

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./R.C.C.

~~DATE~~

~~COMMITTEE~~

11-14-58

Charles P. ...

*See report of Fort ...
which is in accordance with
original DP-157.*

Posted 9-25-87

KC

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. _____ ~~DP-159~~

B.C.C./B.C.C. _____

*Closed 11-4-88.
See plot of Fox Pointe Addition
which is in accordance with
original DP-159.*

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- _____
 DP- 159
 Amend 1

Case Filed: 9-16-87
 Associated Case: Z-2877

CPO Council Area: 2A
 CPO Meeting Date: 10-5-87
 MAPC Hearing Date: 10-15-87

APPLICATION DATA: Map No. 6050 A

1. General Location: South of 29th Street North and west of Webb Road
2. From _____ to _____
3. Proposed Use: _____
4. DP Name: HATRUP RESIDENTIAL COMMUNITY UNIT PLAN
5. Applicant: R. J. Hatrup
 Address 2959 North Webb Road, Wichita, Kansas 67226 Phone 683-7753
6. Agent: BITT C. Yung
 Address 4912 East 29th Street North, Suite One, Wichita, KS. 67220 Phone 683-5567

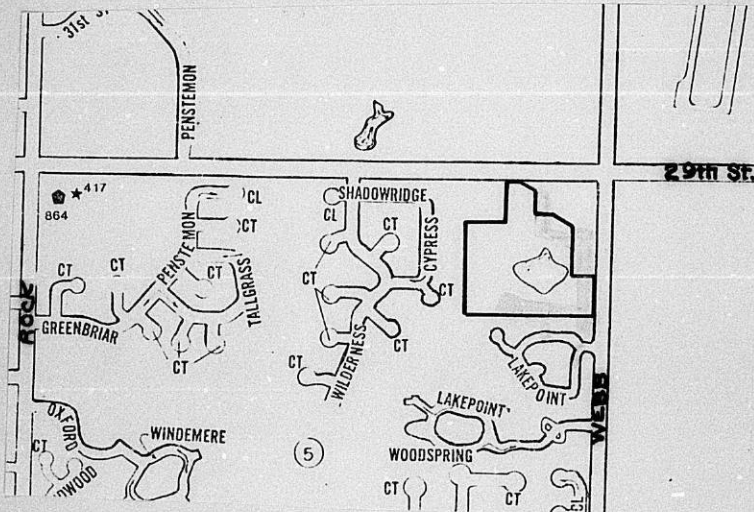
AREA DATA:

1. Acres: 27.0 (_____ ft. by _____ ft.)
2. Adjoining Zoning: N AA, BB & LC S AA E LC & AA W AA
3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

T9-214-2

S. H. HARRIS & SONS
 No. 2151C
 ENGINEERS FOR
 LOS ANGELES-CHEVROLET, OGDEN, OIL
 HENDERSON, TX, LUCAS ST GROVE, CA
 U.S.A.

**HATTRUP PROPERTY
ZONE CASE "AA" TO "LC"**

A tract of land lying in Government Lot 1 in the Northeast Quarter, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence S 00° 56' 49" E, 600.00 feet along the East line of said Northeast Quarter; thence S 89° 06' 38" W, 50.00 feet parallel with the North line of said Northeast Quarter; thence S 00° 56' 49" E, 327.45 feet; thence S 89° 05' 06" W, 212.71 feet; thence N 00° 54' 07" W, 327.54 feet to a point lying 600.00 feet South of the North line of said Northeast Quarter; thence N 89° 06' 38" E, 212.45 feet to the point of beginning, said tract containing ~~1.60 acres, more or less.~~

CASE NO. DP-159, Amendment #1

HATTRUP RESIDENTIAL
COMMUNITY UNIT PLAN

A tract of land lying in Government Lot 1 in the NE $\frac{1}{4}$, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 10.00 feet west of the northeast corner and lying on the north line of DEER RUN, an addition to Wichita, Sedgwick County, Kansas; thence S89°05'06"W, 1277.30 feet along said north line to the southeast corner of WILDERNESS SECOND, an addition to Wichita, Sedgwick County, Kansas; thence N00°54'07"W, 910.52 feet along the east line of said WILDERNESS SECOND addition to a point on the south line of UNIVERSITY CONGREGATIONAL CHURCH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N89°06'38"E, 390.00 feet parallel with the north line of said NE $\frac{1}{4}$ to the southeast corner of said UNIVERSITY CONGREGATIONAL CHURCH ADDITION; to a point lying 50.00 feet south of the north line of said NE $\frac{1}{4}$; thence N89°06'38"E, 135.00 feet; thence S71°47'50"E, 125.00 feet; thence S63°33'30"E, 320.00 feet; thence S00°54'07"E, 410.62; thence N89°05'06"E, 212.71 feet to a point lying 50.00 feet west of the east line of said NE $\frac{1}{4}$; thence S00°56'49"E, 432.50 feet parallel with said east line of said NE $\frac{1}{4}$ to the point of beginning, ~~said tract containing 26.99 acres, more or less.~~ Generally located south of 29th Street North and west of Webb Road.

137.58 feet;
thence N 00° 54' 07" W, 400.00 feet
along the east line of said UNIVERSITY
CONGREGATIONAL ADDITION,

thence S 00° 54'
07" E, 275 feet;
thence N 89° 06'
38" E,

PL/4012/4

X

CASE NO. DP-159, Amendment #1

HATTRUP RESIDENTIAL
COMMUNITY UNIT PLAN

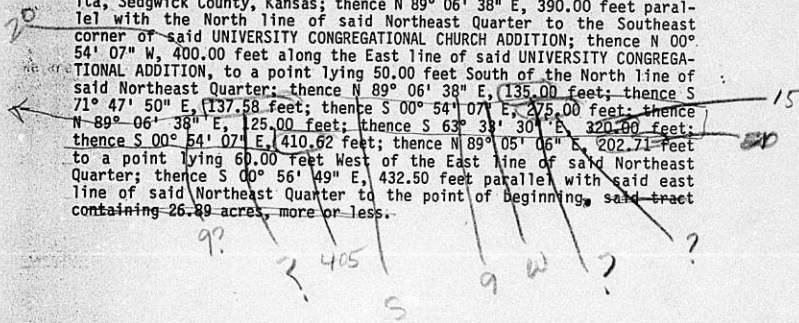
A tract of land lying in Government Lot 1 in the NE $\frac{1}{4}$, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 10.00 feet west of the northeast corner and lying on the north line of DEER RUN, an addition to Wichita, Sedgwick County, Kansas; thence S89°05'06"W, 1267.30 feet along said north line to the southeast corner of WILDERNESS SECOND, an addition to Wichita, Sedgwick County, Kansas; thence N00°54'07"W, 910.52 feet along the east line of said WILDERNESS SECOND addition to a point on the south line of UNIVERSITY CONGREGATIONAL CHURCH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N89°06'38"E, 390.00 feet parallel with the north line of said NE $\frac{1}{4}$ to the southeast corner of said UNIVERSITY CONGREGATIONAL CHURCH ADDITION; thence N00°54'07"W, 400.00 feet along the east line of said UNIVERSITY CONGREGATIONAL CHURCH ADDITION, to a point lying 50.00 feet south of the north line of said NE $\frac{1}{4}$; thence N89°06'38"E, 135.00 feet; thence S71°47'50"E, 410.62 feet; thence N89°05'06"E, 202.71 feet to a point lying 60.00 feet west of the east line of said NE $\frac{1}{4}$; thence S00°56'49"E, 432.50 feet parallel with said east line of said NE $\frac{1}{4}$ to the point of beginning. Generally located at the southwest corner of 29th Street North and Webb Road.

HATTRUP PROPERTY
C.U.P.

A tract of land lying in Government Lot 1 in the Northeast Quarter, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 10.00 feet West of the Northeast corner and lying on the North line of DEER RUN, an addition to Wichita, Sedgwick County, Kansas; thence S 89° 05' 06" W, 1267.30 feet along said North line to the Southeast corner of WILDERNESS SECOND, an addition to Wichita, Sedgwick County, Kansas; thence N 00° 54' 07" W, 910.52 feet along the East line of said WILDERNESS SECOND addition to a point on the South line of UNIVERSITY CONGREGATIONAL CHURCH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N 89° 06' 38" E, 390.00 feet parallel with the North line of said Northeast Quarter to the Southeast corner of said UNIVERSITY CONGREGATIONAL CHURCH ADDITION; thence N 00° 54' 07" W, 400.00 feet along the East line of said UNIVERSITY CONGREGATIONAL ADDITION, to a point lying 50.00 feet South of the North line of said Northeast Quarter; thence N 89° 06' 38" E, 135.00 feet; thence S 71° 47' 50" E, 137.58 feet; thence S 00° 54' 07" E, 275.00 feet; thence N 89° 06' 38" E, 125.00 feet; thence S 63° 33' 30" E, 320.00 feet; thence S 00° 54' 07" E, 410.62 feet; thence N 89° 05' 06" E, 202.71 feet to a point lying 60.00 feet West of the East line of said Northeast Quarter; thence S 00° 56' 49" E, 432.50 feet parallel with said east line of said Northeast Quarter to the point of beginning, said tract containing 26.89 acres, more or less.



CASE NO. DP-159, Amendment #1
(Associated Case: Z-2877)

- 63 Notices to adjoining property owners mailed on 9-25-87 for CPO meeting on 10-5-87 and for MAPC meeting on 10-15-87.
- 2 One each to Applicant and Agent.
- 3 One each to CPO, Carl Gipson, and City Council Member.
- 4 One each to Louise, Barbara, Jack and Karen.

72 TOTAL

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

October 1, 1987

NOTICE TO PROPERTY OWNERS:

Our notice to you on September 25, 1987, advised that the following cases were scheduled for consideration by the Metropolitan Area Planning Commission on October 15, 1987 at 1:30 p.m. and by CPO Council 2A on October 5, 1987, at 7 p.m.

CASE NO. DP-159, Amendment #1
HATTRUP RESIDENTIAL COMMUNITY UNIT PLAN
AND

CASE NO. Z-2877
Zone Change from the "LC" Light Commercial District
to the "AA" Single-family Dwelling District
AND

CASE NO. Z-2878
Zone Change from the "AA" Single-family Dwelling District
to the "LC" Light Commercial District

Generally located at the northwest corner of 29th Street North and
Webb Road.

This is to advise you that these cases have been DEFERRED from the previously advertised dates, at the request of the applicant. We will notify you when these cases are rescheduled.

If you have any further questions, you may contact our office at 268-4421.

Jack H. Galbraith
Assistant Secretary

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

September 25, 1987

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, October 15, 1987, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for an amendment to the HATTRUP RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "LC" Light Commercial District to the "AA" Single-family Dwelling District for property legally described as follows:

CASE NO. DP-159,
Amendment #1:

A tract of land lying in Government Lot 1 in the NE $\frac{1}{4}$, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 10.00 feet west of the northeast corner and lying on the north line of DEER RUN, an addition to Wichita, Sedgwick County, Kansas; thence S89°05'06"W, 1277.30 feet along said north line to the southeast corner of WILDERNESS SECOND, an addition to Wichita, Sedgwick County, Kansas; thence N00°54'07"W, 910.52 feet along the east line of said WILDERNESS SECOND addition to a point on the south line of UNIVERSITY CONGREGATIONAL CHURCH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N89°06'38"E, 390.00 feet parallel with the north line of said NE $\frac{1}{4}$ to the southeast corner of said UNIVERSITY CONGREGATIONAL CHURCH ADDITION; thence N00°54'07"W, 400.00 feet along the east line of said UNIVERSITY CONGREGATIONAL CHURCH ADDITION, to a point lying 50.00 feet south of the north line of said NE $\frac{1}{4}$; thence N89°06'38"E, 135.00 feet; thence S71°47'50"E, 137.58 feet; thence S00°54'07"E, 275 feet; thence N89°06'38"E, 125.00 feet; thence S63°33'30"E, 320.00 feet; thence S00°54'07"E, 410.62; thence N89°05'06"E, 212.71 feet to a point lying 50.00 feet west of the east line of said NE $\frac{1}{4}$; thence S00°56'49"E, 432.50 feet parallel with said east line of said NE $\frac{1}{4}$ to the point of beginning. Generally located south of 29th Street North and west of Webb Road.

In association with this Community Unit Plan (Development Plan), rezoning has been requested as follows:

CASE NO. Z-2877:

A tract of land lying in Government Lot 1 in the NE $\frac{1}{4}$, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the northeast corner of said NE $\frac{1}{4}$; thence S00°56'49"E, 600.00 feet along the east line of said NE $\frac{1}{4}$; thence S89°06'38"W, 262.45 feet parallel with the north line of said NE $\frac{1}{4}$ to the point of beginning; thence S89°06'38"W, 337.54 feet; thence N00°56'49"W, 230.00 feet; thence N89°06'38"E, 53.48 feet; thence S63°33'30"E, 320.00 feet; thence S00°54'07"E, 83.08 feet to the point of beginning. Generally located south of 29th Street North and west of Webb Road.

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.

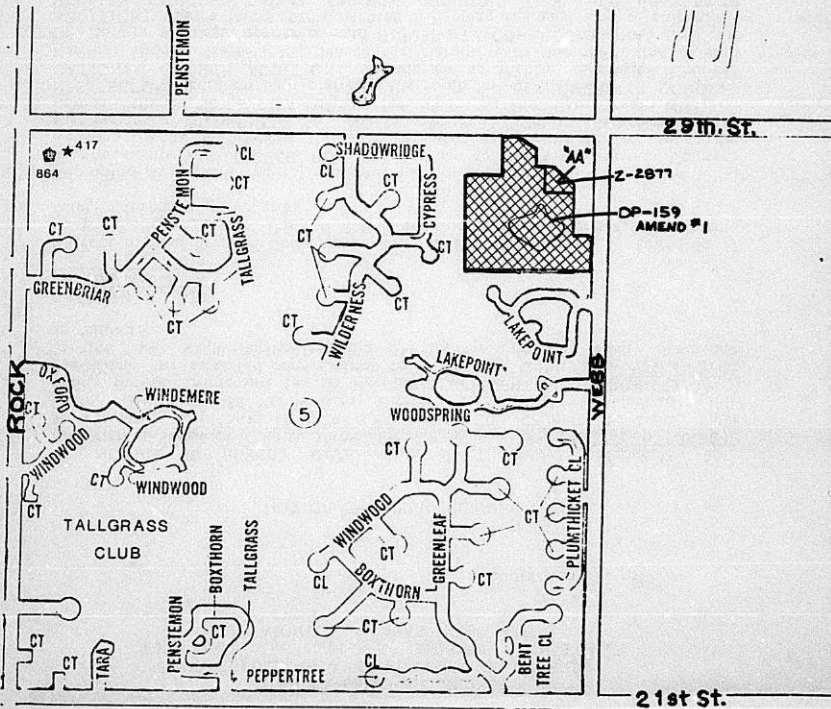
SEE REVERSE SIDE

The amended Development Plan now on file proposes single-family houses and recreational community facilities on the 27-acre, unplatted property. An associated zone change request for single-family zoning has been filed with the C.U.P. proposal for that portion of the property not already zoned for the single-family dwelling district. The development plan illustrates single-family lots with a density of 1.2 dwelling units per net acre. If the parcel is developed with the maximum units, the overall density would be 3.5 dwelling units per net acre. In addition to single-family use, the other possible uses are: zero lot line houses, patio homes, duplexes and community facilities. Additional information regarding street and lot layout, drainage, the recreational facilities, etc. is specified on the plan.

The hearing of the proposed amendment to this Development Plan and the associated zone change request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that Rockwell/Northeast CPO Council "2A" will consider this case at their meeting to be held on Monday, October 5, 1987, at 7 p.m., at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



() Published in the Daily Record on September 23, 1987 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, October 15, 1987, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for an amendment to the HATTRUP RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "LC" Light Commercial District to the "AA" Single-family Dwelling District for property legally described as follows:

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In association with this Community Unit Plan (Development Plan), rezoning has been requested as follows:

CASE NO. Z-2877:

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Commencing at the northeast corner of said NE $\frac{1}{4}$; thence S00°56'49"E, 600.00 feet along the east line of said NE $\frac{1}{4}$; thence S89°06'38"W, 262.45 feet parallel with the north line of said NE $\frac{1}{4}$ to the point of beginning; thence S89°06'38"W, 337.54 feet; thence N00°56'49"W, 230.00 feet; thence N89°06'38"E, 53.48 feet; thence S63°33'30"E, 320.00 feet; thence S00°54'07"E, 83.08 feet to the point of beginning. Generally located south of 29th Street North and west of Webb Road.

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The amended Development Plan now on file proposes single-family houses and recreational community facilities on the 27-acre, unplatted property. An associated zone change request for single-family zoning has been filed with the C.U.P. proposal for that portion of the property not already zoned for the single-family dwelling district. The development plan illustrates single-family lots with a density of 1.2 dwelling units per net acre. If the parcel is developed with the maximum units, the overall density would be 3.5 dwelling units per net acre. In addition to single-family use, the other possible uses are: zero lot line houses, patio homes, duplexes and community facilities. Additional information regarding street and lot layout, drainage, the recreational facilities, etc. is specified on the plan.

The hearing of the proposed amendment to this Development Plan and the associated zone change request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND this 23rd day of September, 1987.

Marvin S. Krout, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

FROM NK DATE 8-26

- | ADMINISTRATION | ADVANCE PLANS | CURRENT PLANS | GRAPHICS |
|------------------------------------|------------------------------------|---|---------------------------------|
| <input type="checkbox"/> Krout | <input type="checkbox"/> Stockwell | <input checked="" type="checkbox"/> Galbraith | <input type="checkbox"/> Pierce |
| <input type="checkbox"/> Lopez | <input type="checkbox"/> Young | <input type="checkbox"/> Lytle | <input type="checkbox"/> Commer |
| <input type="checkbox"/> Eubanks | <input type="checkbox"/> Bechtel | <input type="checkbox"/> Harris | <input type="checkbox"/> Crook |
| <input type="checkbox"/> Henderson | <input type="checkbox"/> Hart | <input type="checkbox"/> Losew | <input type="checkbox"/> Jones |
| <input type="checkbox"/> Kelly | <input type="checkbox"/> Kelley | <input type="checkbox"/> Nagley | |
| <input type="checkbox"/> Wasko | <input type="checkbox"/> Kidd | <input type="checkbox"/> Oltvany | |
| <input type="checkbox"/> Wimbley | <input type="checkbox"/> Mitchell | | |
| | <input type="checkbox"/> Shen | | |
| | <input type="checkbox"/> | | |
| | <input type="checkbox"/> | | |
| | <input type="checkbox"/> | | |

*Barbara: Christine
to complete plot and
advise.*

REMARKS *Can they do this? If so,
don't they need a time
extension on plotting
the BB?*

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- Files
- Type
- Initial

August 24, 1987

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

Re: Request to Withdraw BB Zoning on Hattrup Property

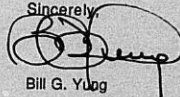
Dear Marvin,

in the process of amending the Hattrup Commercial C.U.P. DP-159 related rezoning, we wish to withdraw the BB Zoning granted on this property, Z-2791, on September 2, 1986.

This request is only to be executed if the current C.U.P. Amendment & Zone Cases are approved. In the event these cases are denied, we then wish to leave the BB Zoning in tact.

We appreciate your assistance in this matter.

Sincerely,



Bill G. Yung

cc. Dr. & Mrs. Hattrup
Louise Oliveris (MAPD)

BY/pb

RECEIVED

AUG 26 1987

METROPOLITAN PLANNING

ROUTE

September 3, 1987

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

RE: DP-159, Amendment #1 - Hatstrup Residential Community Unit Plan
Proposal - Generally located west of Webb Road and South of 29th
Street North.

Dear Bill:

We have received your amendment proposal for the above-referenced community unit plan and the associated zoning requests for "AA" to "LC" on adjacent land and for "LC" to "AA" within this C.U.P. We also are in receipt of your letter of request to withdraw the original zone cases, Z-2776 (LC to AA) and Z-2791 (AA to BB). Once the C.U.P. has been approved, the two previous zone cases will be closed.

Our review of the C.U.P. amendment proposal with other City departments indicates the need for the following suggested changes:

Streets:

- ✓ w/
Mike
REC? →
- (1) As requested on the church plat to the west, the C.U.P. drawing should indicate the standard required right-of-way for 29th Street North of 50-feet of half-street r.o.w. tapering to 75-feet at the intersection. The r.o.w. for Webb should be 50-feet and not 60-feet as shown.
 - (2) The access control along Webb for the adjacent property requesting "LC" zoning should have an area of complete access control across the street from the on-off ramp for the Expressway. This access control shall be dedicated at the time of platting the commercial property.
 - (3) General Provision #11 should indicate that turnarounds shall be provided for all streets longer than 150-feet.

Bill G. Yung RE: DP-159, Amendment #1
September 3, 1987
Page 2

Parking:

General Provision #13 should include the following comment regarding parking requirements:

Off-street Parking - Parking shall be provided in accordance with Section 28.04.140 et seq of the code of the City of Wichita. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces per dwelling unit will be submitted at the time of platting. Parking for the Clubhouse/swimming pool complex shall be provided as described below in parcel descriptions.

Drainage:

Since significant drainage occurs on this property and the existing lakes are indicated, the following drainage comment is needed:

Any proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be designed in conformance with the 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.

Recreation Facilities:

Please include the following three comments regarding requirements for the recreation facilities and include "community facilities" as a proposed use for Parcel No. 1:

Parking - Since the Clubhouse/swimming pool complex is designed for use only by residents of this development and their guests, the off-street parking requirements are established on the basis of 1 space per 200 sq. ft. of structure or 1 space per 100 sq. ft. of pool surface, whichever is greater.

Screening - The Clubhouse/swimming pool complex shall be landscaped to provide for plant material screening to enhance views into the complex and to screen objectionable views such as pool equipment. Low level (30") screening shall be provided in conjunction with conifers and deciduous trees around parking lot to reduce impact of parking facility.

Bill G. Yung RE: DP-159, Amendment #1
September 3, 1987
Page 3

Security Fencing - The swimming pool proper shall be fenced for security purposes with fencing at least 5' high. May be constructed of open wrought iron, wood or masonry or combination thereof.

Ownership:

The "Transfer of title" comment should be added to the general provisions in order to alert possible future property owners.

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

Please contact us if you have any questions or comments about these suggestions. The next possible MAPC date is October 1, 1987, and revised prints of the C.U.P. and the ownership list are needed by Tuesday, September 8, 1987.

Sincerely,

Barbara R. Harris
Senior Planner

BRH:blw
Attachment

cc: Marvin S. Krout, Director of Planning
Mike Lindebak, City Engineer
R. J. Hatstrup, 2959 North Webb Road, Wichita, KS. 67226

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

August 19, 1987

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Barbara R. Harris, Senior Planner

RE: DP-159 - Hatstrup Residential Community Unit Plan located south
of 29th Street North and west of Webb Road.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The applicant is proposing to increase the size of the property within the C.U.P. and to change the layout of the residential development. An associated zone change request has been filed, and a zone change request for light commercial has been filed for adjacent property.

In particular, Mike and Bill, should we require the standard 50 feet half-street right-of-way for 29th Street North tapering to 75 feet on the corner even though 29th Street already has 100 feet of R.O.W. adjacent to this property?

I would appreciate your comments regarding this development proposal by August 26, 1987, so it can be scheduled for MAPC review. Thank you.

BRH:blw
Attachments

PL/3049/4

3. The general location is (USE APPROPRIATE SECTION):

A. At the S.W. corner of 29th St. N. and Webb Road, OR

B. On the _____ side of _____ (Ave.)Street between _____ (Ave.)Street and _____ (Ave.)Street.

4. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS THAT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

APPLICANT'S SIGNATURE

BY 

AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 2³⁰ (AM, PM) on 8-18-87 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 900.00.
CV+zone cases

Barb Harris Name
Sr. Planner Title

**HATTRUP PROPERTY
ZONE CASE "LC" TO "AA"**

A tract of land lying in Government Lot 1 in the Northeast Quarter Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence S 00° 56' 49" E, 600.00 feet along the East line of said Northeast Quarter; thence S 89° 06' 38" W, 262.45 feet parallel with the North line of said Northeast Quarter to the point of beginning; thence S 89° 06' 38" W, 337.54 feet; thence N 00° 56' 49" W, 230.00 feet; thence N 89° 06' 38" E, 53.48 feet; thence S 63° 33' 30" E, 320.00 feet; thence S 00° 54' 07" E, 83.08 feet to the point of beginning, said tract containing 1.30 acres, more or less.

CUP
ownership list

OWNERSHIP LIST

Property Description		Property Owner
Government Lot 1, also described as the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 27 South, Range 2 East, except the SW $\frac{1}{4}$ thereof and except that part platted as University Congregational Church.		Richard J. Hatstrup Juanita E. Hatstrup <i>dup</i> 2959 N. Webb Rd. Wichita, KS 67226
The SW $\frac{1}{4}$ of Lot 1, also described as the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 27 South, Range 2 East.		Same As Above
The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 27 South, Range 2 East.		X Wichita Airport Authority 2173 Air Cargo Road Wichita, KS 67209
The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 27 South, Range 2 East.		X Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 1	University Congregational Church Addition	University Congregational Church 9209 E. 29th St. <i>ex. # 68048</i> Wichita, KS 67226 <i>Nov 21 1968</i> <i>ack</i> <i>67208-8048</i>
Lot 1	Block 1 Wilderness Addition	<i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 2, except the North 15 feet	Block 1	X Thomas R. Lentz Melinda M. Lentz 8820 E. Shadowridge Wichita, KS 67226
Lot 3, except the North 15 feet	Block 1	? Phillip Armand Cheryl A. Armand ? Address Unknown
Lots 4, 5 and 6	Block 1	<i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 1	Block 2	X Marc M. Morozzo Deborah J. Morozzo 8809 E. Shadowridge Wichita, KS 67226
Lot 2	Block 2	X William S. Hussey Vicki L. Hussey 8817 E. Shadowridge Wichita, KS 67226
Lot 3	Block 2	X Joseph C. Meek Jr. Bette E. Meek 8825 E. Shadowridge Wichita, KS 67226
Lot 4	Block 2	<i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202

<u>Property Description</u>			<u>Property Owner</u>
Lot 5	Block 2	Wilderness Addition	X Sproul Construction Co. Inc. 3500 N. Rock Road Wichita, KS 67226
Lot 6	Block 2	"	X Gary P. Lindsly Linda L. Lindsly 8919 E. Shadowridge Wichita, KS 67226
Lot 7	Block 2	"	X Herman J. Kleinhammer Velma T. Kleinhammer 2866 N. Wilderness Ct. Wichita, KS 67226
Lot 8	Block 2	"	X Marc G. White Debra S. White 2870 Wilderness Ct. Wichita, KS 67226
Lot 9	Block 2	"	X Vernon G. Goodman Donna J. Goodman 2874 Wilderness Ct. Wichita, KS 67226
Lot 10	Block 2	"	X Jeffrey C. Sturm Liane G. Sturm 330 N. Main Wichita, KS 67202
Lot 5	Block 3	"	X Earl J. Burgardt Ila M. Burgardt 8735 Shadowridge Ct. Wichita, KS 67226
Lot 6	Block 3	"	X Daryl A. Nickel Sondra R. Nickel 2935 N. Wilderness Wichita, KS 67226
Lot 11	Block 3	"	X William F. Harrison Irene O. Harrison 2903 W. Wilderness Wichita, KS 67226
Lots 12 & 13	Block 3	"	dup Slawson Investment Co. 104 S. Broadway Wichita, KS 67202
Lot 14	Block 3	"	X Craig R. Reiners Mary K. Reiners 2859 Wilderness Wichita, KS 67226
Lot 15	Block 3	"	X Dale C. Dues Laura P. Dues 2855 Wilderness Wichita, KS 67226

Property Description			Property Owner
Lot 16	Block 3	Wilderness Addition	Jack M. Rudd Mildred R. Rudd 2849 N. Wilderness Wichita, KS 67226
Lot 17	Block 3	"	Joseph J. Umoleale Sadie Umoleale 2843 Wilderness Ct. Wichita, KS 67226
Lot 22	Block 3	"	Robert H. Baker Anne K. Baker 2813 Wilderness Ct. Wichita, KS 67226
Lot 23	Block 3	"	Richard A. Schwebel Marjorie A. Schwebel 2805 Wilderness Ct. Wichita, KS 67226
Lot 24	Block 3	"	James E. Gray Mary A. Gray 2753 Wilderness Ct. Wichita, KS 67226
Lot 29	Block 3	"	Charles W. Brown Helen M. Brown 2723 N. Wilderness Ct. Wichita, KS 67226
Reserves D, E, C and F		"	Slawson Investment Corp. 104 S. Broadway Wichita, KS 67226
Lot 1	Block 1	Wilderness 2nd Addition	Geoffrey W. Peters Cecile F. Peters 2860 Wilderness Wichita, KS 67226
Lot 2	Block 1	"	John C. Maloney Carol S. Maloney 2854 N. Wilderness Wichita, KS 67226
Lot 3	Block 1	"	Alan D. Feldman Deborah A. Feldman 2846 Wilderness Wichita, KS 67226
Lot 4	Block 1	"	Osage Leasing Corp. 200 W. Douglas, Suite 505 Wichita, KS 67202
Lots 5, 6, 7 and 8	Block 1	"	Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 1	Block 2	"	Same As Above

Property Description		Property Owner
Beginning at the NW/c of Lot 2, Block 2; th. East 150 feet to the NE/c; th. South along the East line 40.37 feet; th. NW'ly 155.34 feet to the p.o.b. and all of Lot 3, Block 2		X Wilderness Second Addition Samuel A. Hardage 2734 Wilderness Ct. Wichita, KS 67226
Lot 2, Block 2, except above described portion.		" <i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 4	Block 2	" Dale C. Rodman Rhonda R. Rodman 2740 Wilderness Ct. Wichita, KS 67226
Lot 5	Block 2	" Charles F. White M.D. Jean M. White 2746 Wilderness Ct. Wichita, KS 67226
Lot 6	Block 2	" John D. Haines Mavis L. Haines 2752 Wilderness Wichita, KS 67226
Lots 7 & 8	Block 2	" <i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 9	Block 2	" David L. Goebel M. Janet Goebel 2810 Wilderness Ct. Wichita, KS 67226
Lot 10	Block 2	" Nies Construction Inc. 9415 E. Harry Wichita, KS 67207
Lot 11	Block 2	" Randall D. Balhorn Patricia J. Balhorn 2822 Wilderness Ct. Wichita, KS 67226
Lot 12	Block 2	" James C. Steckart Grace A. Steckart 2840 N. Cypress Wichita, KS 67226
Lot 13	Block 2	" Robert J. Hodge Carmen M. Hodge 2844 Cypress Cr. Wichita, KS 67226
Lot 14, Block 2 and that part of Lot 15, Block 2, described as beginning at the NW'ly most corner of Lot 15, Block 2; th. N 35°03'50" E, 102.90 feet along the NW'ly line of said Lot to the S'ly line of Cypress Creek; th. 7.51 feet along a curve to the left having a central angle of 8°36'10", a radius of 50 feet, and a long chord bearing S 59°14'15" E, 7.50 feet; th. S 39°11'54" W, 103.73 feet to the p.o.b.		" X Frank C. Sup Deanna J. Sup 2848 N. Cypress Cr. Wichita, KS 67226

Property Description		Property Owner	
Lot 15, Block 2, except beginning at the NW'ly most corner of Lot 15, Block 2; th. N 35°03'50" E, 102.90 feet along the NW'ly line of said lot to the S'ly line of Cypress Cr.; th. 7.51 feet along a curve to the left having a central angle of 8°36'10", a radius of 50 feet, and a long chord bearing S 59°14'15" E, 7.50 feet; th. S 39°11'54" W, 103.73 feet to the p.o.b.	Wilderness Second Addition	X	Larry J. Kirchoff Kathleen J. Kirchoff 2860 N. Cypress Cr. Wichita, KS 67226
Lot 16	Block 2	Wilderness Second Addition	<i>dup</i> Nies Construction Inc. 9415 E. Harry Wichita, KS 67207
Lot 17 & the South 10 feet of Lot 18	Block 2	"	X Paul A. Seymour III Helen P. Seymour 2860 Wilderness Ct. Wichita, KS 67226
Lot 19, exc. the South 10 feet	Block 2	"	X Tao-Shen Chang Kang Chang 2870 Cypress Wichita, KS 67226
Lot 20	Block 2	"	X Roger M. Huhnke Imelda R. Huhnke 2874 N. Cypress Wichita, KS 67226
Lot 21	Block 2	"	<i>dup</i> Sproul Construction Co. Inc. 3500 N. Rock Road, Suite 1000 Wichita, KS 67226
Lot 22	Block 2	"	<i>dup</i> Nies Construction Inc. 9415 E. Harry Wichita, KS 67207
Lot 23	Block 2	"	<i>dup</i> Slawson Residential Development Co. 104 S. Broadway Wichita, KS 67202
Lot 24, and Lot 18, except the South 10 feet	Block 2	"	<i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 25	Block 2	"	<i>dup</i> Dennis W. Jones Elaine Jones 2929 N. Cypress Wichita, KS 67226
Reserves A, B, C and D		"	<i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 1	Block 2	Wilderness Third Addition	Same As Above

Property Description	Property Owner
Lot 3 Block 1 Woodspring Addition	X James L. Buchanan Jane A. Buchanan 9211 Lakepoint Dr. Wichita, KS 67226
That portion of Lot 4, Block 1, Woodspring Addition, described as follows: Beginning at the NE/c of said Lot 4; th. S 00°54'44" E, 111.39 feet; th. S 89°05'16" W, 67.62 feet; th. N 00°54'44" W, 127.71 feet to a point on the North line of said lot; th. S 73°54'44" E, 25.31 feet to the beginning of a curve to the left, said curve having a radius of 236 feet, a central angle of 10°46'37" and a long chord bearing S 79°18'03" E, 44.32 feet; th. along said curve an arc length of 44.39 feet to the p.o.b.	X Ila G. King 9131 Lakepoint Wichita, KS 67226
Lot 4, Block 2, except that portion described above. Woodspring Addition	X Daniel D. Gavito Sherry H. Gavito 9135 Lakepoint Wichita, KS 67226
That portion of Lot 5, Block 1, Woodspring Addition, described as follows: Beginning at the NE/c of said Lot 5; th. N 54°05'16" E, 52 feet; th. S 35°54'44" E, 120.50 feet to a point on the SE'ly line of said Lot 5; th. S 54°05'16" W, 27.47 feet; th. S 89°05'16" W, 29.94 feet; th. N 35°54'44" W, 103.33 feet to the point of beginning.	X I. Hugh Moxley Cyriene H. Moxley 9115 Lakepoint Wichita, KS 67226
Lot 5, Block 1, except that portion described above. Woodspring Addition	X Simon E. Hershorn 9117 Lakepoint Wichita, KS 67226
That part of Lot 3, Block 2, Woodspring Addition, described as follows: Beginning at the NE/c of said Lot 3; th. S 26°54'44" E, 98.82 feet; th. S 69°00'00" W, 116.77 feet to the West line of said Lot 3; th. N 16°54'44" W, 36.09 feet to a curve; th. 39.83 feet along said curve to the left having a delta of 32°08'32", a radius of 71 feet, and a long chord of 39.31 feet bearing N 32°59'00" W; th. N 57°00'00" E, 114.68 feet to the p.o.b.	X Georgia Northcutt Draper Mont C. Draper 9220 Lakepoint Wichita, KS 67226
Lot 3, Block 2, except that portion described above. Woodspring Addition	X Martha L. Gartung Oedreicker 9222 Lakepoint Wichita, KS 67226
That portion of Lot 4, Block 2, Woodspring Addition, described as follows: Beginning at the NE/c of said Lot 4; th. S 26°54'44" E, 95 feet; th. S 57°00'00" W, 114.68 feet to a point on a curve to the left, said curve having a radius of 71 feet, a central angle of 12°35'42" and a long chord bearing N 34°38'43" W, 15.58 feet; th. along said curve an arc length of 15.61 feet; th. N 28°20'52"E, 29.04 feet; th. N 00°54'44" W 110 feet to a point on the North line of said Lot 4; th. S 74°54'44" E, 32.80 feet; th. N 63°05'16" E, 25 feet to the p.o.b.	X Fred Murfin Moira M. Murfin 9212 Lakepoint #21 Wichita, KS 67226
Lot 4, Block 2, except that portion described above. Woodspring Addition	X Edward C. Burns Elizabeth M. Burns 9210 Lakepoint Wichita, KS 67226

Property Description	Woodspring Addition	Property Owner
The West 15 feet of Lot 5 and all of Lot 6	Woodspring Addition	X Evan Davis Ritchie Marilyn T. Ritchie 9130 Lakepoint Dr. Wichita, KS 67226
Lot 5 except the West 15 feet	Woodspring Addition	X H. D. Ritchie Barbara Ritchie 9142 Lakepoint Dr. Wichita, KS 67226
That portion of Lot 7, Block 2, Woodspring Addition, described as follows: Beginning at the SE/c of Lot 7; th. W'ly along a curve to the left 66.24 feet, said curve having a radius of 126 feet, a central angle of 30°07'23" and a long chord bearing S 81°42'42" W, 65.48 feet; th. N 23°21'00" W, 34.74 feet; th. N 0°54'44" W, 111.18 feet to a point on the North line of said Lot 7; th. along a curve to the left 54.32 feet, said curve having a radius of 110 feet, a central angle of 28°17'31" and a long chord bearing N 66°12'47" E, 53.77 feet to the NE/c of said Lot 7; th. S 23°32'07" E, 74.51 feet; th. S 0°54'44" E, 87 feet to the p.o.b.	Woodspring Addition	X Lowell W. Wilder Marcia S. Wilder 9122 Lakepoint Dr. Wichita, KS 67226
Lot 7, Block 2, except that portion described above.	Woodspring Addition	X Robert J. Piller Eileen O. Piller 9120 Lakepoint Dr. Wichita, KS 67226
That portion of Lot 8, Block 2, Woodspring Addition, described as follows: Beginning at the SE/c of said Lot 8; th. S 54°05'16" W, 31.32 feet; th. N 35°54'44" W, 61.40 feet; th. N 0°00'00" E, 141.70 feet; th. S 9°54'23" E, 118.13 feet; th. S 35°54'44" E, 70 feet to the p.o.b.	Same As Above	
Lot 8, Block 2, except that portion described above.	Woodspring Addition	X Earl M. Knighton Mary K. Knighton 9112 Lakepoint Wichita, KS 67226
That portion of Lot 1, Block 3, Woodspring Addition, described as follows: Beginning at the NE/c of said Lot 1; th. S 35°54'44" E, 140.12 feet; th. S 41°57'21" W, 20.81 feet to a point on a curve to the left, said curve having a radius of 40 feet, a central angle of 65°41'37" and a long chord bearing S 86°56'05" W, 43.39 feet; th. along said curve an arc length of 45.86 feet; th. S 54°05'16" W, 21.70 feet; th. N 35°54'44" W, 119.40 feet to a point on the North line of said Lot 1; th. N 71°05'16" E, 47.59 feet; th. N 40°53'24" E, 33.88 feet to the p.o.b.	X Helen W. Piper 9013 Woodspring #30 Wichita, KS 67226	
Lot 1, Block 3, except that portion described above.	Woodspring Addition	X William C. Talbott Linda L. Talbott 9011 Woodspring #31 Wichita, KS 67226

Property Description		Property Owner
Lot 1	Block 1	Woodspring Second Addition
		X William F. Binter Martha L. Binter 9032 Lakepoint Dr. Wichita, KS 67226
All of Lot 2, Block 1, Woodspring Second Addition, except that part described as follows: Beginning at the SW/c of said Lot 2; th. N 47°00'00" W, 87 feet; th. N 2°00'00" W, 25.41 feet; th. N 38°45'00" E, 16.62 feet; th. S 51°15'00" E, 8.46 feet; th. S 0°00'00" W, 31.87 feet; th. S 50°00'00" E, 73.35 feet; th. S 33°00'00" W, 16 feet to the p.o.b.		X Orvie L. Howell 9031 Lakepoint Wichita, KS 67226
Reserve C		Woodspring Second Addition
		<i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lot 4	Block 1	Woodspring Third Addition
		Same As Above
Lot 5	Block 1	"
		X Larry G. Widmer Barbara A. Widmer 101 S. Ridge Rd. Wichita, KS 67209
Lot 6	Block 1	"
		<i>dup</i> Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
Lots 7, 8, 9 and 10	Block 1	"
		Same As Above
Lots 1-16, inclusive	Block 1	Deer Run Addition
		Same As Above
Lots 1-14, inclusive	Block 2	"
		Same As Above
Lots 1-9, inclusive	Block 3	"
		Same As Above
Reserves A, B, C, D, E, F, G and H	Block 3	"
		Same As Above
Lot 1	Block A	Colonel James Jabara Airport
		<i>dup</i> Wichita Airport Authority 2173 Air Cargo Road Wichita, KS 67209

Property Description	Property Owner
The S $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except those portions platted as Wilderness Addition, Wilderness 2nd Addition, Wilderness 3rd Addition, Woodspring Addition, Woodspring 2nd Addition, Woodspring 3rd Addition and Deer Run Addition.	Slawson Investment Corp. 104 S. Broadway Wichita, KS 67202
The S $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except Webb Road and except part dedicated to public for street.	Woodlawn Development Company Inc. Suite 450 224 E. Douglas Wichita, KS 67202

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

A tract of land lying in Government Lot 1 in the Northeast Quarter, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 10 feet West of the Northeast Corner and lying on the North line of Deer Run, an addition to Wichita, Sedgwick County, Kansas; thence S 89°05'06" W, 1267.30 feet along said North line to the Southeast corner of Wilderness Second, an Addition to Wichita, Sedgwick County, Kansas; thence N 00°54'07" W, 910.52 feet along the East line of said Wilderness Second Addition to a point on the South line of University Congregational Church Addition, an addition to Wichita, Sedgwick County, Kansas; thence N 89°06'38" E, 390 feet parallel with the North line of said Northeast Quarter to the Southeast corner of said University Congregational Church Addition; thence N 00°54'07" W, 400 feet along the East line of said University Congregational Addition, to a point lying 50 feet South of the North line of said Northeast Quarter; thence N 89°06'38" E, 135 feet; th. S 71°47'50" E, 137.58 feet; thence S 00°54'07" E, 275 feet; thence N 89°06'38" E, 125 feet; thence S 63°33'30" E, 320 feet; thence S 00°54'07" E, 410.62 feet; thence N 89°05'06" E, 202.71 feet to a point lying 60 feet West of the East line of said Northeast Quarter; thence S 00°56'49" E, 432.50 feet parallel with said East line of said Northeast Quarter to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 18th day of September, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Gable*
Sr. Vice-President

Order No. 386020
nj

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

September 25, 1987

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, October 15, 1987, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for an amendment to the HATTRUP RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "LC" Light Commercial District to the "AA" Single-family Dwelling District for property legally described as follows:

CASE NO. DP-159,

Amendment #1:

A tract of land lying in Government Lot 1 in the NE $\frac{1}{4}$, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 10.00 feet west of the northeast corner and lying on the north line of DEER RUN, an addition to Wichita, Sedgwick County, Kansas; thence S89°05'06"W, 1277.30 feet along said north line to the southeast corner of WILDERNESS SECOND, an addition to Wichita, Sedgwick County, Kansas; thence N00°54'07"W, 910.52 feet along the east line of said WILDERNESS SECOND addition to a point on the south line of UNIVERSITY CONGREGATIONAL CHURCH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N89°06'38"E, 390.00 feet parallel with the north line of said NE $\frac{1}{4}$ to the southeast corner of said UNIVERSITY CONGREGATIONAL CHURCH ADDITION; thence N00°54'07"W, 400.00 feet along the east line of said UNIVERSITY CONGREGATIONAL CHURCH ADDITION, to a point lying 50.00 feet south of the north line of said NE $\frac{1}{4}$; thence N89°06'38"E, 135.00 feet; thence S71°47'50"E, 137.58 feet; thence S00°54'07"E, 275 feet; thence N89°06'38"E, 125.00 feet; thence S63°33'30"E, 320.00 feet; thence S00°54'07"E, 410.62; thence N89°05'06"E, 212.71 feet to a point lying 50.00 feet west of the east line of said NE $\frac{1}{4}$; thence S00°56'49"E, 432.50 feet parallel with said east line of said NE $\frac{1}{4}$ to the point of beginning. Generally located south of 29th Street North and west of Webb Road.

In association with this Community Unit Plan (Development Plan), rezoning has been requested as follows:

CASE NO. Z-2877:

A tract of land lying in Government Lot 1 in the NE $\frac{1}{4}$, Section 5, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the northeast corner of said NE $\frac{1}{4}$; thence S00°56'49"E, 600.00 feet along the east line of said NE $\frac{1}{4}$; thence S89°06'38"W, 262.45 feet parallel with the north line of said NE $\frac{1}{4}$ to the point of beginning; thence S89°06'38"W, 337.54 feet; thence N00°56'49"W, 230.00 feet; thence N89°06'38"E, 53.48 feet; thence S63°33'30"E, 320.00 feet; thence S00°54'07"E, 83.08 feet to the point of beginning. Generally located south of 29th Street North and west of Webb Road.

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.

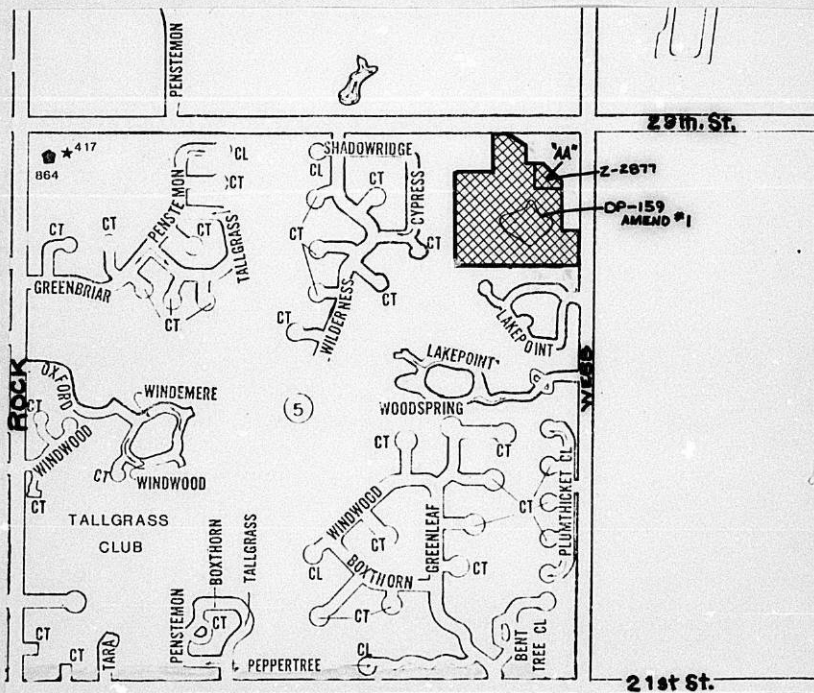
SEE REVERSE SIDE

The amended Development Plan now on file proposes single-family houses and recreational community facilities on the 27-acre, unplatted property. An associated zone change request for single-family zoning has been filed with the C.U.P. proposal for that portion of the property not already zoned for the single-family dwelling district. The development plan illustrates single-family lots with a density of 1.2 dwelling units per net acre. If the parcel is developed with the maximum units, the overall density would be 3.5 dwelling units per net acre. In addition to single-family use, the other possible uses are: zero lot line houses, patio homes, duplexes and community facilities. Additional information regarding street and lot layout, drainage, the recreational facilities, etc. is specified on the plan.

The hearing of the proposed amendment to this Development Plan and the associated zone change request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that Rockwell/Northeast CPO Council "2A" will consider this case at their meeting to be held on Monday, October 5, 1987, at 7 p.m., at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



*

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

Roll # 1

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