the "AA" district under the C.U.P. provisions.
2. The Transportation Plan designates 25th Street as a collector between Oliver and Ridgewood. Ridgewood/Mainsgate is the continuation of the collector out to Woodlawn. The south half of 25th Street was dedicated by the plat of Prairie Hills in 1958 from Oliver to approximately 120 feet east of Battin. In 1979, the south half was dedicated west of Ridgewood for approximately 120 feet. No right-of-way currently exists adjacent to the 40-acre unplatted tract between Battin and Ridgewood. This development plan proposes to dedicate right-of-way for the north half of 25th from Oliver to Ridgewood. Although construction of the street would necessitate removal of a hedgerow, it would provide a means of access for the 40-acre unplatted tract to the south and facilitate drainage of that tract, and it would provide access for three homes south of 25th Street west of Glendale which now have access only to an unimproved, dead-end half street. It would also provide vehicular and pedestrian access west to Oliver where the collector

street system continues west and north to Brooks junior high and Buckner elementary schools.

3. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the value of the 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 Chapter 28.14.190.A of the City Code 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 regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
4. General Provision #15 states that for "retirement apartments", 0.75 parking space/du will be required. General Provision #22 states that housing types within the elderly housing project may consist of single-family, duplex, or four-plex units as well as multi-story apartments. It is not clear whether all types of elderly housing units will provide only 0.75 parking space per unit or just multi-story apartment units. Staff recommends that all single-family, duplex, and four-plex retirement units provide at least one parking space per unit.
5. Should the Planning Commission find that the four conditions listed in comment #3 have been satisfied, it is recommended that the C.U.P. be approved subject to the following conditions:
 - a. The following wording shall be substituted in General Provision #15 for retirement project parking:

"Retirement apartments (garden and mid-rise apartments only)--0.75 space/dwelling unit; Retirement s.f. homes, duplexes, four-plexes--1.0 space/dwelling unit."
 - b. 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.
 - c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
 - d. The transfer of title of all or any portion of the land included within the C.U.P. 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.
 - e. All property included in this C.U.P. shall be platted within three years after approval of the C.U.P. by the City Commission or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

December 4, 1985

Mr. Paul E. Pritchard
Director of Pupil Transportation
3850 North Hydraulic
Wichita, Kansas 67219

RE: DP-147 - Beacon Hill Residential C.U.P.

Dear Mr. Pritchard:

Enclosed is a print of the revised Beacon Hill C.U.P. which has been scheduled for MAPC review on December 12, 1985. They have added a street to intersect with Oliver and have proposed to open 25th Street from Oliver east to Ridgewood. A statement in General Provision #11 indicates that pedestrian easements will be determined at the time of platting.

If you any comments about this revised plan, please let me know. My phone number is 268-4421.

Sincerely,

Louise Olivarez, Senior
Planner

LO:blw

Enclosure

CASE NO. DP-147

311	"Notices to adjoining property owners mailed on Nov. 26, 1985 for MAPC meeting on Dec. 12, 1985.
3	One each to Applicant and Agents.
3	One each to CPO, Don Schneider and Karen Crook.
3	One each to Louise, Terry and Glen.
<hr/>	
320	TOTAL

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

November 26, 1985

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, December 12, 1985, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the BEACON HILL COMMUNITY UNIT PLAN for property legally described as follows:

DP-147: The NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 720 feet of the west 575 feet of said NW $\frac{1}{4}$. Generally located on the east side of Oliver between 25th and 29th Streets North.

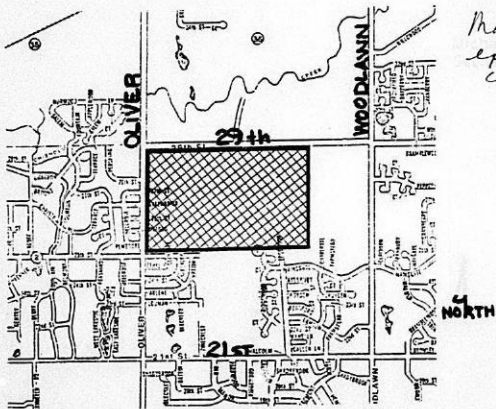
The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available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

The proposed Development Plan specifies a mixture of housing types ranging from single-family and duplex homes to townhouses and apartments. A 120-bed nursing home and related retirement community is proposed on 29th Street approximately 1/3-mile east of Oliver. A child day care center is also proposed on 29th Street approximately 1/4-mile east of Oliver. The maximum number of dwelling units permitted on the entire 231-acre site would be 1,444. Open space areas (for drainage and/or recreation) comprise approximately 32 acres of the total site. Twenty-fifth Street North is proposed to be opened from Oliver to Ridgewood.

The hearing of the proposed Development Plan is to be held and will there be discussed by said MAPC. 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 Board of City Commissioners. 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.



Map should have excluded the NW corner.

(_____) Published in the Daily Record on November 19, 1985 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

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The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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 proposed Development Plan specifies a mixture of housing types ranging from single-family and duplex homes to townhouses and apartments. A 120-bed nursing home and related retirement community is proposed on 29th Street approximately 1/3-mile east of Oliver. A child day care center is also proposed on 29th Street approximately 1/4-mile east of Oliver. The maximum number of dwelling units permitted on the entire 231-acre site would be 1,444. Open space areas (for drainage and/or recreation) comprise 11.7% of the total site. Twenty-fifth Street North is proposed to be opened from Oliver to Ridgewood.

The hearing of the proposed Development Plan is to be held and will there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 18th day of November, 1985.

Michael E. Lindebak, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

311-3-11-85
318-31-3-13-1 = 318

November 20, 1985

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

RE: DP-147 - BEACON HILL COMMUNITY UNIT PLAN

Dear Bill:

We have completed our review of the revised Beacon Hill C.U.P. and have the following comments and/or questions:

- with circle
check surrounding
circle*
1. If for some reason the child care center does not go in Parcel 16, would anything other than recreational facilities go there? If so, there should be some alternate uses listed in General Provision #24.
- ✓ 2. Would a retirement community still be a possibility for Parcel 1 if a nursing home did not go in Parcel 1A? If so, then there should be a listing for 13 apartments at 10 d.u./acre as well as the 26 apartments at 20 d.u./acre which is now listed.
- still
1/2.5*
3. Did you intend to make the nursing home parking requirements more comprehensive than the parking code? The code requires only 1 space per 5 employees (plus 1 per 5 beds). Your requirement is 1 per 2.5 employees.
- ? 4. Does your 0.75 parking space/d.u. for retirement apartments apply only to garden or midrise apartments or also to townhouses and duplexes? It should apply only to garden or midrise apartments and this should be clearly stated.
- some lower
has been added
to Parcel 1
None to 1A*
5. Why are so few parking spaces delineated for Parcels 1 and 1A? I realize that the site plan is subject to change but a more realistic number of spaces should be shown.
- shown*
6. You mentioned to me that a firelane would connect Edgemoor Drive with the private street system in Parcel 5. This should be labeled on the C.U.P. The determination will be made at platting time whether a public turnaround needs to be provided for Edgemoor Drive.
- ✓ 7. There should be an additional general provision which reads as follows:
"Any firelane, emergency access easement or pedestrian easement which

Bill Yung
November 20, 1985
Page 2

may be platted shall be constructed at such time as the internal street to which it leads is constructed".

8. Not all of the "Exception" is currently zoned LC. Although it is not anticipated that rezoning an additional 120 feet will be a problem due to the depth of LC zoning on the west side of Oliver, if such rezoning is not granted, it may be necessary to redesign Parcel 12 or have a very large setback from Parcel 12 on the Exception site.
9. Additional comments are marked in red on a copy of the General Provisions text enclosed with this letter.

This C.U.P. has been scheduled for public hearing by the MAPC on December 12, 1985. Please submit 14 copies of the development plan with the changes requested above to our office no later than Monday, December 2, 1985. If you have any questions about or if you wish to discuss any of our comments and requirements, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO/blw
Enclosures

cc: Phil Snodgrass, 260 North Rock Road, Suite 140, Wichita, KS. 67206

marked copy with comments as returned
to Bill Young 11-20-85

BEACON HILL C.U.P.
GENERAL PROVISIONS

PRELIMINARY

11-05-85

1. This project is proposed to contain 231.0 gross acres.
2. The proposed development is to contain a mixture of housing types. The number of dwelling units listed for each type on the chart under general provision number 24 shows the maximum number of dwelling units for each use. These maximums do not necessarily reflect what is shown on the plan view.

Note: Optional building types as described under specific parcel information will increase this count but will not exceed the maximum overall gross density requested under general provision 3 below.
3. Gross Density Calculation: If the parcels are developed with the number permitted and type of units illustrated, the overall density of the site would be 4.82 DU/acre. If the site is developed with the maximum number of dwelling units permitted ~~(1443)~~, the overall density would be 6.55 DU/acre. 1444
4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.
5. All utilities shall be installed underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owners.
8. Parcels 17 and 18 represent the general open space for the development and shall be maintained by a common homeowners association. This stipulation does not prohibit a master association of all homeowners from all parcels, from participating in the maintenance cost of part or all of parcels 17 and 18. The general open space represents 27.1 acres or 11.7% of the total site.
9. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 7,500 sq. ft.
10. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. in parcels 17 and 18 shall be owned and maintained by a joint homeowners association and shall be designed in conformance with a hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.

4.

SETBACK CHART

MINIMUM FRONT YARD
DIMENSION FROM ROW LINE

	50' ROW 21' BB	32' ROW ¹ 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	24' PRIVATE DRIVE RESERVE	SECONDARY STREET SIDE OF CORNER LOT	MIN. ³ REAR YARD	MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
SINGLE FAMILY	20'	20'	20'	25'	20'	15'	20'	6'	20'
PATIO HOMES	20'	20'	20'	25'	20'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12' ²	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APT.	--	--	--	25'	--	20'	20'	10'	20'

Front, rear and side yard setbacks from arterial street shall not be less than 25'.
For parcels 1 and 15, see general provision #17.

¹Streets having a 32' ROW with 29' BB pavement may be constructed either publicly or privately. If constructed privately, they will be platted as a reserve. There shall also be platted a 15' street, drainage and utility easement on either side of ROW line or reserve where parking shall be permitted but landscaping limited to turf and street trees approved by city forester.

²Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating the habitable portion of the dwelling units.

³Rear yard setbacks may be reduced to 10' when adjacent to platted open space or reserve.

11. Final determination of street right-of-way and pavement width will be resolved at the time of platting. *Location of pedestrian easements, if any, will also be determined at the time of platting.*
12. Should an alternate land use, permitted under parcel descriptions below (general provision 24), be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
13. Building setback lines from all existing pipeline easements shall be established at the time of platting and all paving over the easement shall be with the approval of the affected pipeline company. Any change in elevation or relocation of the pipeline shall be without cost to the City of Wichita.
14. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Turn arounds shall be provided on all dead end fire lanes as required by the fire chief.
15. Off-Street Parking: General Development Standards: 1.5 spaces/dwelling unit for apartments; 2 spaces/dwelling unit for all other uses unless an on-street parking restriction requires 4 spaces/dwelling unit. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces/dwelling unit will be submitted at the time of platting.
- ? Off-Street Parking: *as Child Care* ~~for Retirement~~ Development Standards: (1) nursing home units, 1 space/5 beds ~~and~~ 1 space/2.5 employees on largest shift; (2) retirement apartments, .75 space/dwelling unit; (3) child care center, 1 space for each teacher and employee plus 1 space for each vehicle, *used in operation of the center.*
16. Within each parcel there are several land use options as indicated below under specific parcel information. Additionally, there is an option to mix the types of land use within each parcel. To determine the maximum number of dwelling units per land use, utilize the procedure described as follows:
 - A. Convert gross acreage of parcel into square feet.
 - B. Determine percent of land use within the mix.
 - C. Convert those percentage figures into square feet of the total parcel.
 - D. Divide by site allotment/DU from chart below to determine maximum number of units for each land use.

Land Use	Site Allotment	DUs/Acre
Single Family	10,890 sq. ft.	4
Patio Homes	8,712 sq. ft.	5
Zero Lot Line	8,712 sq. ft.	5
2-Plex	7,260 sq. ft.	6
Townhouse	3,485 sq. ft.	12.5
Garden Apartments	2,178 sq. ft.	20

Example of Land Use Mix:

A. Land Area 6.2 acres
 X 43,560 sq. ft./acre
 270,072 sq. ft. in parcel 3

Assuming the criteria:

Assuming the criteria:

B. 20% Zero Lot Line; 20% 2-Plex; 60% Townhouse

C. $270,072 \times \% (20, 20 \& 60) =$ 54,014 sq. ft. Zero Lot Line
54,014 sq. ft. 2-Plex
162,043 sq. ft. Townhouse

D. $\frac{54,014 \text{ sq. ft.}}{8,712 \text{ sq. ft./DU}} = 6$ Zero Lot Line Units

$\frac{54,014 \text{ sq. ft.}}{7,260 \text{ sq. ft./DU}} = 8$ 2-Plex Units

$\frac{162,043 \text{ sq. ft.}}{3,485 \text{ sq. ft./DU}} = 46$ Townhouse Units
60 Total Units Permitted

17. Special conditions for parcels 1 and 15 only. (Townhouses and apartment uses only.)

A. Front, rear and side yard setbacks illustrated on chart in general provision 4 above apply to only habitable space or actual dwelling units.

B. Setback requirements for garages shall be as follows:

1. Setback from ~~Oliver Road~~ and 29th Street North shall be 5'.
2. Setbacks on major entrances into each parcel shall be 10' ^{from} back of curb if constructed as a private street.

C. Setbacks as written above are authorized only if the following additional conditions are met, otherwise setbacks as established in general provision number 4 shall apply.

1. Garage structures shall be integral with a continuous masonry wall not less than 5' nor more than 8' in height for all street frontages affected.
2. Masonry wall and garage placement shall be designed to provide a modulation of spaces allowing for landscaping to occur both inside and outside of wall.
3. Garages built on the reduced setback line shall not be constructed for more than 35% of the total street frontage affected. On the balance of the frontage, only masonry wall will be allowed.
4. No garage window or door openings shall be allowed to face onto ~~Oliver Road~~ or 29th Street North or the major entries into each parcel.
5. Garage roofs shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from the ground line.
6. Architectural detailing shall be provided in the form of gable end sections, rafter detail and roof overhang, however, roof overhang may not extend more than 12" beyond setback lines established.

7. Masonry wall shall be either brick or brick textured concrete, painted to eliminate natural concrete appearance. Wrought iron panels can be used to provide views into project area if they do not exceed 10% of the total wall length.
8. A more extensive landscape treatment shall be provided in front of the wall and garages and in spaces where wall modulation occurs. This treatment shall provide for trees (8-10' in height or taller), shrubs and grass areas. All landscaped areas outside of wall shall be maintained by the homeowners association and shall be constructed with an automatic irrigation system.
9. All surfaces of proposed walls and garages shall be maintained by the homeowners association.
10. Prior to the issuance of building permits for walls and garages, construction and landscape plans shall be submitted to the Director of Planning for review and approval to insure that all conditions herein contained are met.
18. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
19. The applicant shall guarantee at the time of platting, the construction of deceleration lanes adjacent to 29th Street North and Oliver Road where determined to be necessary.
20. The divided median entrances off of Oliver Road and 29th Street North are to permit the construction of guardhouses.
21. Parcel 1A is ~~to be rezoned B multi family and shall permit~~ ^{proposed for} a licensed nursing center with related facilities. The maximum number of beds shall be exceed 120 and the maximum building coverage shall not be more than 35% of the parcel (19,800 sq. ft.). The parking ratio is described in general provision 15 above. Parking lots for this facility will not require the masonry screening as specified under the City of Wichita zoning ordinance. In the event that a nursing facility is not developed, the proposed uses and densities under parcel 1 of general provision 24 shall apply.
22. Parcel 1 is ~~to permit construction of~~ ^{proposed for} an elderly housing project (as illustrated) with related facilities. Housing types may range from single family units to duplex and four-plex units, however, the maximum density shall not exceed 10 dwelling units per acre or 109 units for the entire parcel. Parking for this parcel is described in general provision 15 above. In the event that an elderly housing project is not developed, the proposed uses and densities as listed under parcel one of general provision 24 shall apply.
23. Parcel 16 is ~~to be rezoned B multi family and shall permit~~ ^{proposed for} a licensed day care center subject ~~and recreational facilities. See general provision 15 for parking requirements.~~
to Board of Zoning Appeals approval.
Recreational facilities for the entire Beacon Hill development are also proposed for Parcel 16.

24.

PARCEL	PROPOSED USES AND MAX. DWELLING UNITS/PARCEL						GROSS ACRES	PARCEL DENSITIES						MAX. BLDG. HT.	
	S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.		S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.		
1		61	61	72	153	109/218 ⁽¹⁾	10.9		5	5	6	12.5	10/20	45'	
1A		6	6	8	16	13/26 ⁽²⁾	1.3		5	5	6	12.5	10/20	45'	
2	58	72	72				14.4	4	5	5				35'	
3	105	131	131				26.2	4	5	5				35'	
4	45	57	57				11.3	4	5	5				35'	
5	28	36	36	42	89	142	7.1	4	5	5	6	12.5	20	35'	
6	41	51	51	60			10.2	4	5	5				35'	
7	72	90	90				17.9	4	5	5				35'	
8	30	38	38				7.5	4	5	5				35'	
9	83	104	104				20.8	4	5	5				35'	
10	30	38	38	60			7.5	4	5	5	6			35'	
11	114	143	143				28.5	4	5	5				35'	
12	32	40	40	48			7.9	4	5	5	6			35'	
13	17	21	21	24			4.2	4	5	5	6			35'	
14	35	44	44	52	109		8.7	4	5	5	6	12.5		35'	
15		31	31	36	76	122	6.1		5	5	6	12.5	20	35'	
16	Recreation/Child Care Center						2.8								35'
17	Open Space/Recreation						11.6								35'
18	Open Space/Recreation						15.5								35'
						Sub-Total	220.4								
Illus. Totals	Collector Streets						10.6								
	479	95	108			264	231.0								

Total Units Illustrated - 1055
 Illustrated Density - 4.78

Maximum Units Permitted - 1444
 Maximum Density - 6.55

? Figures enclosed within a box represent the land uses illustrated.

(1) Parcel #1 is illustrated as a retirement community with a maximum density of 10 DU/acre or 109 DU. In the event the retirement community is not developed, the above land uses and densities shall apply with the exception of the apartment use which may increase to 20 DU/acre or 218 units.

(2) Parcel 1A is illustrated as a ¹²⁰160 bed licensed nursing center (see general provision 21). *In the event the nursing center is not developed, the above land uses and densities shall apply. Thirteen apartments would be permitted as part of a retirement community; 26 apartments as part of a garden apartment development.*

To	<i>Frank Smith Director of Parks</i>	From	<i>Louise Olver MAPP</i>
Subject	<i>Beacon Hill C.U.P. 29th & Oliver</i>	Date	<i>11-7-85</i>
Message			
<p><i>Attached is a revised print of the proposed 231-acre Beacon Hill residential development. Bill Young said the "proposed parks" are to be owned by a homeowners' association. Your comments would be appreciated. I will respond to Bill in writing by November 15th.</i></p> <p><i>Thanks.</i></p>			
SIGNED		<i>Louise</i>	
DATE			
Reply			
-			
<p><i>cc to Chris B. 11-8-85⁺</i></p>			
SIGNED			

no additional comments from Frank Smith

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

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

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

a. Applicant Critchfield, ^{Real Estate} Ltd. Partnership 1985

Address 434 N. Oliver, Suite 108, Wichita, KS ⁶⁷²⁰⁸ Phone 682-5002

Agent Bill G. Yung Design

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

b. Applicant _____

Address _____ Phone _____

Agent Phil Snodgrass

Address _____ Phone _____

c. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

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

2. a. The applicant hereby requests Community Unit Plan approval on property

zoned AA and legally described as Lot(s) see below

_____, Block(s) _____,

_____ Addition.

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

N.W. $\frac{1}{4}$ and the W. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ Sec. 1, T27S, R1E except the N. 720' and the W. 575' of the N.W. $\frac{1}{4}$ and the N. & W. 50' of the N.W. $\frac{1}{4}$ and the N. 50' of the W. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$.

2. b. There are 231.0 acres (round to nearest tenth) in the above

described property.

3. The general location is (use appropriate section)

a. at the southeast corner of Oliver Road
and 29th Street North; or

b. on the N/A side of N/A (Avenue,
Street) between N/A (Avenue, Street) and
N/A (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 
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 4:30
(AM, PM) on 4-6-85 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ fee paid 8-5-85

Name

Title

THE CITY OF WICHITA

OFFICE OF Park Board

DATE September 20, 1985

4638

TO Louise Olivarez, Senior Planner

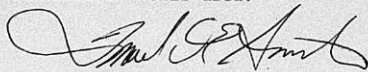
FROM Frank E. Smith, Director

SUBJECT DP-147 Beacon Hill Residential
Community Unit Plan

Since my discussion with you about this project, I have decided that I should be on record regarding my general thoughts about parks, both in this subdivision as well as in this entire neighborhood.

The existing comprehensive plan for parks, as adopted by the Planning Commission in 1978, targets this neighborhood as an action area; that is, an area that would be deficient in services if it was developed without making provision for a park. This specific development proposes to provide for park and recreation needs through a homes association. While homes association might be able to provide for the needs of this specific development, it will not provide for the needs of the balance of the neighborhood, and therefore I believe we need to develop some strategy related to the entire neighborhood.

I would like to meet with you and Jack at your convenience to discuss meeting the park needs for this area.



Frank E. Smith
Director

FES:d

RECEIVED

SEP 24 1985

METROPOLITAN PLANNING

ROUTE _____

copy of revised print to Frank 11-7-85

Met with Frank 10-7-85

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 4, 1985

TO: DP-147 File

FROM: Louise Olivarez, Senior Planner, Current Plans

SUBJECT: Meeting to discuss preliminary C.U.P.

On August 21, 1985, Bill Yung and Phil Snodgrass met with Jack Galbraith, Chris Breitenstein and me to discuss Beacon Hill. Staff's major concerns were the absence of access to Oliver and drainage from the south and east and how this development proposed to handle that. We told Bill and Phil that at least one street intersecting with Oliver would be required and we preferred two, one being 25th Street. We realize they wish to preserve the hedgerow and therefore we are not suggesting 25th to go all the way through, just to Glendale perhaps. This would open up the street for the 3 homes already built on 25th Street. If 25th east of Oliver is not opened, a pedestrian easement may be needed to provide access to the school crosswalk located just south of 25th.

Chris discussed the drainage problems from the south and east. Bill realized that 25th Street may be needed to solve some of the drainage problems.

I gave Bill a copy of the letter from the pipeline company which outlines their requirements for development adjacent to their pipeline. I also showed him which 58-foot streets would have to be 64 feet wide. Told him the single-family lots should be 6,000 sq. ft. minimum not 5,500. I questioned the 45-foot building height shown in three parcels. Jack said limit should be 35 feet. Bill and Phil said that they wanted an 85-foot tall lighthouse beacon within Parcel 15 near the lake which would be the focal point of this development. They were serious but Jack advised that the height was unacceptable and that it would be considered an advertising sign which was also not permitted in "AA" zoning.

Bill and Phil said they would redesign the southwest portion to provide one or more streets out to Oliver; re-evaluate the drainage situation; reconsider the beacon; and get back with us.

Bill called on or about August 29th to say they were going to do extensive redesign and that they were no longer considering the beacon.

L.O.
Louise Olivarez
Senior Planner



P.O. Box 1267
Ponca City, OK 74603
(405) 767-2367

Don V. Miller
Director of Access and
Regulations
Oklahoma-Kansas District

August 19, 1985

Ms. Louise Olivarez, Senior Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202-1688

RECEIVED

AUG 20 1985
METROPOLITAN PLANNING
ROUTE _____

Dear Ms. Olivarez:

NW/4 of Section 1-T27S-R1E, Sedgwick County, Kansas
Beacon Hill Residential Community

First of all, thank you for notifying this office of the proposed Beacon Hill Development. Continental Pipe Line Company does have an 8-inch high pressure crude oil pipeline across the described quarter section. Without a centerline survey, it is impossible to determine if CPL's line is properly represented on this plan since it does not give the metes and bounds. However, it is shown in the approximate location according to CPL's plat maps.

CPL's main interest in a development such as this is to insure public safety and to make sure the development allows for future safe pipeline operations. It is CPL's standard requirements to have a 50-foot easement (25 feet either side of the pipeline) with a 50-foot building setback. At road crossings, CPL requires the developer to provide 48 inches of cover and concrete coat the pipeline. In yards and areas near homes that will not be paved or have traffic of any type, 36 inches of cover is required. These requirements enable CPL to properly maintain the pipeline and remain in compliance with the Department of Transportation's Part 195, Title 49, Code of Federal Regulations.

These federal regulations also require a minimum of 12 inches of clearance between the pipeline and other underground structures, such as utilities. In addition to this clearance, CPL requires the underground utilities which cross its lines to be encased. This provides additional protection to the utilities should it be necessary to excavate the pipeline.

For your information, I have enclosed a copy of CPL's 14-point letter which outlines these stipulations. Should you have any questions, please call.

Yours very truly,

Don V. Miller
Director of Access and
Regulations

br255
enc.

cc: GGC JMH DEV

XEROX

14 POINTS

1. Company pipelines are presently in compliance with Department of Transportation Regulations by which Company is governed. Should the Developer propose plans to alter the area through which Company lines pass, causing the lines not to meet these regulations, modifications to the lines will be made by Company in order to comply with Department of Transportation Regulations. The cost of such modifications will be borne solely by the Developer.
2. No engineering works, deep rooted plants, or other similar permanent structures will be allowed over any portion of the restricted easement. In addition, no permanent structure will be allowed within 50 feet of Company's line.
3. Construction of parking lots within the restricted easement will not be allowed without the Company's prior written consent. Allowed concrete parking lots will be designed and constructed with jointed breakout sections to facilitate excavation of the line. The execution of a hold harmless agreement will be required releasing the Company from all possible damages to the concrete and/or asphalt parking lots resulting from any maintenance performed on Company lines.
4. Concrete coating will be applied around Company pipelines which are paved over. The concrete coating will extend the entire length in which the pipeline lies under the pavement and adjacent bar ditches. In addition, it may be necessary to lower or reroute the pipeline at the point where paving crosses the line to insure that the line is not subjected to excessive stress from movement of traffic. Any such modification to the pipeline will be made at Developer's sole cost and expense.
5. At any point in the easement where the existing grade profile will be lowered by the removal of earth, Company lines must be lowered to a depth which provides a minimum cover of 36 inches after final grading. Any lowering which is necessary will be done at Developer's sole cost and expense and will include coating and wrapping the entire exposed portion of the line.
6. All utilities which cross Company lines must pass underneath by a minimum of 12 inches. If there are specific instances for which gravity flow utilities will not be able to comply with this requirement, the Developer shall provide an accurate description of the proposed utility and Company will be willing to discuss possible alternate solutions. Any utilities which parallel Company lines will maintain a minimum separation distance of 15 feet from the utility's outside wall to the Company's pipeline outside wall.
7. If any lines crossing Company lines are installed and constructed of a material requiring cathodic protection, an interference survey will be made and necessary steps will be taken to prevent the sacrifice of either line. This will be done at Developer's sole cost and expense.

8. Developer will allow no material or equipment to be used in the construction which would hinder or impair the Company's ability to safely maintain and operate its lines.
9. Company retains the right to adequately mark its pipelines with permanent line markers to insure public safety and the future safe operation of the lines and to meet Department of Transportation Regulations.
10. Company's District Office must be provided with construction drawings for all work which will affect its pipeline easement, including a present plat, a profile (along the pipeline centerline) showing any grade work to be done. Upon receipt of these documents, Company will prepare a cost estimate of any modifications to its lines which will be necessary. Prior to modifications to the lines, the Developer shall furnish to Company evidence of title to the property affected by the pipeline modifications.
11. Before proceeding with any pipeline construction to accommodate Developer's requests, Company will require that 100% of the cash equivalent of its cost estimate be paid to Company prior to construction. The Developer will be charged actual costs for the construction, whether higher or lower than Company's estimated costs. Actual costs will include all construction costs, overhead and lost revenue due to downtime. Any construction work which is required shall be done by one of Company's contractors. Company reserves the right to have an inspector on the job to oversee all development and pipeline construction within its easement.
12. Company requires a minimum of ten days' written notice prior to any excavation, construction, or movement of equipment across its right of way so that its lines can be staked to minimize the possibility of accidental damage. Developer shall indemnify and hold Company harmless from and against any and all claims for injuries to person or persons or for damages to property arising directly or indirectly from work to be performed by Developer or those under contract to Developer.
13. Developer requesting Company to restrict its easement will have a centerline survey of the line and a metes and bounds description of the land to be restricted. Both the metes and bounds description and the centerline survey will be certified by a professional surveyor. The surveys will be paid for by the Developer. Developer will also provide proof that he is the legal owner of the property at the time the easement is to be restricted.
14. Developer agrees to execute a formal restriction to easement document covering the previous provisions in this letter, such document to be placed in the public deed records.

DVM-br14-13
14PLTR

WICHITA PUBLIC SCHOOLS
SCHOOL SERVICE CENTER
3850 N. Hydraulic
WICHITA, KANSAS 67219

August 13, 1985

Division of School Plant Planning
and Operation Services
Pupil Transportation Department
(316) 832-1211, Ext. 310

Ms. Louise Olivarez, Senior Planner
Wichita - Sedgwick County
Metropolitan Area Planning Department
455 N. Main
Wichita, Kansas 67202

Re: Beacon Hill Residential Community Unit Plan

Dear Ms. Olivarez:

I have received your memo of August 6, 1985, with attachments, relative to the Beacon Hill Development. I have reviewed the plans and driven around the area and have some comments and recommendations which follow:

As Pupil Transportation Director for the Wichita Public Schools, I am appreciative of the opportunity to provide comments when plans are presented for proposed residential developments. My primary concerns in reviewing the plans will be:

1. To check for safe walking paths to and from school for pupils.
2. When residential areas proposed are $2\frac{1}{2}$ or more miles from school:
 - a. To check streets for usability by 65-passenger buses. If private streets are proposed, to inform the developer that 65-passenger buses will not be routed over them without written permission from the home owners association. This written permission shall release U.S.D. 259 and any bus contractors transporting pupils for U.S.D. 259 from any liability for damage to the streets caused by the equipment used.
 - b. To check for adequate access to arterials adjacent to proposed developments.
 - c. In the event cul de sacs and dead-end streets are planned, to encourage the developers to inform potential buyers that buses will not enter the cul de sacs or dead-end streets. Pupils will be expected to go to through streets to board the bus.

RECEIVED

AUG 15 1985

METROPOLITAN PLANNING

ROUTE _____

Ms. Louise Olivarez
August 13, 1985
Page 2

Comments - Beacon Hill Proposal

1. Area described is presently served by Buckner Elementary School, Brooks Junior High School, and Heights High School.
2. Buckner and Brooks are both less than $2\frac{1}{2}$ miles from any part of the proposed residential area and pupils from the area would not be eligible for transportation because of distance. Heights High School is more than $2\frac{1}{2}$ miles from the area, making high school pupils residing therein eligible for transportation because of distance.
3. A lighted crosswalk presently is operational just south of 25th Street North on Oliver. This crosswalk was installed to provide a safe walking path across Oliver for pupils assigned to Buckner and Brooks who reside south of 25th North and east of Oliver. It seems logical that pupils residing in Beacon Hill should be expected to use this crosswalk.

Recommendations - Beacon Hill Proposal

1. In order to provide a safe walking path to and from school for pupils attending Buckner and Brooks who will reside in the Beacon Hill area, and to provide flexibility for routing buses through the area to Heights High School, it is my feeling that changes in the cul de sac planned at the far southwest corner of the development should be required as follows: (See suggested change on drawing.)
 - a. The cul de sac should be eliminated.
 - b. Street should be widened to 66' and assigned collector street status.
 - c. Street should be extended and curved to intersect Oliver at about 25th Street North.
2. It would be nice if a network of sidewalks were planned through the area, coming out at about 25th and Oliver. This change in plans would make a safer walking path to and from school for pupils. It would also provide all the residents in the area with a walkway to the shopping center at 21st and Oliver.

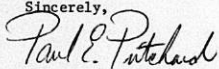
I hope the comments are useful and the recommendations possible. If the number one recommendation is implemented, it will most certainly

Ms. Louise Olivarez
August 13, 1985
Page 3

eliminate many requests for busing services due to hazardous walking conditions.

Should you have questions, please feel free to contact me at 832-1211, Ext. 310.

Sincerely,



Paul E. Pritchard
Director of Pupil Transportation

PEP:mb

cc: Mr. Sheldon Kamen
Dr. Richard Holstead

August 12, 1985

Mr. David B. Geist
District Engineer
Continental Pipe Line Company
P. O. Drawer 1267
Ponca City, Oklahoma 74603

RE: Beacon Hill Residential Community Unit Plan

Dear Mr. Geist:

Enclosed is a print of a proposed 230-acre residential development located east of Oliver between 25th and 29th Streets North in Wichita, Kansas (Sec. 1, Twp. 27 South, Range 1 East). According to a map you furnished our department last March, one of your pipelines crosses this property. A 40-foot pipeline easement is shown on the development plan.

I would appreciate your comments on the accuracy of the easement location and width and whether you have any additional restrictions regarding development in this area, such as building setbacks from the easement, street and utility crossings of the easement, etc.

You may write to me at the address above or call me at (316)268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

Enclosure

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: August 6, 1985

TO: Distribution

FROM: Louise Olivarez, Senior Planner

SUBJECT: DP-147 Beacon Hill Residential Community Unit Plan

Attached is a print of a proposed 230-acre residential development located east of Oliver between 25th and 29th Streets North. Maximum number of dwelling units permitted would be 1,591. Although several parcels would allow apartment or townhouse development, the overall density of the entire site would be slightly less than the 7.26 DU/Acre permitted in the "AA" single-family zoning district. General provisions of the C.U.P. as well as specific parcel density and use descriptions are on the attached six-page document.

I would appreciate any comments you may have regarding this residential development plan. If you have questions or need additional information, please call me at 268-4421.

Louise Olivarez
Senior Planner

LO/lw

Attachment

Distribution: Mike Lindebak, City Engineer & Interim Director of Planning
Bill McKinley, Traffic Engineer
Frank Smith, Director of Parks
Paul Pritchard, USD 259 Director of Pupil Transportation

I discussed this CUP with McKinley 8-20th. He had no major problems or comments.

Frank Smith discussed this CUP with me 8-26th. He wants the developer to provide a pedestrian and bicycle path system thru this area for the use of the residents in Beacon Hill. He said with this much development, they should not expect the City to provide all the recreational and open space amenities.

BEACON HILL C.U.P.
GENERAL PROVISIONS

Office Copy D12747
8-5-85

1. This project is proposed to contain 230.8 gross acres.
2. The proposed development is to contain a mixture of housing types. The number of dwelling units listed for each type on the chart under general provision number 20 shows the maximum number of dwelling units for each use. These maximums do not necessarily reflect what is shown on the plan view.

Note: Optional building types as described under specific parcel information will increase this count but will not exceed the maximum overall gross density requested under general provision 3 below.

3. Gross Density Calculation: If the parcels are developed with the number permitted and type of units illustrated, the overall density of the site would be 4.60 DU/acre. If the site is developed with the maximum number of dwelling units permitted (1591), the overall density would be 7.20 DU/acre.
4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.
5. All utilities shall be installed underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owner.

8. Parcels 15, 16 & 17 represent the general open space for the development and shall be maintained by a common homeowners association. This stipulation does not prohibit a master association of all homeowners from all parcels, from participating in the maintenance cost of part or all of parcels 15, 16 & 17. The general open space represents 27.5 acres or 12% of the total site.
9. Minimum lot sizes for single family detached units shall be 5,500 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 7,500 sq. ft.

10. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. in parcels 15, 16 & 17 shall be owned and maintained by a joint homeowners association and shall be designed in conformance with a hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.

*is any of this already dedicated?
is there a need for dedication?*

SETBACK CHART

MINIMUM FRONT YARD DIMENSION FROM ROW LINE									
	50' ROW 21' BB	32' ROW ¹ 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	24' PRIVATE DRIVE RESERVE	SECONDARY STREET SIDE OF CORNER LOT	MIN. ³ REAR YARD	MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
SINGLE FAMILY	20'	20'	20'	25'	20'	15'	20'	6'	20'
PATIO HOMES	20'	20'	20'	25'	20'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12' ²	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APT.	--	--	--	25'	--	20'	20'	10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.
FOR PARCELS 1, 2, 3 & 4, SEE GENERAL PROVISION #18.

¹STREETS HAVING A 32' ROW WITH 29' BB PAVEMENT MAY BE CONSTRUCTED EITHER PUBLICLY OR PRIVATELY. IF CONSTRUCTED PRIVATELY, THEY WILL BE PLATTED AS A RESERVE. THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ROW LINE OR RESERVE WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

²SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING THE HABITABLE PORTION OF THE DWELLING UNITS.

³REAR YARD SETBACKS MAY BE REDUCED TO 10' WHEN ADJACENT TO A PLATTED OPEN SPACE, RESERVE (OR ~~GOLF COURSE~~).

↳ parking in front of garage Not parallel to street

D. $\frac{54,014 \text{ sq. ft.}}{8,712 \text{ sq. ft./DU}} = 6$ Zero Lot Line Units

$\frac{54,012 \text{ sq. ft.}}{7,260 \text{ sq. ft./DU}} = 8$ 2-Plex Units

$\frac{162,043 \text{ sq. ft.}}{3,485 \text{ sq. ft./DU}} = 46$ Townhouse Units

60 Total Units Permitted

17. Special conditions for parcels 8 & 9¹⁴ only. (Townhouses and apartment uses only).

A. Front, rear and side yard setbacks illustrated on chart in general provision 4 above apply to only habitable space or actual dwelling units.

B. Setback requirements for garages shall be as follows:

1. Setback from Oliver Road and 29th Street North shall be 5'.
2. Setbacks on major entrances into each parcel shall be 10' back of curb if constructed as a private street.

C. Setbacks as written above are authorized only if the following additional conditions are met, otherwise setbacks as established in general provision number 4 shall apply.

1. Garage structures shall be integral with a continuous masonry wall not less than 5' nor more than 8' in height for all street frontages affected.
2. Masonry wall and garage placement shall be designed to provide a modulation of spaces allowing for landscaping to occur both inside and outside of wall.
3. Garages built on the reduced setback line shall not be constructed for more than 35% of the total street frontage affected. On the balance of the frontage, only masonry wall will be allowed.
4. No garage window or door openings shall be allowed to face onto Oliver Road or 29th Street North or the major entries into each parcel.
5. Garage roofs shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from the ground line.
6. Architectural detailing shall be provided in the form of gable end sections, rafter detail and roof overhang, however, roof overhang may not extend more than 12" beyond setback lines established.
7. Masonry wall shall be either brick or brick textured concrete, painted to eliminate natural concrete appearance. Wrought iron panels can be used to provide views into project area if they do not exceed 10% of the total wall length.
8. A more extensive landscape treatment shall be provided in front of the wall and garages and in spaces where wall modulation occurs. This treatment shall provide for trees (8-10' in height or taller) shrubs and grass areas. All landscaped areas outside of wall shall be maintained by the homeowners association and shall be constructed with an automatic irrigation system.

9. All surfaces of proposed walls and garages shall be maintained by the homeowners association.
10. Prior to the issuance of building permits for walls and garages, construction and landscape plans shall be submitted to the Director of Planning for review and approval to insure that all conditions herein contained are met.
18. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
19. The applicant shall guarantee at the time of platting, the construction of deceleration lanes adjacent to 29th Street North and Oliver Road where determined to be necessary.

BEACON HILL

PARCEL	PROPOSED USES AND MAX. DWELLING UNITS/PARCEL						GROSS ACRES	PARCEL DENSITIES						MAX. BLDG. HT.
	S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.		S.F.	Z.L.L.	P.H.	D.P.	T.H.	APT.	
1	66	82	82				16.5	4	5	5			35'	
2	60	75	75				15.0	4	5	5			35'	
3		31	31	36	77	124	6.2		5	5	6	12.5	20	45'
4	26	33	33	38			6.5	4	5	5	6			35'
5	68	85	85	102			17.0	4	5	5	6			35'
6	37	47	47	56			9.4	4	5	5	6			35'
7	136	170	170	204			34.1	4	5	5	6			35'
8	44	56	56	66	139		11.1	4	5	5	6	12.5		45'
9		28	28	34	70	112	5.6		5	5	6	12.5	20	45'
10	31	39	39	46	96		7.7	4	5	5	6	12.5		35'
11	123	154	154	185			30.9	4	5	5	6			35'
12	50	64	64	76			12.7	4	5	5	6			35'
13	35	44	44	52			8.7	4	5	5	6			35'
14	48	60	60	72	151	238	12.1	4	5	5	6	12.5	19.67	35'
15	Open Space and Recreation						16.8							
16	Open Space and Recreation						7.1							
17	Open Space and Recreation						3.6							
	Sub-Total						221.0							
	Street R.O.W.						9.8							
Illus. Totals	547	47	104	84		236	230.8							

Total Units Illustrated - 1,018
 Illustrated Density - 4.60 DU/Acre
 Maximum Units Permitted - 1,591
 Maximum Density - 7.20 DU/Acre

$7.2 \times 230.8 = 1661.76$

$1579 \div 230.8 = 6.84 \text{ du/A}$

$6.89 \text{ du/A} \times 230.8 = 1590$

$= 1592.52$

Figures enclosed within a box represent the land uses illustrated.

DP-147

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

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.
 - a. Applicant Critchfield, Inc.
 Address 434 N. Oliver, Suite 108, Wichita, KS 67208 Phone 682-5002
 Agent Phil Snodgrass
 Address 260 N. Rock Road, Suite 140, Wichita 67206 Phone 686-5753
 - 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 AA and legally described as Lot(s) N/A, Block(s) N/A, Addition. N/A

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

W $\frac{1}{2}$ and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1, T27S, R1E of the 6th P.M., Sedgwick County, Kansas.

2. b. There are 230.8 acres (round to nearest tenth) in the above described property.

MAP No. 550 D/A (N) AA:ILC (S) AA:R-G(E) AA (W) AA, RB, LC MAPC ?

east of Oliver between 25th and 29th Streets North

3. The general location is (use appropriate section)

a. at the southeast corner of Oliver
and 29th Street North; or

b. on the N/A side of N/A (Avenue,
Street) between N/A (Avenue, Street) and
N/A (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.

Phil Snodgrass

By Phil Snodgrass
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 3
(AM, PM) on 8-5-85 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 1,454⁰⁰.

Louis Oliver Name
Senior Planner Title

Ownership list to be submitted when scheduled for MAPC

BEACON
HILL



DELIVER TO: Metro Area Planning
City Bldg. - 10th Floor

ATTN: Louise Olivarez

RE: Ownership List for
Critchfield, Inc.

Phil Snodgrass

received 9-4-85

SECURITY ABSTRACT AND TITLE CO. INC.
432 North Main • Wichita, Kansas 67202 • Telephone (316) 267-6371
SECURITY IS KNOWING

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Beginning at the NW/c of Lot 1, Blk. 1, Woodlawn Place, an Addition to Wichita, Sedgwick County, KS; th. N90°00'E along the North line of said Lot 1, Blk. 1, 750.29' to a point 1241.27' West of the NE/c of the SE¼ of Sec. 1, Twp. 27S, Rge. 1 East of the 6th P.M., Sedgwick Co., KS; th. S0°00'W, 140.33'; th. S10°35'02"W, 238.15' to the North line of Mainsgate Road; th. W'ly and SW'ly on the South line of said Lot 1, Blk. 1, and on a curve to the left, having a radius of 481.97' and a central angle of 18°23'30", said tangent line bearings being N88°24'00"W and S73°12'30"W, 154.71' to the P.T. of a curve; th. S73°12'30"W, on the South line of said Lot 1, Blk. 1, 40.32' to the point of a curve; th. on a curve to the right, having a radius of 999.45' and a central angle of 16°47'30", 292.91' to the P.T. of the curve; th. S90°00'W along the South line of said Lot 1, Blk. 1, 203.29' to the SW/c of said Lot 1, Blk. 1; th. N2°57'40"W along the West line of said Lot 1, Blk. 1, 449.66' to the p.o.b.			Willow Creek Limited Partnership ✓ c/o Jerry A. Gaddis & Robert B. Boone 9435 E. Central Wichita, KS 67206
Lot 1, Blk. 1, except above described tract.		Woodlawn Place Addition	✓ Fidelity Development, Inc. 229 S. Market Wichita, KS 67202
Lot 1	Block 1	Woodlawn Place 2nd Addition	Same As Above
Lots 1 & 2	Block 1	Woodlawn Place 4th Addition	✓ Fidelity Savings Association of Kansas 229 S. Market Wichita, KS 67202
Lot 3	Block 1	"	✓ Michael W. Thorne Gloria J. Thorne 2463 Charlotte Wichita, KS 67220
Lot 4	Block 1	"	✓ Darryl Rex Sohm Susan Elayne Sohm 2459 Charlotte Wichita, KS 67220
Lot 5	Block 1	"	✓ Henry W. Green Joyce W. Green 2451 Charlotte Wichita, KS 67220
Lot 6 exc. the South 0.7'	Block 1	"	✓ Alfred Regier Jeannette Regier 2445 Charlotte Wichita, KS 67220

C-39468-1

Lot	Block	Addition	Property Owner
<i>C-39463</i> <i>69</i> <i>7211</i> <i>Spencer</i>	The South 0.7' of Lot 6 & all of Lot 7	Block 1 Woodlawn Place 4th Addition	<i>Same</i> <i>Previous</i> <i>address</i> Homer E. Weaver Sarah M. Weaver Address Unknown 2445 Charlotte 67220
	Lot 8	Block 1 "	James C. Ho Cheng Le Chung Cheng 6915 Croyden Circle Wichita, KS 67226
	Lot 1	Block 2 "	W. Michael Emrie Rachelle A. Emrie Address Unknown 2450 Charlotte 67220
	Lot 2	Block 2 "	Michael D. Johnston Rena I. Runion-Johnston 2442 Charlotte Ct. Wichita, KS 67220
	Lot 3	Block 2 "	Lewayne J. Maple Margaretta L. Maple Address Unknown 2438 Charlotte 67220
	Lot 4	Block 2 "	Douglas Richard Bynorth III Ginger Kay Bynorth 2434 Charlotte Ct. Wichita, KS 67220
	Lot 5	Block 2 "	Richard P. Zahner Vera L. Zahner 2430 Charlotte Ct. Wichita, KS 67220
	Lot 6	Block 2 "	Kevin J. Wray JaLayne Wray 2426 Charlotte Ct. Wichita, KS 67220
	Lot 7	Block 2 "	David Brake 2420 Charlotte Ct. Wichita, KS 67220
	Lot 14,	Block 2 "	Fidelity Savings Association of Kansas 229 S. Market Wichita, KS 67220
	Lot 15, Blk. 2, and Beg. at the NE/c of Lot 16, Blk. 2; th. South along the East line of Lot 16, 102.67' to the SE/c; th. NW'ly along the rear line of Lot 16, 11.5'; th. N'ly to p.o.b.	"	Mark Risenberger Chia-Yu M. Risenberger P.O. Box 1007 Wichita, KS 67201
	Lot 16, Blk. 2, except beg. at the NE/c of Lot 16; th. South along the East line of Lot 16, 102.67' to the SE/c; th. NW'ly along the rear line of Lot 16, 11.5'; th. N'ly to p.o.b.	"	Charles Edward Conley Frankielieen Conley 6021 Mainsgate Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 17, 18 & 19	Block 2	Woodlawn Place 4th Addition	OK Fidelity Savings Association of Kansas 229 S. Market Wichita, KS 67202
Lot 1	Block 1	Woodlawn Place 3rd Addition	✓ Koswell Property Management, Inc. 5821 Mainsgate Wichita, KS 67220
Lot 2	Block 1	"	✓ Thomas Duane Ott Elizabeth Gayle Ott 5813 E. Mainsgate Wichita, KS 67220
Lot 3	Block 1	"	✓ Quang T. Le Tuy L. T. Tran 5805 Mainsgate Wichita, KS 67202
Lot 4	Block 1	"	✓ Todd L. Duhnke 5131 Mainsgate Wichita, KS 67220
Lot 5	Block 1	"	✓ Gregory Francis Biltz Patricia Lynne Biltz 5723 Mainsgate Wichita, KS 67202
Lot 6	Block 1	"	✓ Jospeh Clark Kuttler Janis Louisa Kuttler 2353 Lamson Wichita, KS 67220
Lot 7	Block 1	"	✓ Ray M. Jantz Jane F. Jantz 5705 Mainsgate Wichita, KS 67220
Lot 8	Block 1	"	✓ Shawn P. McGreevy Holly S. McGreevy 5740 Aysebury Wichita, KS 67220
Lot 9	Block 1	"	✓ Thomas D. Hinton Patricia D. Hinton 5716 Ayesbury Circle Wichita, KS 67220
Lot 10	Block 1	"	✓ Lorin A. Culver Sandra S. Culver 5722 Aysbury Circle Wichita, KS 67220
Lot 11	Block 1	"	✓ Jessie A. Finney Barbara J. Finney 5730 Ayesbury Circle Wichita, KS 67220
Lot 12	Block 1	"	✓ Stephen I. Konda Twila J. Konda 5736 Ayesbury Circle Wichita, KS 67220

Lot	Block	Addition	Property Owner
Lot 13	Block 1	Woodlawn Place 3rd Addition	✓ Mark L. Houser Joanne M. Houser 5742 Ayesbury Circle Wichita, KS 67220
Lot 14	Block 1	"	✓ Gaither L. Byrd 5748 Ayesbury Circle Wichita, KS 67220
Lot 15	Block 1	"	✓ George H. Williams Joan S. Williams 5749 Ayesbury Circle Wichita, KS 67220
Lot 16	Block 1	"	✓ Monty R. Redburn 5743 Ayesbury Wichita, KS 67220
Lot 17	Block 1	"	✓ Robert Alan Harrington 5737 Ayesbury Circle Wichita, KS 67220
Lot 18	Block 1	"	✓ George Warren Bachar Tina Glosson Bachar 5731 Ayesbury Wichita, KS 67220
Lot 19	Block 1	"	✓ Naif A. Jabary Pamela S. Jabary 5723 Ayesbury Circle Wichita, KS 67220
Lot 20	Block 1	"	✓ Jesse Crabtree Jewelyn Crabtree Jennifer D. Crabtree 5717 Ayesbury Circle Wichita, KS 67220
Lot 21	Block 1	"	✓ Hossein Amin Madani 6905 Croyden Circle Wichita, KS 67220
Lot 22	Block 1	"	✓ Thomas Michael Hansen Marcelene Sue Hansen 5704 Croyden Wichita, KS 67220
Lot 23	Block 1	"	✓ Michael D. Christensen Valerie L. Christensen 5716 E. Croyden Circle Wichita, KS 67220
Lot 24	Block 1	"	✓ Jo Ann Carr 5724 E. Croyden Circle Wichita, KS 67220
Lot 25	Block 1	"	✓ William E. Buckner Zoeanna M. Buckner 5730 E. Croyden Circle Wichita, KS 67220
Lot 26	Block 1	"	✓ Deepak K. Mullick 5736 Croyden Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 27	Block 1	Woodlawn Place 3rd Addition	✓ John C. Darcy 5742 E. Croyden Circle Wichita, KS 67220
Lot 28	Block 1	"	Saleem I. Khan ✓ Katherine J. Khan 5748 E. Croyden Circle Wichita, KS 67220
Lot 29	Block 1	"	Nancy Harrell ✓ Shirley Harrell 6002 Croyden Circle Wichita, KS 67220
Lot 1	Block 1	Woodlawn Place 5th Addition	✓ Stephen B. Pray Cinda M. Pray 2545 N. Ridgewood Wichita, KS 67220
Lot 2	Block 1	"	✓ Sallye Ann Long 2531 N. Ridgewood Wichita, KS 67220
Lot 3	Block 1	"	✓ Douglas A. Skelton 2523 N. Ridgewood Wichita, KS 67220
Lot 4	Block 1	"	✓ Mark Stewart Hahn Teresa Lynn Hahn 2513 N. Ridgewood Wichita, KS 67220
Lot 5	Block 1	"	<i>OK</i> Fidelity Development, Inc. 229 S. Market Wichita, KS 67220
Lot 6	Block 1	"	✓ Ronald A. Anderson Judith K. Anderson 2467 N. Ridgewood Wichita, KS 67220
Lots 7, 8, 9 & 10	Block 1	"	<i>OK</i> Fidelity Development, Inc. 229 S. Market Wichita, KS 67220
Lot 11	Block 1	"	✓ Jeffrey O. Amburgey Laura I. Amburgey 2425 N. Ridgewood Wichita, KS 67220
Lot 12	Block 1	"	✓ Alan Kay Livingston Pamela N. Livingston 2413 N. Ridgewood Wichita, KS 67220
Lot 13	Block 1	"	<i>OK</i> Fidelity Development, Inc. 229 S. Market Wichita, KS 67220
Lot 1	Block 2	"	Same As Above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 2	Block 2	Woodlawn Place 5th Addition	✓ John H. Gordon Jr. Barbara Gordon 2542 Ridgewood Ct. Wichita, KS 67220
Lot 3	Block 2	"	✓ Richard E. Steele Marsha E. Steele 2538 N. Ridgewood Ct. Wichita, KS 67220
Lot 4	Block 2	"	✓ Rick D. Navarro G. Denise Navarro 2532 N. Ridgewood Ct. Wichita, KS 67220
Lot 5	Block 2	"	✓ Brian R. Pantle Susan E. Pantle 5614 E. Mainsgate Wichita, KS 67220
Lot 6	Block 2	"	✓ Furman Smith Emma J. Smith 2524 N. Ridgewood Ct. Wichita, KS 67220
Lots 7, 8 & 9	Block 2	"	OK Fidelity Development, Inc. 229 S. Market Wichita, KS 67220
Lot 10	Block 2	"	✓ Floyd G. Schuetze 5604 Mainsgate Wichita, KS 67220
Lot 11	Block 2	"	OK Brian R. Pantle Susan E. Pantle 5614 E. Mainsgate Wichita, KS 67220
Lot 12	Block 2	"	✓ Edward W. Dickson Karin Dale Dickson 5622 Mainsgate Wichita, KS 67220
Lot 1	Block 3	"	✓ Robert L. Tillman Sylvester Jean Tillman 2468 N. Ridgewood Wichita, KS 67220
Lots 2, 3, 4, 6, 8, 10, 12, 13, 14, 15, 16, 17, 18 & 19	Block 3	"	OK Fidelity Development, Inc. 229 S. Market Wichita, KS 67220
Lot 5	Block 3	"	✓ Allen L. Reeve Deborah K. Reeve 5623 Mainsgate Wichita, KS 67220
Lot 7	Block 3	"	✓ Manfred Leach Linda Kay Leach 2450 N. Ridgewood Ct. Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 9	Block 3	Woodlawn Place 5th Addition	Mattie D. Lott ✓ Tommy Lott 2440 N. Ridgewood Ct. Wichita, KS 67220
Lot 11	Block 3	"	Scott A. Schauner Terri L. Schauner ✓ 2430 N. Ridgewood Ct. Wichita, KS 67220
Lots 1, 2 & 3	Block 1	Prairie Hills Addition	New Zion Baptist Church, Inc. ✓ 2512 N. Oliver Wichita, KS 67220
Lot 4	Block 1	"	Louis Gray, Jr. Angeleen Gray ✓ 4813 E. 25th North Wichita, KS 67220
Lot 5	Block 1	"	Thomas Robertson, Jr. ✓ LaVeter Robertson 4817 E. 25th North Wichita, KS 67220
Lot 6	Block 1	"	Gilbert G. Moore ✓ Shirlene Moore 4821 E. 25th North Wichita, KS 67220
Lot 7	Block 1	"	Marvin Finley ✓ Elnora Finley 4822 Ethel Wichita, KS 67220
Lot 8	Block 1	"	Harry L. Hodson ✓ Bonita L. Hodson 4818 Ethel Wichita, KS 67220
Lot 9	Block 1	"	Thomas Wesley Owens ✓ Joan R. Owens 4814 Ethel Wichita, KS 67220
Lots 10, 11 & 12	Block 1	"	OK New Zion Baptist Church, Inc. 2512 N. Oliver Wichita, KS 67220
Lot 1	Block 2	"	Frank Kerns Anna Kerns ✓ 4801 Ethel Wichita, KS 67220
Lot 2	Block 2	"	John L. Picard ✓ Judith A. Picard 4805 Ethel Wichita, KS 67220
Lot 3	Block 2	"	✓ Diane Parker 4809 Ethel Wichita, KS 67220

Lot	Block	Addition	Property Owner
Lot 4 exc. the East 5'	Block 2	Prairie Hills Addition	Paul E. Peckman Gail Elaine Peckman ✓ 4813 Ethel Wichita, KS 67220
East 5' of Lot 4 & all of Lot 5	Block 2	"	Karl H. Schlesier Klara Schlesier ✓ 4817 Ethel Wichita, KS 67220
Lot 6	Block 2	"	James W. Arbertha Sr. Sammie Faye Arbertha ✓ 4819 Ethel Wichita, KS 67220
Lot 7	Block 2	"	Prentice F. Lewis Lillian Y. Lewis ✓ 4823 Ethel Wichita, KS 67220
Lot 8	Block 2	"	Lewis W. Jarman Peggy J. Jarman ✓ 4827 Ethel Wichita, KS 67220
Lot 9	Block 2	"	Richard Kenneth Mellon ✓ 2502 N. Glendale Wichita, KS 67220
Lot 10	Block 2	"	Jerry L. Vandeventer Linda J. Vandeventer ✓ 2506 N. Glendale Wichita, KS 67220
Lot 11	Block 2	"	Linda S. Butler ✓ 2510 N. Glendale Wichita, KS 67220
Lot 12	Block 2	"	Terry Bruce Waldren ✓ Emma Waldren 2525 N. Bleckley Dr. Wichita, KS 67220
Lot 13	Block 2	"	Mark H. Montgomery Judy L. Montgomery ✓ 2521 N. Bleckley Dr. Wichita, KS 67220
Lot 14	Block 2	"	The Town and Country Christian Church ✓ 5531 E. 37th North Wichita, KS 67220
Lot 15	Block 2	"	Fred D. Davis Mattie L. Davis ✓ 2513 N. Bleckley Dr. Wichita, KS 67220
Lot 16	Block 2	"	Kenneth W. Breeden Tamara O. Breeden ✓ 2509 N. Bleckley Dr. Wichita, KS 67209
Lot 17	Block 2	"	Alice Louise Paschal ✓ 2616 N. Holyoke Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 18	Block 2	Prairie Hills Addition	Wichita Federal Savings & Loan Association of Wichita, Kansas ✓ 340 S. Broadway Wichita, KS 67220
The West 5' of Lot 19 & all of Lot 20	Block 2	"	Terry A. Ruse ✓ Shirley L. Ruse 4906 E. 24th Wichita, KS 67220
Lot 21	Block 2	"	Brian D. Mauden ✓ Gisela Mauden 4902 E. 24th Wichita, KS 67220
Lot 22	Block 2	"	William O'Connor Smith ✓ 4814 E. 24th Wichita, KS 67220
Lot 23	Block 2	"	Joan Hubbard ✓ 4810 E. 24th Wichita, KS 67220
Lot 24	Block 2	"	Jerri G. Roberts ✓ 4806 E. 24th Wichita, KS 67220
Lot 25	Block 2	"	Luella Allen ✓ Stephen W. Allen 4802 E. 24th Wichita, KS 67220
Lot 1	Block 3	"	Willis C. Pardee ✓ Mildred B. Pardee Address Unknown 4801 E. 24th 67220 ✓
Lot 2	Block 3	"	Charles W. London ✓ Vera London 4805 E. 24th Wichita, KS 67220
Lot 3	Block 3	"	Willie L. Jefferson ✓ Shirley A. Jefferson 4809 E. 24th Wichita, KS 67220
Lot 4	Block 3	"	Vernell Jackson Jr. ✓ Celestine V. Jackson 4813 E. 24th Wichita, KS 67220
Lot 5	Block 3	"	Jon L. Baker ✓ Linda G. Baker 4901 E. 24th Wichita, KS 67220
Lot 6	Block 3	"	Gary D. Tindall ✓ Janice S. Tindall 4905 E. 24th Wichita, KS 67220
Lot 7	Block 3	"	✓ Bailie Jack McCormick 4909 E. 24th Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 8	Block 3	Prairie Hills Addition	Jerry L. Glancy L. Joan Glancy ✓ 4913 E. 24th Wichita, KS 67220
Lot 9	Block 3	"	Dharma de Silva Deemathie de Silva ✓ 4917 E. 24th Wichita, KS 67220
Lot 10	Block 3	"	✓ Delbert O. DeWitty 2306 Inwood Circle Wichita, KS 67220
Lot 11	Block 3	"	Dwayne A. Tieszen Linda R. Tieszen ✓ 5002 Arlene Wichita, KS 67220
Lot 12	Block 3	"	Arvids Krumins ✓ 4918 Arlene Wichita, KS 67220
Lot 13	Block 3	"	✓ Donna M. Elliott (Olson) 4914 Arlene Wichita, KS 67220
Lot 14	Block 3	"	✓ Mildred L. Williams 4910 Arlene Wichita, KS 67220
Lot 15	Block 3	"	Dale J. Kurtenbach Mary B. Kurtenbach ✓ 4916 Arlene Wichita, KS 67220
Lot 16	Block 3	"	Delbert D. Resser Cathy D. Resser ✓ 4902 Arlene Wichita, KS 67220
Lot 17	Block 3	"	Robert G. DeBose Jolene F. DeBose ✓ 4814 Arlene Wichita, KS 67220
Lot 18	Block 3	"	Lee L. Bogart Barbara A. Bogart ✓ 4810 Arlene Wichita, KS 67220
Lot 19	Block 3	"	Robert L. Reif Katherine M. Reif ✓ 4806 Arlene Wichita, KS 67220
Lot 20	Block 3	"	James R. Bartz ✓ Jacquelyn M. Bartz 4802 Arlene Wichita, KS 67220
Lot 1	Block 4	"	✓ Virlene H. Hicks Millard F. Hicks Jr. 4801 Arlene Wichita, KS 67220 AND Vicki Lynn Davenport Address Unknown

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 2	Block 4	Prairie Hills Addition	Taze D. Jessee Dorothy E. Jessee ✓ 4805 Arlene Wichita, KS 67220
Lot 3	Block 4	"	✓ Linda Kaye Smith 4809 Arlene Wichita, KS 67220
Lot 4	Block 4	"	Ora L. King ✓ Reginald E. King 4813 Arlene Wichita, KS 67220
Lot 5	Block 4	"	Daniel I. Anders ✓ Louise E. Anders 4428 Gunnison Wichita, KS 67220
Lot 6	Block 4	"	✓ Richard N. Roberts 4907 Arlene Wichita, KS 67220
Lot 7	Block 4	"	Dennis Lynn Haugen ✓ Lydia A. Haugen 4911 Arlene Wichita, KS 67220
Lot 8	Block 4	"	Wayne M. Manske ✓ Linda M. Manske 4915 Arlene Wichita, KS 67220
Lot 1	Block 8	"	✓ Pamela A. Butler 2526 Bleckley Drive Wichita, KS 67220
Lot 2	Block 8	"	Thomas P. Ballance ✓ Abe O. Ballance 2522 Bleckley Drive Wichita, KS 67220
Lot 3	Block 8	"	Alton B. Summers ✓ Maxine Summers 2518 Bleckley Drive Wichita, KS 67220 AND ? Beverly A. Schroeder Address Unknown
Lot 4	Block 8	"	Lawrence Andrews ✓ Mae F. Andrews 2514 Bleckley Drive Wichita, KS 67220
Lot 5	Block 8	"	✓ Harold E. Jones Terrilee R. Jones 2510 Bleckley Drive Wichita, KS 67220
Lot 6	Block 8	"	✓ Ronnie M. McCoy Shirley Ann McCoy 2506 Bleckley Drive Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 7	Block 8	Prairie Hills Addition	✓ Douglas D. Webster Nancy B. Webster 2502 Bleckley Drive Wichita, KS 67220
Lot 6 & the South 2' of Lot 7	Block 2	Prairie Hills Second Addition	✓ James R. Estes Becky Ann Estes 2417 N. Battin Wichita, KS 67220
Lot 7 exc. the South 2'	Block 2	"	✓ Dennis D. Black Kim Ageel 2425 N. Battin Wichita, KS 67220
Lot 8	Block 2	"	✓ Leander B. Izzard Lucy T. Izzard 2433 N. Battin Wichita, KS 67220
Lot 9	Block 2	"	✓ James L. Regan 5115 Arlene Wichita, KS 67220
Lot 10	Block 2	"	✓ Perry A. Baker 5105 Arlene Wichita, KS 67220
Lot 11	Block 2	"	✓ Bill J. Potter Barbara L. Potter 5009 Arlene Wichita, KS 67220
Lot 12	Block 2	"	✓ William B. Knight Nellie L. Knight 5001 Arlene Wichita, KS 67220
Lot 1	Block 3	"	✓ Donald L. Blazicek Susan A. Blazicek 2550 N. Battin Wichita, KS 67220
Lot 2	Block 3	"	✓ John P. Vrana Linda S. Vrana 2542 N. Battin Wichita, KS 67220
Lot 3	Block 3	"	✓ Joseph Kramer Rebecca Kramer 2534 N. Battin Wichita, KS 67220
Lot 4	Block 3	"	✓ James A. Menges Edilia Menges 2528 N. Battin Wichita, KS 67220
Lot 5	Block 3	"	✓ Gerald L. Deutsch Monica L. Deutsch 2522 N. Battin Wichita, KS 67220

Lot	Block	Addition	Property Owner
Lot 6	Block 3	Prairie ^{1, 4b} Second Addition	Matthew Jackson Idella Jackson ✓ 2516 N. Battin Wichita, KS 67220
Lot 7	Block 3	"	James R. Boltz ✓ Fae Boltz 2508 N. Battin Wichita, KS 67220
Lot 8	Block 3	"	Bernard T. Fry ✓ Virginia J. Fry 2502 N. Battin Wichita, KS 67220
Lot 9	Block 3	"	Gordon H. Y. Chong ✓ Judy W. H. Chong 2454 N. Battin Wichita, KS 67220
Lot 10	Block 3	"	Amos S. Christenson ✓ Evelyn H. Christenson 2446 N. Battin Wichita, KS 67220
Lot 11	Block 3	"	Earl Richo ✓ Frances M. Richo 2440 N. Battin Wichita, KS 67220
Lot 12	Block 3	"	Tracy A. Cook ✓ Kim L. Cook 2432 N. Battin Wichita, KS 67220
Lot 13 exc. the South 3'3"	Block 3	"	James A. Adkinson Debra A. Gansbauer ✓ 2424 N. Battin Wichita, KS 67220
The South 3'3" of Lot 13 & all of Lot 14	Block 3	"	✓ Steven L. Ratzlaff 2416 N. Battin Wichita, KS 67220 AND ✓ Martin D. Rude 2416 N. Battin Wichita, KS 67220 AND ? Philip A. Wiebe Address Unknown
Lot 1	Block 4	"	✓ LaNel B. Razook 1802 Longford Ct. Wichita, KS 67206
Lot 2	Block 4	"	✓ David W. Rush Phuong L. Rush 1126 E. 31st St. South Wichita, KS 67216 Affidavit of Notice of Interest: Chris White ? Jane White Address Unknown ✓

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 3	Block 4	Prairie Hills 2nd Addition	✓ 156 Charles D. Page Sharon K. Page 2535 N. Battin Wichita, KS 67220
Lot 4	Block 4	"	✓ Singsung Huang Vicky Huang 7227 Ayesbury Wichita, KS 67220
Lot 5	Block 4	"	✓ B. Eric Lamkin f/k/a Brian Erik Lamkin 2521 N. Battin Wichita, KS 67220
Lot 6	Block 4	"	✓ James Marvin O'Neill M. Diane O'Neill 2515 N. Battin Wichita, KS 67220
Lot 7	Block 4	"	✓ W. C. Lynn Mattie B. Lynn 2507 N. Battin Wichita, KS 67220
Lot 8	Block 4	"	✓ Kazem N. Tehrani Arasten N. Tehrani 2501 N. Battin Wichita, KS 67220
Lot 9	Block 4	"	✓ Cornelia M. Wilson 5116 Arlene Wichita, KS 67220
Lot 10	Block 4	"	✓ Robert Wayne Shideler Marcia L. Shideler 5106 Arlene Wichita, KS 67220
Lot 1	Block A	Willow Lake Estate	✓ Bill Liu Mary Liu 2553 N. Oliver Wichita, KS 67220
Lot 2	Block A	"	✓ Jimmy L. Peppers Jean A. Peppers 2539 N. Oliver Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 3	Block A	Willow Lake Estates	✓ John Edwin Robinson Irene May Robinson 4720 E. 24th St. North Wichita, KS 67220
Lot 4	Block A	Willow Lake Estates	<i>dt</i> ✓ John E. Robinson Irene M. Robinson 4720 E. 24th St. North Wichita, KS 67220
Lot 5	Block A	"	✓ Robert L. Alford Jewellean Alford 2552 N. Dellrose Wichita, KS 67220
Lot 6	Block A	"	✓ Alfred Baldwin Gladyce O. Baldwin 2532 N. Dellrose Wichita, KS 67220
Lot 7	Block A	"	✓ Harold W. McQueen Betty J. McQueen 2500 N. Dellrose Wichita, KS 67220
Lot 1	Block B	"	✓ Leland E. Brack & The Fourth National Bank & Trust Co. 100 North Broadway Wichita, KS 67202 AND ✓ Lucille Brack Grant & The Fourth National Bank & Trust Co. 100 North Broadway Wichita, KS 67220
Lot 2	Block B	"	✓ Nova L. Morgan 301 W. Grand Ave. Haysville, KS 67060
Lot 3	Block B	"	✓ Evies O. Cranford Sharon H. Cranford 2420 N. Dellrose Wichita, KS 67220
Lot 4	Block B	"	✓ Phillip A. Bogner Victoria L. Bogner 2400 N. Dellrose Wichita, KS 67220
Lot 6	Block C	"	✓ First National Bank of Wichita, Trustee to the Lodesta M. Pauley Living Trust 100 North Broadway Wichita, KS 67220
Lot 1	Block D	"	✓ Jacob A. Barnes Cora Mae Barnes 2551 N. Dellrose Wichita, KS 67220

Lot	Block	Addition	Property Owner
Lot 2	Block D	Willow Lake Estates	Samuel Paschal Linda D. Paschal ✓ 2531 N. Dellrose Wichita, KS 67220
Lot 3 exc. interest in vacated 24th Street lying West of Dellrose & East of Pershing	Block D	"	✓ Barbara Kaye Grayson 2501 N. Dellrose Wichita, KS 67220
Interest in vacated 24th Street lying West of Dellrose & East of Pershing,	Block D	"	✓ Willow Lake Homeowners Association 2401 N. Pershing Wichita, KS 67220
Lots 4 & 5	Block D	"	✓ Dennis R. Finley Elaine Finley 2550 N. Pershing Wichita, KS 67220
Lot 6, exc. vacated 24th St. lying West of the West line of Dellrose Ave. and East of the East line of Pershing	Block D	"	✓ Charles Doughty Jr. Joyce L. Doughty 2530 N. Pershing Wichita, KS 67220
Lot 7, exc. interest in vacated 24th St. lying West of Dellrose and East of Pershing (adjacent to Lots 3 & 7)	Block D	"	✓ Harold A. McNamara Coleta R. McNamara 2500 N. Pershing Wichita, KS 67220
Lot 6	Block 1	Greenbriar Manor	✓ John P. Sheffield 2615 N. Pershing Wichita, KS 67220
East 1' of Lot 7 & all of Lot 8	Block 1	"	✓ Steven Inasy Joan Beth Inasy 2623 N. Pershing Wichita, KS 67220
Lot 7 exc. the East 1'	Block 1	"	✓ Charles E. Steele Leola F. Steele Address Unknown 2619 N. Pershing 67220 ✓
Lot 9	Block 1	"	✓ Wayne J. Wood Fayrene P. Wood 3404 E. Clark Wichita, KS 67218
Lot 10	Block 1	"	✓ Ortha L. Byrd Jr. Patricia Ann Byrd 2631 N. Pershing Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 11	Block 1	Greenbriar Manor	✓ Frederick C. Pfister Katheleen M. Pfister 2635 N. Pershing Wichita, KS 67220
Lot 12	Block 1	"	✓ John P. Smith Constance R. Smith 2643 N. Pershing Wichita, KS 67220
Lot 13	Block 1	"	✓ Lon Peters Jr. Lillie M. Peters 2647 N. Pershing Wichita, KS 67220
Lot 14	Block 1	"	✓ Joyce A. Sitz 2651 N. Pershing Wichita, KS 67220
Lot 21	Block 1	"	✓ Charley Goudeau Olivia D. Goudeau 2679 N. Pershing Wichita, KS 67220
Lot 22	Block 1	"	✓ Jeffrey O. Dyk 2683 N. Pershing Wichita, KS 67220
Lot 23	Block 1	"	✓ Marvin Harold Robinson Charlene H. Robinson 2687 N. Pershing Wichita, KS 67220
Lot 24	Block 1	"	✓ Joe Lee Neal Claudia Mae Neal 2701 N. Pershing Wichita, KS 67220
Lot 25	Block 1	"	✓ Wilbur C. Jackson Leona Jackson 2707 N. Pershing Wichita, KS 67220
Lot 26	Block 1	"	✓ Euretha Williams 2713 N. Pershing Wichita, KS 67220
Lot 27	Block 1	"	✓ Dwight Fox Rebecca K. Fox 2719 N. Pershing Ct. Wichita, KS 67220
Lot 28	Block 1	"	✓ Hallis C. Garrison Kathryn H. Garrison 2725 N. Pershing Wichita, KS 67220
Lot 29	Block 1	"	✓ Bruce H. Fuelling Patricia J. Fuelling 2731 N. Pershing Wichita, KS 67220
Lot 30	Block 1	"	✓ Marvin E. Page Jr. Myrtle J. Page 2747 N. Pershing Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 31	Block 1	Greenbriar Manor	202 Glen Raymond Dey ✓ Marlene Beth Dey 4515 Greenbriar Lane Wichita, KS 67220
Lot 32	Block 1	"	Robert E. Howell ✓ Elizabeth I. Howell 4503 Greenbriar Wichita, KS 67220
Lot 2	Block 2	"	Randy E. Brown ✓ Kande A. Brown 2623 N. Dellrose Wichita, KS 67220
Lot 3	Block 2	"	John Dewey Born Jr. ✓ a/k/a John D. Born Jr. 2627 N. Dellrose Wichita, KS 67220
Lot 4	Block 2	"	Lynn O. Stephens ✓ Evelyn E. Stephens 2631 N. Dellrose Wichita, KS 67220
Lot 5	Block 2	"	✓ Teresa J. Corfman 2635 N. Dellrose Wichita, KS 67220
Lot 6	Block 2	"	✓ Richard B. Holloway 4129 Brooks Wichita, KS 67220 AND ✓ Kevin Holloway Address Unknown
Lot 7	Block 2	"	✓ Emma Lee McFadden DeLois McFadden 2651 N. Dellrose Wichita, KS 67220
Lot 8	Block 2	"	✓ Ted S. Mueller Cleo Burnadine Mueller 2659 N. Dellrose Wichita, KS 67220
Lot 9	Block 2	"	✓ Kelly W. Johnston LaDenna E. Johnston 2667 N. Dellrose Wichita, KS 67220
Lot 10	Block 2	"	✓ David E. Bush Nancy A. Bush 2675 N. Dellrose Wichita, KS 67220
Lot 11	Block 2	"	✓ Robert C. Johnston Karen E. M. Johnston 2701 N. Dellrose Wichita, KS 67220
Lot 12	Block 2	"	✓ Janet Danitschek 2709 N. Dellrose Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 13	Block 2	Greenbriar Manor	✓ Henry L. Duvanel Ronda E. Duvanel 2717 N. Dellrose Wichita, KS 67220
Lot 14 & the North 4' of Lot 15	Block 2	"	✓ Deborah Janice McCurtis 2724 N. Pershing Wichita, KS 67220
Lot 15 exc. the North 4'	Block 2	"	✓ Robert R. Jackson Elizabeth S. Jackson 2716 N. Pershing Wichita, KS 67220
Lot 16 exc. the South 12'	Block 2	"	✓ Jerry Goodmon Carolyn L. Goodmon 2708 N. Pershing Wichita, KS 67220
The South 12' of Lot 16 & all of Lot 17	Block 2	"	✓ Curtis E. Northcutt Nina Faye Northcutt 2700 N. Pershing Wichita, KS 67220
Lot 18	Block 2	"	✓ Jimmie L. Hembree Norma Jean Hembree 2678 N. Pershing Wichita, KS 67220
Lot 19	Block 2	"	✓ Mary Ann Lauver 2672 N. Pershing Wichita, KS 67220
Lot 21	Block 2	"	✓ Peggy A. Warehime 2660 N. Pershing Wichita, KS 67220
Lot 22	Block 2	"	✓ Bruce W. Koehn Janet L. Birchenough- Koehn 2654 N. Pershing Wichita, KS 67220
Lot 23	Block 2	"	✓ James E. Carlson Judy M. Carlson 2648 N. Pershing Wichita, KS 67220
Lot 24	Block 2	"	✓ Clinton D. Willsie Ruth H. Willsie 2642 N. Pershing Wichita, KS 67220
Lot 25	Block 2	"	✓ G. Franklin Williams Willhammer Williams 2636 N. Pershing Wichita, KS 67220
Lot 26	Block 2	"	✓ Roland D. Fooshee Elaine M. Fooshee 2628 N. Pershing Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 27	Block 2	Greenbriar Manor	David L. Collins ✓ Ruby J. Collins 2622 N. Pershing Wichita, KS 67220
Lot 28	Block 2	"	Cecil Brooks Jr. ✓ Marcia Brooks 2614 N. Pershing Wichita, KS 67220
Lot 29	Block 2	"	Michael Duane Cox ✓ Karen S. Arnold 2606 N. Pershing Wichita, KS 67220
Lot 30	Block 2	"	Charles Rivera ✓ Marion R. Rivera 2600 N. Pershing Wichita, KS 67220 AND James Pomodoro ✓ Rose A. Pomodoro 2727 Exchange Wichita, KS 67217
Lot 31	Block 2	"	Joe C. Magdalano ✓ Socorro Magdalano 4510 E. 25th North Wichita, KS 67220
Lot 32	Block 2	"	Bob B. Gleason ✓ Charlotte F. Gleason 4520 E. 25th North Wichita, KS 67220
Lot 33	Block 2	"	Mark Alan Wolff ✓ Susan Strathman Wolff 4600 E. 25th North Wichita, KS 67220
Lot 34	Block 2	"	Daniel Winston ✓ Elizabeth S. Winston 5900 Mainsgate Wichita, KS 67220
Lot 1 & the East 3' of Lot 2	Block 3	"	✓ Gladys Gertrude Sparling 4716 Pembroke Lane Wichita, KS 67220 AND 7. William F. Burns Address Unknown
Lot 2 exc. the East 3'	Block 3	"	✓ Mark Q. Wilmore Debra J. Wilmore 4708 Pembroke Wichita, KS 67220
Lot 4	Block 3	"	✓ Jean R. Spires 2612 N. Dellrose Wichita, KS 67220
Lot 5	Block 3	"	✓ Willie D. Carter Opal L. Carter 2618 N. Dellrose Wichita, KS 67220

Lot	Block	Addition	Property Owner
Lot 6	Block 3	Greenbriar Manor	✓ Vis Wanathan Usha Santhanam 4711 Oxford Wichita, KS 67220
Lot 7	Block 3	"	✓ Deanna Gray 4721 Oxford Wichita, KS 67220
Lot 1	Block 4	"	✓ Wilbur L. Boeken Barbara J. Boeken 4720 Oxford Wichita, KS 67220
Lot 2	Block 4	"	✓ Ronald Jamison Robinson Malissa L. Robinson 4710 Oxford Wichita, KS 67220
Lot 4	Block 4	"	✓ Wilkie W. Berry Sr. Ethel J. Berry 2630 N. Dellrose Wichita, KS 67220
Lot 3	Block 4	"	✓ Arnold R. Schnitker Wanda L. Schnitker 4704 Oxford Wichita, KS 67220
Lot 5	Block 4	"	✓ Lura Phyllis Burgess AND F. Mildred Lutz 2636 N. Dellrose Wichita, KS 67220
Lot 6	Block 4	"	✓ Preston L. Shaw Vera L. Shaw 4711 E. 26th North Wichita, KS 67220
Lot 7	Block 4	"	✓ Howard R. Campbell Lucile Campbell 4721 E. 26th North Wichita, KS 67220
Lot 1	Block 5	"	✓ Sidney E. Johnston Maxine E. Johnston 4726 E. 26th North Wichita, KS 67220
Lot 2	Block 5	"	✓ Floyd R. Parks Kim M. Parks 4718 E. 26th North Wichita, KS 67220
Lot 3	Block 5	"	✓ James P. Johnston Colleen M. Johnston 4710 E. 26th North Wichita, KS 67220
Lot 4 & the South 10.5' of Lot 5	Block 5	"	✓ Dennis G. Thompson Margaret A. Thompson 2700 N. Dellrose Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 5 exc. the South 10.5' and the South 2' of Lot 6	Block 5	Greenbriar Manor	William T. Terrell Fay S. Terrell ✓ 2708 N. Dellrose Wichita, KS 67220
Lot 6 exc. the South 2'	Block 5	"	John E. Dreifort Carol C. Dreifort ✓ 2716 N. Dellrose Wichita, KS 67220
East 5' of Lot 7 & Lot 8 exc. the E. 7'	Block 5	"	Cynthia Sue Stark ✓ 4717 Greenbriar Wichita, KS 67220
Lot 7 exc. the East 5'	Block 5	"	Robert K. Knapp Barbara T. Knapp ✓ 4709 Greenbriar Wichita, KS 67220
The East 7' of Lot 8 & all of Lot 9	Block 5	"	Thomas R. Powell Marsha Gayle Powell ✓ 4725 Greenbriar Wichita, KS 67220
Lot 1 & the East 2' of Lot 2	Block 7	"	Gene W. Danitschek ✓ 4722 Greenbriar Wichita, KS 67220
Lot 2 exc. the East 2' & the East 1' of Lot 3	Block 7	"	James Joseph Elwood ✓ Velma M. Elwood 4716 Greenbriar Wichita, KS 67220
Lot 3 exc. the East 1'	Block 7	"	Wilbur E. Carter Carmeleta Carter ✓ 4708 Greenbriar Wichita, KS 67220
Lot 4	Block 7	"	Rosella Towson AND ✓ Clarice June Beaver 2724 N. Dellrose Wichita, KS 67220
Lot 5	Block 7	"	Robert D. Alley Shirley A. Alley ✓ 2732 N. Dellrose Wichita, KS 67220
Lot 6	Block 7	"	Stewart A. Stephens ✓ Connie A. Stephens 4703 E. 27th North Wichita, KS 67220
The West 60' of Lot 7	Block 7	"	Ellen C. Rhoads ✓ Edward D. Long Chellie S. Long Address Unknown 4723 E. 27 th St. No. 67220

Lot	Block	Addition	Property Owner
Lot 7 exc. the West 60' & Lot 8 exc. the East 30'	Block 7	Greenbriar Manor	✓ Albert F. Lies 3952 N. Edgemoor Wichita, KS 67220
The East 30' of Lot 8 & all of Lot 9	Block 7	"	✓ Wayne R. Unrein Valerie J. Unrein 4743 E. 27th North Wichita, KS 67220
Lot 1 & the South 2' of Lot 2	Block 8	"	✓ Robert L. Schrag Patricia A. Schrag 2725 N. Dellrose Wichita, KS 67220
Lot 2 exc. the South 2'	Block 8	"	✓ Bryce N. Johnson Evelyn F. Johnson 2733 N. Dellrose Wichita, KS 67220
Lot 3	Block 8	"	✓ Albert J. Vargo Geraldine J. Vargo 2741 N. Dellrose Wichita, KS 67220
Lot 4	Block 8	"	✓ Ronald R. Matson Veronica C. Matson 2749 N. Dellrose Wichita, KS 67220
Lots 5, 6, 7, 8, 9 & 10	Block 8	"	ok Albert F. Lies 3952 N. Edgemoor Wichita, KS 67220
Lots 11-31, inclusive	Block 8	"	✓ James D. Rickman et al Jack W. Rickman Jr. Address Unknown 107 N. Market Suite 210 67202
Lot 39	Block 8	"	✓ Jen S Ke Hsiang L Ke 2900 N. Terrace Wichita, KS 67220
Lot 40	Block 8	"	✓ Gene A. Roe Anita F. Roe 2832 N. Terrace Wichita, KS 67220
Lot 48	Block 8	"	✓ Jack B. Vance Suzanne J. Vance 4500 E. 27th North Wichita, KS 67220
Lot 49	Block 8	"	✓ John E. Cillessen 4508 E. 27th North Wichita, KS 67220
Lot 50	Block 8	"	✓ Marcene Olson 4516 E. 27th North Wichita, KS 67220
Lot 51	Block 8	"	✓ John Schiebold Della B. Schiebold • Address Unknown Escrow Agreement filed 7-2-82 ✓ Jay F. Fowler, 2770 N. Pershing, Wichita, KS 67220

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 52	Block 8	Greenbriar Manor	✓ Lawrence H. Davis Janice O. Davis 2766 N. Pershing Wichita, KS 67220
Lot 53	Block 8	"	✓ Jesse C. Williams Gloria L. Williams 2762 N. Pershing Wichita, KS 67220
Lot 54	Block 8	"	✓ Randall B. Smith Debra D. Smith 7117 Chelsa Wichita, KS 67206
Lot 55	Block 8	"	✓ Davis L. Dodd Rowena C. Dodd 2752 N. Pershing Wichita, KS 67220
Lot 5	Block 6	"	✓ Howard Wayne Garrison Michalene Ann Garrison 4501 E. 27th North Wichita, KS 67220
Lot 6	Block 6	"	✓ Carl L. Adamson Ginette Adamson 2765 N. Pershing Wichita, KS 67220
Lot 7 exc. Beg. at the SE/c of Lot 7; th. North 1.5' SW'ly to the SW/c; th. East to beginning.	Block 6	"	✓ David C. Cooksey Jr. Dorothea J. Cooksey 2759 N. Pershing Wichita, KS 67220
Beg. at the SE/c of Lot 7; th. North 1.5' SW'ly to the SW/c; th. East to Beginning	Block 6	"	✓ B & D Rentals 2215 Greenfield Wichita, KS 67217
Lot 8	Block 6	"	✓ Eugene Agee Kimberly A. Agee 2753 N. Pershing Wichita, KS 67220
Lot 9	Block 6	"	✓ Angelo J. Ponce Irene Ponce 318 Countryside Ct. South Wichita, KS 67218
			Affidavit of Notice of Interest: ✓ Mulvane State Bank 122 W. Main Mulvane, KS 67110

Lot	Block	Addition	Property Owner
Lots 1-20, inclusive	Block 10	Greenbriar Manor	James D. Rickman, etal Jack W. Rickman, Jr. Address Unknown 107 N. Market Suite B10 67202
Lot 1		Replat of Lot 1, Block 2, Greenbriar Manor	Cleo W. Bish T. Vivian Bish 4701 Pembroke Ln. Wichita, KS 67220
Lot 2		"	Oren D. Baird Darlene Baird 4709 Pembroke Ln. Wichita, KS 67220
Lot 3		"	Emmett L. Mullineaux Doris E. Mullineaux 4200 N. Oliver Wichita, KS 67220
Lot 4		"	Delmont M. Jackson Cleo J. Jackson 4725 Pembroke Ln. Wichita, KS 67220
Lot 5		"	Ella Margaret Wittman Trust 2323 N. Woodlawn Wichita, KS 67220
Lot 6		"	Paul D. Ackerman Betty A. Ackerman 4726 E. 25th North Wichita, KS 67220
Lot 7		"	Jason Adam Peridon Marilyn J. Peridon Address Unknown Affidavit of Notice of Interest: Octavio Rolfe Lula Annette Rolfe 4706 E. 25th North Wichita, KS 67220
Lot 9		"	Donald Dean McCoy Carolyn S. McCoy 4620 E. 25th North Wichita, KS 67220
Block 20		Chisholm Park Estates	Colby B. Sandlian 435 N. Broadway Wichita, KS 67202
Lot 1		Northeast Plaza Addition	Frank A. Caro Louise A. Caro 330 N. Main Wichita, KS 67220

Lot	Block	Addition	Property Owner
S $\frac{1}{2}$ of the E $\frac{1}{2}$ of Lot 1		East Wind Addition	Bill Yung 8225 E. 35th North Wichita, KS 67220
Lot 1 exc. the S $\frac{1}{2}$ of the E $\frac{1}{2}$		"	o (Frank A. Caro 330 N. Main Wichita, KS 67220 AND Alfred A. Caro 1559 Gatewood St. Wichita, KS 67206

Tract Description

*application
app area*

The NW $\frac{1}{4}$ of Sec. 1,
Twp. 27, Rge. 1 East

Critchfield Real
Estate Limited
Partnership-1985
434 N. Oliver
Wichita, KS 67208

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$
of Sec. 1, Twp. 27,
Rge. 1 East

Same As Above

The E $\frac{1}{2}$ of the NE $\frac{1}{4}$
of Sec. 1, Twp. 27,
Rge. 1 East, subject
to r/o/w dedicated for
Woodlawn Blvd. & 29th
Street North

Unified School District
#259
428 S. Broadway
Wichita, KS 67202

The E $\frac{1}{2}$ of the N $\frac{1}{2}$ of
the SW $\frac{1}{4}$ of Sec. 1,
Twp. 27, Rge. 1 East,
except the South 177'
and the West 30' for
street

Paul F. Holmes Estate
c/o Edgar L. Miles
1934 Farmstead
Wichita, KS 67208

The South 1139.25'
of the E $\frac{1}{2}$ of the W $\frac{1}{2}$
of the SW $\frac{1}{4}$ and the
East 90' of the South
467' of the W $\frac{1}{2}$ of the
W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec.
36, Twp. 26, Rge. 1 East

Fourth National Bank
& Trust Company as
Trustee of Dorothy
M. Armour Trust
P.O. Box 1122
Wichita, KS 67201

Beginning 769.91' East of
the SW/c of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$
of Sec. 36, Twp. 26, Rge. 1 East;
th. North 841.5' to a point
769' East of the West line of
the E $\frac{1}{2}$ of the SW $\frac{1}{4}$; th. East 191.8';
th. South 841.5' to a point on
the South line of the SW $\frac{1}{4}$ in said
Sec. 36; th. West 192.05' to p.o.b.

James Stoil Tasheff
1485 Willow Road
Wichita, KS 67208

Beginning at the SW/c of the E $\frac{1}{2}$
of the SW $\frac{1}{4}$ of Sec. 36, Twp. 26,
Rge. 1 East; th. East 569.45'; th.
North 841.5'; th. West 567.26';
th. South 841.5' to p.o.b., subject
to South 40' for road.

John J. Darrah Jr.
Joy Naccarato Darrah
5230 E. 29th St. North
Wichita, KS 67220

685-4469

684-1827

Tract DescriptionProperty Owner

A tract in the SW $\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East described as: Beginning at a point in East line of the SW $\frac{1}{4}$ and 841.5' North of the SE/c of said SW $\frac{1}{4}$ of said Sec. 36; th. West parallel with South line of SW $\frac{1}{4}$ of said Sec. 36, a distance of 553.47'; th. North at an included angle of 90°07' a distance of 245.8'; th. NE'ly at an included angle of 160°39' a distance of 390'; th. East parallel with the South line of the SW $\frac{1}{4}$ of said Sec. 36, a distance of 423.26' to a point in the East line of the SW $\frac{1}{4}$ of said Sec. 36; th. South 613.77' to p.o.b.

Board of Park
Commissioners
✓ 455 N. Main
Wichita, KS 67202

Commencing at a point on the West line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East 1087.3' North of the SW/c; th. East 708.74'; th. South 245.8'; th. West 709'; th. North 245.8' to p.o.b.

Same As Above

Commencing at a point in center of Public Road approximately 691.5' North of the South line and 593.7' West of the East line of the SW $\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East; th. West approx. 170.3'; th. South 150'; th. East 170.3' to center of said public road; th. North to p.o.b.

Edward J. Rodgers
✓ Vera M. Rodgers
5228 E. 29th North
Wichita, KS 67220

Commencing at a point in center of Public Road approximately 841.5' North of the South line and 593.7' West of the East line of the SW $\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East; th. West approx. 170.3'; th. South 150'; th. East 170.3' to center of Public Road; th. North to p.o.b.

Same As Above

Beginning 1117.25' East of the SW/c of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East; th. North 841.5' to point 1115.9' East of the West line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$; th. East 206.82' to the East line of the SW $\frac{1}{4}$ of Sec. 36; th. South 841.5' to the SE/c of said SW $\frac{1}{4}$; th. West 207.05' to beginning.

Dwayne E. Allen
✓ Dorothy Allen
5524 East 29th St. North
Wichita, KS 67220

Beginning 569.45' East of the SW/c of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East; th. North 841.5' to point 568.7' East of the West line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$; th. East 140.3'; th. South 841.5' to point in South line of said SW $\frac{1}{4}$ 709.91' East of beginning; th. West 140.46' to beginning, EXCEPT the North 300' thereof, and EXCEPT part dedicated to county for road.

Edward J. Rodgers
✓ Vera M. Rodgers
5228 E. 29th North
Wichita, KS 67220

Tract Description	Property Owner
<p>Beginning at a point in the South line of the E$\frac{1}{2}$ of the SW$\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East and 961.96' East of the SW/c of the E$\frac{1}{2}$ of the SW$\frac{1}{4}$ of said Sec. 36; th. North 841.5' to point 960.8' East of the West line of the E$\frac{1}{2}$ of the SW$\frac{1}{4}$; th. East 155.1'; th. South 841.5' to point in South line of said SW$\frac{1}{4}$; th. West 155.29' to beginning.</p>	<p>Charles P. Farragher ✓ Mary Jane Farragher 5520 E. 29th North Wichita, KS 67220</p>
<p>The South 1139.25' of the W$\frac{1}{2}$ of W$\frac{1}{2}$ of the SW$\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East except the South 467' thereof.</p>	<p>Clifton L. McCown ✓ Elsie H. McCown 3100 N. Oliver Wichita, KS 67220</p>
<p>The S$\frac{1}{2}$ of the SE$\frac{1}{4}$ except the West 550' of the South 970' of said tract in Sec. 36, Twp. 26, Rge. 1 East.</p>	<p>Board of Park Commissioners OK 455 N. Main Wichita, KS 67202</p>
<p>The West 550' of the South 970' of the S$\frac{1}{2}$ of the SE$\frac{1}{4}$ of Sec. 36, Twp. 26, Rge. 1 East.</p>	<p>✓ Jack B. Hinkle, Trustee 656 Edgewater Drive 13.30 Wichita, KS 67230</p>

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

The Northwest Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M., and the West Half of the Northeast Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M., 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 the 30th day of August, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Kable*
 Sr. Vice-President

Order No: 349463
 nj

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -39468- - - RE 17 JLL
C-39469

WEAVER HOMER E ETUX

2445 CHARLOTTE KS 67220 6702
WICHITA
S 1/2 FT LOT 6-ALL LOT 7
BLOCK 1
WOODLAWN PLACE 4TH. ADD.

PROPERTY ADDRESS
2439 CHARLOTTE

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -39492- - - RE 17 JLL

EMRIE W MICHAEL ETUX

2450 CHARLOTTE KS 67220 6702
WICHITA
LOT 1
BLOCK 2
WOODLAWN PLACE 4TH. ADD.

PROPERTY ADDRESS
2450 CHARLOTTE

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -39492- - - RE 17 JLL

MAPLE LEWAYNE J ETUX

2438 CHARLOTTE KS 67220 6702
WICHITA
LOT 1
BLOCK 2
WOODLAWN PLACE 4TH. ADD.

PROPERTY ADDRESS
2438 CHARLOTTE

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -32725- - - RE 17 JLL

PARDEE WILLIS C ETUX

4801 E 24TH KS 67220 6702
WICHITA
LOT 1
BLOCK 3
PRAIRIE HILLS ADD.

PROPERTY ADDRESS
4801 E 24TH

ST NO

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33809- - - RE 17 JLL

STEELE LEOLA F

2619 N PERSHING KS 67220 6702
WICHITA
LOT 7 EXC E 1 FT
BLOCK 1
GREENBRIAR MANOR ADD.

PROPERTY ADDRESS
2619 N PERSHING

ST

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33810- - - RE 17 JLL

INASY STEVEN ETUX

2623 N. PERSHING KS 67220 6702
WICHITA
LOT 8 & E 1 FT OF LOT 7
BLOCK 1
GREENBRIAR MANOR ADD.

PROPERTY ADDRESS
2623 N PERSHING

ST

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33923-0001- RE 17 JLL

RHOADS ELLEN C ETAL

4723 E 27TH. ST. N.
WICHITA KS 67220 6702
W 50 FT LOT 7
BLOCK 7
GREENBRIAR MANOR ADD.

PROPERTY ADDRESS
4723 E 27TH ST N

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33936- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG
107 N MARKET KS 67202 6702
WICHITA
LOT 11
BLOCK 8
GREENBRIAR MANOR ADD.

PROPERTY ADDRESS
4701 E 28TH ST N

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33937- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG
107 N MARKET KS 67202 6702
WICHITA
LOT 12
BLOCK 8
GREENBRIAR MANOR ADD.

PROPERTY ADDRESS
4701 E 28TH ST N

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33938- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG
107 N MARKET KS 67202 6702
WICHITA
LOT 13
BLOCK 8
GREENBRIAR MANOR ADD.

PROPERTY ADDRESS
4701 E 28TH ST N

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33938- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG
107 N MARKET KS 67202 6702
WICHITA
LOT 13
BLOCK 8
GREENBRIAR MANOR ADD.

PROPERTY ADDRESS
4701 E 28TH ST N

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33939- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG
107 N MARKET KS 67202 6702
WICHITA
LOT 14
BLOCK 8
GREENBRIAR MANOR ADD.

PROPERTY ADDRESS
4701 E 28TH ST N

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33940- - - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4701 E 28TH ST N
WICHITA KS 67202 6702
LOT 15
BLOCK 8
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33941- - - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4701 E 28TH ST N
WICHITA KS 67202 6702
LOT 16
BLOCK 8
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33942- - - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4701 E 28TH ST N
WICHITA KS 67202 6702
LOT 17
BLOCK 8
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33943- - - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4701 E 28TH ST N
WICHITA KS 67202 6702
LOT 18
BLOCK 8
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33944- - - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4701 E 28TH ST N
WICHITA KS 67202 6702
LOT 19
BLOCK 8
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33945- - - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 2701 N PERSHING AVE
WICHITA KS 67202 6702
LOT 20
BLOCK 8
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33946- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107	N MARKET	2701 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 21			
BLOCK 8			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33947- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107	N MARKET	2701 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 22			
BLOCK 8			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33948- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107	N MARKET	2701 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 23			
BLOCK 8			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33949- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107	N MARKET	2701 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 24			
BLOCK 8			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33950- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107	N MARKET	2801 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 25			
BLOCK 8			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33951- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107	N MARKET	2801 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 26			
BLOCK 8			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33952- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	2801 N PERSHING	AVE
WICHITA KS 67202 6702		
LOT 27		
BLOCK 8		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33953- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	2801 N PERSHING	AVE
WICHITA KS 67202 6702		
LOT 28		
BLOCK 8		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33954- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	2801 N PERSHING	AVE
WICHITA KS 67202 6702		
LOT 29		
BLOCK 8		
GREENBRIAR MANOR ADD.		

KEY: -C -33955- - RE 17 JLL

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33955- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	2801 N PERSHING	AVE
WICHITA KS 67202 6702		
LOT 30		
BLOCK 8		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33956- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	2801 N PERSHING	AVE
WICHITA KS 67202 6702		
LOT 31		
BLOCK 8		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33989- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET		2902 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 1			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33990- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET		2902 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 2			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33991- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET		2902 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 3			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33992- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET		2902 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 4			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33992- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET		2902 N PERSHING	AVE
WICHITA	KS 67202 6702		
LOT 4			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33993- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810	BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET		2802 N PERSHING	AV
WICHITA	KS 67202 6702		
LOT 5			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CU

KEY: -C -33996- - RE 17 JLL

	BLDG	PROPERTY ADDRESS	AVE
WICHITA	ARKET	2802 N PERSHING	
LOT 8	KS 67202 6702		
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33994- - RE 17 JLL

RICKMAN JAMES D ETAL

	BITTING BLDG	PROPERTY ADDRESS	AVE
SUITE 810		2802 N PERSHING	
107 N MARKET			
WICHITA	KS 67202 6702		
LOT 6			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33995- - RE 17 JLL

RICKMAN JAMES D ETAL

	BITTING BLDG	PROPERTY ADDRESS	AVE
SUITE 810		2802 N PERSHING	
107 N MARKET			
WICHITA	KS 67202 6702		
LOT 7			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33996- - RE 17 JLL

RICKMAN JAMES D ETAL

	BITTING BLDG	PROPERTY ADDRESS	AVE
SUITE 810		2802 N PERSHING	
107 N MARKET			
WICHITA	KS 67202 6702		
LOT 8			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33997- - RE 17 JLL

RICKMAN JAMES D ETAL

	BITTING BLDG	PROPERTY ADDRESS	AVE
SUITE 810		2802 N PERSHING	
107 N MARKET			
WICHITA	KS 67202 6702		
LOT 9			
BLOCK 10			
GREENBRIAR MANOR ADD.			

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -33998- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	2802 N PERSHING	AVE
WICHITA KS 67202 6702		
LOT 10		
BLOCK 10		
GREENBRIAR MANOR ADD.		

KEY: -C -33999- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	2802 N PERSHING	AVE
WICHITA KS 67202 6702		
LOT 11		
BLOCK 10		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34000- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	4602 E 28TH	ST N
WICHITA KS 67202 6702		
LOT 12		
BLOCK 10		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34001- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	4602 E 28TH	ST N
WICHITA KS 67202 6702		
LOT 13		
BLOCK 10		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34002- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	4702 E 28TH	ST N
WICHITA KS 67202 6702		
LOT 14		
BLOCK 10		
GREENBRIAR MANOR ADD.		

KEY: -C -34003- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	4702 E 28TH	ST N
WICHITA KS 67202 6702		
LOT 15		
BLOCK 10		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34003- - RE 17 JLL

RICKMAN JAMES D ETAL

S

KEY: -C -34005- - RE 17 JLL

WICHITA KS 67202 6702
LOT 17
BLOCK 10
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34004- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	4702 E 28TH	ST N
WICHITA KS 67202 6702		
LOT 16		
BLOCK 10		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34005- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	4702 E 28TH	ST N
WICHITA KS 67202 6702		
LOT 17		
BLOCK 10		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34006- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	4702 E 28TH	ST N
WICHITA KS 67202 6702		
LOT 18		
BLOCK 10		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34007- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG	PROPERTY ADDRESS	
107 N MARKET	4702 E 28TH	ST N
WICHITA KS 67202 6702		
LOT 19		
BLOCK 10		
GREENBRIAR MANOR ADD.		

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34004- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4702 E 28TH ST N
WICHITA KS 67202 6702
LOT 16
BLOCK 10
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34005- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4702 E 28TH ST N
WICHITA KS 67202 6702
LOT 17
BLOCK 10
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34006- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4702 E 28TH ST N
WICHITA KS 67202 6702
LOT 18
BLOCK 10
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34007- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 4702 E 28TH ST N
WICHITA KS 67202 6702
LOT 19
BLOCK 10
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34008- - RE 17 JLL

RICKMAN JAMES D ETAL

SUITE 810 BITTING BLDG PROPERTY ADDRESS
107 N MARKET 2901 N OLIVER ST
WICHITA KS 67202 6702
LOT 20
BLOCK 10
GREENBRIAR MANOR ADD.

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-SPEEDX, 7-CURR SP, 8-LAND TYPE
KEY: -C -34009- - RE 17 JLL

GILLILAND OTIS

3715 CLARK CT. PROPERTY ADDRESS
WICHITA KS 67218 6702 3715 CLARK CT
LOT 1
BLOCK 1
MILES THIRD ADD.

FORM 20021

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
7 6 for DP-147 1 for "B" zoning in constant	
NAME	
ADDRESS	
FUND	DUE DATE 11-2-15
COMMENTS	
DATE 1-2-15	BY

FORM 20021

PAYMENT NOTICE
City of Wichita

D-147

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

Planning

DESCRIPTION	AMOUNT
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

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

December 26, 1985

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, January 9, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) at a meeting beginning at 1:30 p.m., in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the redesigned BEACON HILL RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

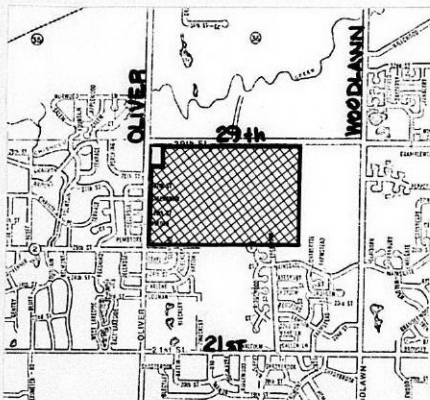
DP-147. The NW $\frac{1}{4}$ and the W $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 720 feet of the west 575 feet of said NW $\frac{1}{4}$. Generally located on the east side of Oliver between 25th and 29th Streets North.

The Development Plan has been redesigned to eliminate 25th Street as a through street. There is still a mixture of housing types ranging from single-family and duplex homes to townhouses and apartments. The majority of the lots are proposed for single-family development. The maximum number of dwelling units permitted would be 1427. There has been no change in the proposal for a nursing home and retirement community or for the child day care center.

The hearing of this proposed, redesigned Development Plan is to be held and the same will there be discussed by said M. A. P. C. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this redesigned plan in the immediate future for the purpose of making a formal recommendation to the MAPC and Board of City Commissioners. 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.



WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

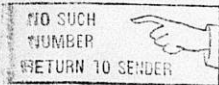
RECEIVED

DEC 03 1985

METROPOLITAN PLANNING

ROUTE DP-147 *SN*

Dale J. and Mary B. Kurtenbach
4916 Arlene
Wichita, Kansas 67220



5/B 4906 Arlene 67219

Important! Notice of Meeting Enclosed



WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688



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METROPOLITAN PLANNING

ROUTE DP-147

Angelo J. and Irene Ponce
318 Countryside Court South
Wichita, Kansas 67218



NO SUCH STREET NUMBER

Important! Notice of Meeting Enclosed

Returned for Addressee Enclosed
✓ suburban directory
✓ city directory
✓ cross reference
✓ no other address found 12-10-85

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

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METROPOLITAN PLANNING

ROUTE DP-147

Steven L. Ratzlaff
2416 North Battin
Wichita, Kansas 67220



✓ cross reference
✓ city directory
no forwarding address 12-10-85

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WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

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METROPOLITAN PLANNING

ROUTE DP-147

Darryl R. and Susan E. Sohm
2459 Charlotte
Wichita, Kansas 67220



Not at this address any longer.

FORWARDING ORDER EXPIRED
RETURN TO SENDER

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SOH 59 220203N1 12/02/85

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

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DEC 03 1985

METROPOLITAN PLANNING

ROUTE DP-147

Hossein A. Madani
6905 Croyden Circle
Wichita, Kansas 67220



ATTEMPTED
NOT KNOWN
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WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

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DEC 09 1985

METROPOLITAN PLANNING

ROUTE DP-147

Jerri G. Roberts
4806 East 24th Street North
Wichita, Kansas 67220



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ROB 06 260225N1 12/02/85

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UNABLE TO FORWARD

COURTS, SPORTS COURT and probate picnic areas. Garages are available at extra cost.

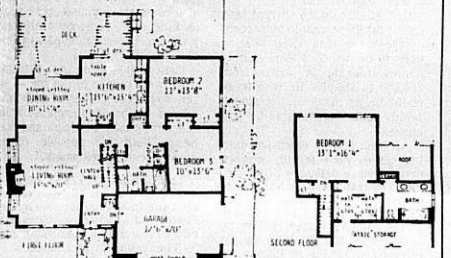
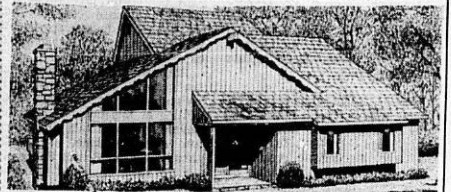
Mortgage watch — Wichita

Delinquency down — residential mortgage loan delinquencies at the nation's savings and loans declined in September, according to the U.S. League of

rate loans dropped to 1.86 percent last month compared with 1.97 percent in August. Adjustable-rate delinquencies rose to 1.30 percent in September from 1.21 percent

the brokers in a \$12 million sale of Fontenelle Hills apartment complex in Bellevue, Neb. ... Dick Montgomery, formerly a vice president for loans at Capital Federal Savings & Loan Assoc-

at 120 S. Main. Railroad recently acquired Permatrust. Mitch Crouch has joined Capitol Federal as loan agent. He formerly was with E. F. Hutton, Fidelity Savings and Mercury Mortgage. ... Jerry



Economical, Flexible

This contemporary house offers economy and flexibility. A third bedroom can be added on the third floor. Slope ceilings dramatize the living and dining rooms. Plan HA1343V has 1,210 square feet on the first floor and 400 square feet on the second floor. For information, write Real Estate, Plan HA1343V, The Wichita Eagle-Beacon, Box 820, Wichita, Kan. 67201-0820. Enclose a stamped, self-addressed envelope. Allow six weeks for a reply.

'Daddy Mac' Sets Up Family D

● "DADDY MAC." From 1D the parents' share is worth more than \$40,000, they could avoid the tax by giving, say, 50 percent of their share one year and the remainder the next.

The parents' return on an equity sharing investment will vary, depending mainly on their tax bracket and how much the house appreciates.

THE PARENTS' return on such an investment will vary, depending mainly on their tax bracket and how much the house appreciates. According to analyses by FBMA, a parent in the 55.5 percent bracket for combined federal and state taxes who is splitting the costs of a \$100,000 home could earn a return of almost 11 percent, assuming the house appreciated at an annual rate of 5 percent. That return would drop to 6 percent if the parents are in the 35 percent tax bracket, where the tax deductions are less valuable.

that the money is not a gift, and that repayment is not just hoped for, but expected.

Family Backed Mortgage charges \$250 to analyze a proposed agreement. If the parents and child go ahead with the arrangement, Daddy Mac provides the necessary legal documents and steers them to a lender. The association has participating lenders in all 50 states. Lenders pay FBMA a fee of 1.5 percent of the mortgage amount, and this sum is generally passed on to customers. You can

hire your own lawyer, of course, to draw up a shared equity agreement and then go to a local bank for a loan.

TO ENSURE that the deal stands up as a bona fide investment in the eyes of the Internal Revenue Service, the agreement must contain certain crucial elements. It should spell out each party's liability for expenses and cover such issues as whether the child can sublet and how the deal can be terminated. The agreement must also call for a fair market

rent. "You your child rent in the Abelson. Most month and port this IRS will no legitimate allow the way. Paren a child's s loan for the ful offspring situation in Mac docum power to loc cessary, for

Beacon Hill Development Planned

● BEACON HILL. From 1D Critchfield, CPO and city officials said the plan had been reviewed by the CPO council and about 20 area residents on Dec. 10. The overall plan generally was acceptable to most of the neighborhood residents present, with one major exception, they said. "Everybody pretty much realizes that the residential planning was good," said Colleen Johnston, a CPO council member. However, she said the major exception had been to the developer's plan to construct 25th as a collector street between Oliver and Ridgewood.

"Everybody pretty much realizes that the residential planning was good." — Colleen Johnston, CPO council member

Critchfield said the council's proposal to save the trees and construct cut-de-sac-type turnarounds instead of a through street met with his approval. He said the community unit plan was being revised.

But Critchfield said the 25th Street construction could be a major stumbling block because city planners have included its development in the city's master transportation plan and the Wichita Board of Education, which holds the property east of the site for future school development, wants access to its property from Oliver.

Jack Galbraith, chief of the planning department's current plans section, said the 25th Street issue might be the only problem. "That's about the only issue I've

heard about. As redesigned, it may be adequate for later development as a collector street to get school buses in and out." But he said the planners had not seen the redesign.

CONSTRUCTION OF the overall development would be in several phases, Critchfield said. The site is dissected by two north-south drainage ditches. There are three separate main areas — one covering most of the west side, one the center of the tract and one the third in the northeast corner.

He said the drainage ditches would be landscaped. Jogging and walking paths will be installed along the ditches. Three alleys will be constructed for drainage ad beautification and there will be

mini-park constructed in each of the three main single-family residential areas.

There will be controlled entrances on Oliver and on 29th Street. Ridgewood will be extended north through the center of the development. The development will be bordered by a wall.

Critchfield said various house plans were being developed and about three builders would be selected to construct the homes.

He said the current timetable called for construction to start in the central section. He said the goal was to start construction of model homes in July or August to initiate sales.

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CITY OF WICHITA LANDLORD GRANT PROGRAM

Applications are now being taken on a first-come first-considered basis from owners of substandard rental property for the City's Rental Rehabilitation Program.

Owners of rental property selected for participation will receive a grant of one-third of the rehab costs, with a \$5,000 maximum per unit average and a limit of \$20,000 for any one investor. Assistance in the form of low interest loans for one-half of the rehab costs is also available for additional structures.

Guaranteed monthly rental payments will be made available to participating landlords.

Eligible rental property can contain up to four units and each unit to be rehabilitated must contain exactly two bedrooms. Preference will be given to single-family structures. The property must also be located within the City's CDBG Target Area, which mainly covers the central portion of Wichita.

The program does require that property owners agree to and meet certain affirmative marketing, ownership and maintenance requirements.

Call 268-4677, a 24 hour information line, for additional program information. Information packets, application forms and target area maps can be picked up at City Hall, Housing Development Office, 455 N. Main, 12th Floor, Wichita, KS 67202 or call Larry Headrick at (316) 268-4313.

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MAPC Puts Off Consideration of Community Unit Plan

The Metropolitan Area Planning Commission last week deferred consideration of a new community unit plan for northeast Wichita. The plan will be considered at the commission's Jan. 9 meeting. Critchfield Real Estate Co. told the Commission Dec. 12 that it wanted more time to confer with members of Citizen Participation Organization Council I on a modification of the plan for the location of trees for its Beacon Hill

Zoning Issues

residential complex. The complex is to be east of Oliver between 25th and 29th North.

The proposed site occupies 231 acres in an area that is presently zoned AA (single-family dwelling), R-8 (general residence district), RB (four-family dwelling) and LC (light commercial).

The plan proposes building single-family homes, duplexes, apartments, a nursing home and a child day-care center. The plan also allows for the inclusion of a 120-bed nursing home with a relat-

ed retirement community on 29th near Oliver.

The commission also approved L.O. Luther's request to change the zoning of a 100-foot-by-206-foot lot at the southeast corner of

Edgemoor and Central from AA to OC (office-commercial).

Luther wanted the zone change to display an advertising sign and to provide parking for his photography studio.



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