

4646
DEPT NO. S/D 69-71 MAP NO. G-3W-C
NAME WESTERNAIRE ADDITION
LOCATION On the northeast corner of 135th Street West and U.S. 54 Highway
ENGINEER K. O. Taylor
OWNER D. J. Fralic
APPLICATION FILED 7-29-69
SKETCH PLAT FILED 7-29-69 20 Action 9-4-69
Auth Prop of Prelim.
PRELIMINARY FILED 9-8-69
S/D ACTION 9-18-69 Approve
FINAL FILED 4-27-70
S/D ACTION 5-7-70 Approve
MAPC ACTION 5-14-70 5-29-70
Approve
BCC ACTION _____
RECORDED _____
REMARKS Used by W.A.P.C. 3/10/73

S/D 69-71 - WESTERNAIRE ADDITION
On the northeast corner of 135th
Street West and U.S. 54 Highway.
TAYLOR

162700
8/7/69
[Signature]

ACTION

	DATE
S/D COMMITTEE (Met) <i>Northridge Station</i>	<i>2-1-69</i>
" " <i>(Action) Cyphron</i>	<i>4-11-69</i>
" " <i>(Action) Cyphron</i>	<i>5-7-70</i>
M.A.P.C. <i>(Action) Cyphron</i>	<i>5-14-70</i>
B.C.C. 69-71	<i>5-22-70</i>

Map No. 6-3W-C
Sec. No. 25
Twp. No. 27 S
Range 2 W

Subdivision Report and Progress

S/D No.: 69-71

Name: WESTERN TRE ADDITION

General Location: On the northeast corner of 135th Street West and U. S. 54 Highway

Owner: D. J. Fralic
Address: 13000 West Highway 54 (35) Phone: PA 2-1931
Subdivider: SAME
Address: _____ Phone: _____
Engineer/Surveyor: K. O. Taylor
Address: 1541 South St. Francis Phone: AM 4-4072

Application Received 7-29-69
Conf. with applicant 8-69
Sketch Plat Received 7-29-69
Present Zoning R-1 & C
Proposed Zoning Residential
Letter of Intent 8-26-69
S/D Commission - Sketch - 8-26-69 - 135th St. & Hwy 54
PREL. PLAT RECEIVED 9-8-69
S/D Comm. Action 9-8-69 Approval
Dept. Report on Prel. 9-22-69

FINAL PLAT RECEIVED 4-27-70
S/D Comm. Action 5-7-70 Approval
Dept. Report on Final 5-8-70
M.A.P.C. ACTION 5-14-70 Review/Approval
Dept. Report on Final 5/15/70 5/29/70
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed _____
Final Review _____
Referral to B.C.C. _____
B.C.C. ACTION _____

TRACING PROGRESS:

Received _____
Released _____
Received _____
Released _____

Recorded _____

Comments:

COUNTY PLAT
UNIFIED SCHOOL DISTRICT #265
231 N. Walnut - Goddard, Ks. 67052
Markus Strunk
Trustee-Attica Township
Colwich, Kansas 67030
Jack S. Hutchinson
Sedgwick Co. Electrical Coop
P. O. Box 220
Cheney, Kansas 67025

5-7-70 R-1 zone - associated zone code on portion of property within the plat.
6-1-70 request for a Mobile Home Parks on property reflected as Set 1 of the original plat.
8-20-73 request to divide 9425 W. Maple from subdivision proceedings

Used by M.A.P.C.
5/10/73

April 23, 1973

Mr. Carl L. Wettig, President
Westview Development, Inc.
Suite 701 Petroleum Building
Wichita, Kansas 67202

Re: CU-119 - D. J. Fralic re-
quests a Conditional Use
Permit to establish a mobile home
park on "C" zoned property on the
northeast corner of 135th Street
West and U. S. 54 Highway

S/D 69-71 - WESTERNAIRE ADDITION

Dear Mr. Wettig:

We are in receipt of your letters of April 19, 1973 requesting that we not close the files associated with the above-captioned cases. I am sorry, but these cases have already been closed. In our letter to Mr. Fralic in March, we advised him that subject cases were closed, as the requirement of platting had not been complied with, nor had we received any responses to complete the plat.

In the event Westview Development, Inc. desires to obtain a Conditional Use in the future, or plat the property, it will be necessary for them to submit new applications. Please advise if we can be of any assistance to them in filing new cases.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

jo

LAW OFFICES OF
WETTIG SOUTHARD & CARO
SUITE 701 PETROLEUM BUILDING
A. C. 316 267-2871
WICHITA, KANSAS 67202

CARL L. WETTIG
WARREN R. SOUTHARD
FRANK A. CARO

April 19, 1973

Mr. John Richter
Planning Analyst
Metropolitan Area Planning Department
104 South Main
Wichita, Kansas

Re: S/D 69-71 -- Westenaire Addition --
on the Northeast corner of 135th Street
West and U.S. 54 Highway

Dear Mr. Richter:

Westview Development, Inc. has purchased most of the property formerly owned by Fun Center, Inc. in the above captioned matter and we will within a short period of time decide whether we wish to complete the work on the plat.

We would appreciate it if you would not close your file until a decision is made.

Thank you.

Yours very truly,

WESTVIEW DEVELOPMENT, INC.

By Carl L. Wettig
Carl L. Wettig, President

CLW/kf

cc: Dale Esmond



March 30, 1973

Mr. D. J. Fralic
13000 West Highway 54
Wichita, Kansas 67230

Re: S/D 69-71 - Westenaire
Addition - on the northeast
corner of 135th Street West
and U. S. 54 Highway.

Dear Mr. Fralic:

We are in the process of attempting to update our active case files and determine whether they should remain active or be closed. As you may recall, the Planning Commission at their regular meeting of May 28, 1970 considered a plat called Westenaire Addition and it was approved subject to conditions. At this time we are requesting information as to your intentions of fulfilling the requirements of platting so that your plat may be forwarded to the Board of City Commissioners. We would appreciate a letter from you by April 11, 1973 outlining your intentions pertaining to continuing this case. In the event we do not receive a letter, this case will be scheduled for disposition by the Metropolitan Area Planning Commission at their regular meeting on May 10, 1973, at 1:30 p.m. in the City Building Annex at 104 South Main.

Thank you for your attention to this matter. If you have any questions concerning this plat, please contact me.

Respectfully,

John Richter
Planning Analyst

JR:rme

cc: K. O. Taylor, 1542 South St. Francis, 67211

D. J. Fralic

722-1931

will be at this
number rest of
the evening



THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE September 22, 1970

TO John Gist, Planner III, Regulations Division

FROM James F. Aiken, Jr., Environmental Health Director

SUBJECT Mobile Home Park Layout
Lot 1, Westenaire Addition

The proposed mobile home park layout is approved subject to the following conditions:

1. That a permanent vehicular access be provided from Kellogg to the vicinity of Lot 138.
2. That only that portion of the mobile home park that can be served by gravity sewers be developed at this time in relation to the utilization of the existing sewage treatment facilities. That the development of the balance of the mobile home park which will need to have a sewage lift station be delayed and deferred until such time as plans for the sewage lift station and the enlargement of the existing sewage treatment facilities be developed and approved by this department and the State Health Department. Those lots which are not approved for construction at this time and which are only approved for construction and occupancy at such time as sewage facilities are available are as follows:

Lots 99 - 137 (39 lots)
Lots 143 - 165 (23 lots)
Lots 174 - 203 (30 lots)
Lots 218 - 232 (15 lots)
total of 107 lots

3. That the owner obtain a discharge permit from the State Health Department for the existing sewage treatment facilities to serve that portion of the mobile home park layout that is served by gravity sewers and the existing commercial facilities.



John Gist
September 22, 1970
Page Two

4. That plans be submitted to and approval obtained from the State Health Department for the water supply to serve the proposed mobile home park.

This proposed mobile home park is to be located on the grounds that were a part of and adjacent to the old Frontier Village. The existing facilities, consisting of 3 lagoons were originally developed and utilized for the Frontier Village.

James F. Aiken, Jr.

James F. Aiken, Jr.
Environmental Health Director

JFA:pp

cc K. O. Taylor
Howard Duncan

May 28, 1970

Mr. D. J. Fralic
13000 West Highway 54
Wichita, Kansas 67235

Re: S/D 69-71 - Final Plat of
WESTERNAIRE ADDITION

Dear Mr. Fralic:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 1970, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of May 8, 1970.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1969 and prior years have been paid.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:ber

cc: K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

May 15, 1970

Mr. D. J. Fralic
13000 West Highway 54
Wichita, Kansas 67235

Re: S/D 69-71 - Final Plat of
WESTERNAIRE ADDITION

Dear Mr. Fralic:

As we discussed by telephone, the Planning Commission deferred consideration of the above plat until its next regular meeting on May 28, 1970. As we agreed, we will schedule a meeting with you and your engineer and M. S. Mitchell so that we can attempt to resolve drainage problems prior to consideration of this plat by the Planning Commission.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:ber

cc: K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

May 8, 1970

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 69-71 - Final Plat of
WESTERNAIRE ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 7, 1970, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. The plat shall reflect a Block letter or number, both on the face of the plat and within the plat's text.
2. The name for the Planning Commission Chairman shall be corrected to read: Abner V. J. Jackson.
3. A dimension for the western-most line of Lot 2 shall be indicated on the face of the plat.
4. The frontage road Harry Drive, shall be labeled on the face of the plat as being adjacent to the south line of Lots 2, 3, 4 and 5.
5. The north right-of-way line of U. S. 54 Highway adjacent to the south side of the EXCEPTIONS, shall be adjusted to the north to reflect the latest condemnation proceedings, as indicated on the applicant's preliminary plat.
6. Changing the access control to 135th Street West adjacent to the west line of Lot 1 from 3 to 2 openings in accordance with the 2 proposed entrances on the mobile home development plan.

K. O. Taylor

May 8, 1970

7. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office regarding minor differences in distances shown on the plat, relative to indicating a drainage easement in the northwest corner of Lot 1, and regarding the method of drainage and necessary easements to accommodate the run-off which runs across the southern portion of Lots 2, 3, 4 and 5.
8. The minimum building pad elevation for Lot 3 shall be indicated as 1323.5, both on the face of the plat and within the plat's text.
9. The applicant shall be responsible for working with each utility regarding location of their respective facilities, and have prepared the appropriate easements for same which the applicant will need to record with the Register of Deeds.
10. The applicant shall construct or guarantee the construction or improvement of the drainage within the easement across Lots 1 and 2, and the low water bridge needed at the crossing of the firelane and emergency access easement. Such improvement shall be in accordance with the plan requirements of the Wichita-Valley Center Flood Control Office, and a letter setting forth approval of the proposed drainage improvements together with an estimated guarantee construction cost, shall be obtained and furnished to the Planning Department.
11. The firelane and emergency access easement shall be constructed and maintained so as to remain passable throughout the year.
12. The mobile home park proposed for Lot 1 shall be served by underground installations of both telephone and electric service.

JK
As required in the approval of the applicant's associated case CU-119, two (2) copies of his mobile home development plan, as approved by the Planning Commission shall be furnished to the Planning Department which have been stamped and approved by the Environmental Health Department.

*but see conditions in letter of approval
from Jim Diker dated 9-22-70
C.U.N.*

Page 3 - S/D 69-71
K. O. Taylor
May 8, 1970

14. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 14, 1970, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: D. J. Fralic
13000 West Highway 54
Wichita, Kansas 67235

WICHITA EAGLE - 5-8-70

Mobile Home Park Gains Ground

A plat for a 232-lot mobile home park on the former Frontier Village tract off U.S. 54 West was given a preliminary approval Thursday by the subdivision committee of the Metropolitan Area Planning Commission, subject to working out drainage problems.

The mobile home lots would be developed on the north and west parts of a 124.5-acre tract, which also includes the Frontier Fun Center, skating rink, stadium and racing track, and former Frontier Village, part of which is now a club.

D. J. FRALIC, owner of the property, in discussing drainage problems, pointed out that the property owner to the north had built an earthen dam and ditch to divert onto Fralic's property water which normally would have flowed east or northeast. Fralic contended he should not be required to provide drainage control for that water, as requested by the city flood control department.

There were two other drainage control points in question, one for which Fralic said he was willing to provide required easements. There was disagreement,

however, on provisions to drain water from parking lots at the Fun Center on U.S. 54.

During the discussion, Planning Commissioner H. D. (Hap) Bledsoe took issue with the State Highway Department when M. S. Mitchell, flood control supervisor, said the drainage could not be handled by diverting it into the ditch between the frontage road and the highway.

BLED SOE SAID the highway department had condemned right of way along the highway, had built substandard access roads (now having to be maintained by the city or county), had not provided for proper drainage and had left property owners along the highway with expensive problems to solve in trying to develop their property.

He said no one (in planning or with city) had taken any action to see that the state met certain standards.

City Engineer Dick Linn took issue with the statement, contending that it was not up to the highway department to make provisions for drainage on private property, and that building the highway had enhanced the value of property there.

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-71 Name WESTERNAIRE ADDITION
Date Application Rec'd. 7-29-69 Preliminary Approval 9-18-69
Scheduled S/D Meeting 5-7-70

DESCRIPTION

General Location On the northeast corner of 135th Street West and
U. S. 54 Highway.

Owner D. J. Fralic
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone AM 4-4072

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>124.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>1,675</u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>4</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>5</u> | TOTAL <u>1,675</u> ft. |
| 3. Minimum Lot Frontage <u>341</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>201,800</u> sq.ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>C & R-1</u> | |
| 6. Proposed Zoning <u>C, R-1 & Cond. Use</u> | |
| 9. Public Water Supply No <u> </u> (Yes-No), Name <u> </u> (Some existing private sewers and | |
| 10. Public Sanitary Sewers <u> </u> (Yes-No), Name <u> </u> an existing sewage disposal plant) | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

1. The associated cases, SCZ-0192 "R-1" to "C" and CU-119 being a request to develop a mobile home park on Lot 1, have been approved by the Board of County Commissioners subject to platting.
2. The plat shall reflect a Block letter or number, both on the face of the plat and within the plat's text.
3. The name for the Planning Commission Chairman shall be corrected to read: Abner V. J. Jackson.
4. A dimension for the western-most line of Lot 2 shall be indicated on the face of the plat.
5. The frontage road Harry Drive, shall be labeled on the face of the plat as being adjacent to the south line of Lots 3, 4 and 5.
6. The applicant shall construct or guarantee the construction or improvement of the drainage within the easement across Lots 1 and 2, and the low water bridge needed at the crossing of the firelane and emergency access easement. Such improvement shall be in accordance with the plan requirements of the Wichita-Valley Center Flood Control office, and a letter setting forth approval of the proposed drainage improvements together with an estimated guarantee construction cost, shall be obtained and furnished to the Planning Department.
7. The firelane and emergency access easement shall be constructed and maintained so as to remain passable throughout the year.

(over)

8. The mobile home park proposed for Lot 1 shall be served by underground installations of both telephone and electric service.
9. Approval of the plat being subject to the review and comment of the applicant's mobile home development plan by the Subdivision Committee, and the approval of said plan by the Planning Commission. As required in the approval of the applicant's associated case CU-119, two (2) copies of said development plan, as approved by the Planning Commission, shall be furnished to the Planning Department which have been stamped and approved by the Environmental Health Department.
10. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE November 5, 1969

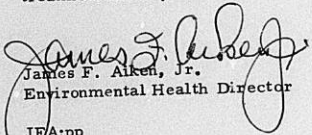
TO John Gist, Planner III, Regulations Division
FROM James F. Aiken, Jr., Environmental Health Director

SUBJECT Sewage System
Westernaire Addition

Attached is a copy of Ken Taylor's letter concerning the capacity of the existing sewage treatment facility.

His analysis indicates that the system, in addition to serving the existing bowling alley, skate rink, night club and grandstand has a capacity to serve some 183 additional mobile homes.

It appears that this analysis is sufficient to accept the existing sewage treatment facility in relation to the proposed Westernaire Addition.


James F. Aiken, Jr.
Environmental Health Director

JFA:pp

cc Ken Taylor



KENNETH O. TAYLOR
Consulting Engineer
 1542 SOUTH ST. FRANCIS
 WICHITA, KANSAS 67211

October 31, 1969

Mr. Jim Aiken
 City-County Health Department
 1900 East Ninth
 Wichita, Kansas

Dear Mr. Aiken:

My estimate of the population equivalent of the existing facilities in proposed Westenaire Addition is 50 people. The existing facilities consist of a bowling alley, a skating rink, a night club and a grand stand.

Assuming water usage as 80 gpd x 50 = 4000 gpd total volume from existing facilities.

The existing waste stabilization ponds consist of the following:

	2 Primary Cells	1 Final Cell
Water Surface area - full	33,372 S.F. each	66,050 S.F.
Volume - Ponds full	1,061,320 gal. each	2,234,710 gal.

Total water surface area ponds full = 3.05 acres
 Total volume of ponds full 4,357,340 gal.

The existing ponds will be adequate for $200 \times 3.05 = 610$ people in mobile homes or $610 \div 3 = 203$ mobile homes.

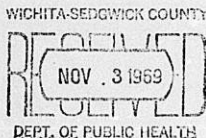
The existing facilities will contribute 4000 gpd or the equivalent of $4000 \div 200 = 20$ mobile homes, leaving enough capacity to provide for 183 mobile homes.

The retention period is $\frac{4,357,340}{203 \times 200} = 107$ days.

Very truly yours,

Kenneth O. Taylor
 Kenneth O. Taylor

KOT/at



September 22, 1969

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 69-71 - Preliminary Plat
of WESTERNAIRE ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 1969, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize the preparation of the final plat, subject to the following:

OK
The applicant's associated Conditional Use Application (CU-119), which requests approval of a mobile home park on Lot 1, needs to be approved by the Board of County Commissioners prior to the Planning Commission approving the final plat.

*Not used
Complete*
OK
In the processing of the Conditional Use and the final plat, the applicant's mobile home development plan will need to be submitted for review and comment to the Planning Department, and for eventual approval by the Health Department and Planning Commission.

OK
The applicant shall contact the Wichita-Sedgwick County Health Department and obtain a letter stating that the existing private water and lagoon sewage treatment systems are satisfactory for serving subject property and the proposed uses thereon. A copy of said letter shall be submitted to the Planning Department.

See letter from per. letter approving system for 183 add. mobile homes.

OK
The applicant and his engineer shall continue to work with M. S. Mitchell, of the Maintenance Division of the

Page 2 - S/D 69-71
Mr. K. O. Taylor
September 22, 1969

Department of Public Works relative to establishing an adequate floodway, designation of minimum building pad elevations, any needed drainage easements, and regarding the proposed construction of a low water bridge needed at one location on the firelane and emergency access easement.

3. The applicant shall be responsible for providing both electric power and telephone underground service to serve the mobile home park on Lot 1.
- OK The "24-foot fire lane easement" shall be labeled as a "24-foot fire lane and emergency access easement." Said access is to be constructed and maintained so as to remain passable throughout the year.
- OK Indicating the appropriate utility easements as marked on the "engineer's copy" of the preliminary plat.
3. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
3. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed is the marked copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp
Enclosure

cc: D. J. Fralic
13000 West Highway 54
Wichita, Kansas 67235

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-71 Name WESTERNAIRE ADDITION
Date Application Rec'd. 7-29-69 Preliminary Approval _____
Scheduled S/D Meeting 9-18-69

DESCRIPTION

General Location On the northeast corner of 135th Street West and
U. S. 54 Highway

Owner D. J. Fralic
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone AM 4-4072

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>124.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>1,675</u> ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial <u>4</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>5</u> | TOTAL <u>1,675</u> ft. |
| 3. Minimum Lot Frontage <u>341</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>201,800</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>No</u> |
| 5. Existing Zoning <u>C & R-1</u> | |
| 6. Proposed Zoning <u>C, R-1 & Cond. Use</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No). Name <u>(Some existing private sewers and</u> | |
| 10. Public Sanitary Sewers <u>(Yes-No)</u> . Name <u>an existing sewage disposal plant)</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: <u>Three-Mile Area</u> | |

STAFF COMMENTS:

ASSOCIATED ZONE CASE: SCZ-0192, "R-1" to "C" on portion of the property has been approved by the Board of County Commissioners subject to platting.

1. Since the applicant intends to develop Lot 1 as a mobile home park, it will be necessary that a Conditional Use Application be filed on that portion of said lot which will not be zoned "C" Commercial. Such an application should be filed, and needs approval by the Board of County Commissioners, prior to the approval of the final plat.
2. In the filing and processing of the Conditional Use and the final plat, the applicant's mobile home development plan will need to be submitted for review and comment to the Planning Department, and for eventual approval by the Health Department and Planning Commission.
3. The applicant shall contact the Wichita-Sedgwick County Health Department and obtain a letter stating that the existing private water and lagoon sewage treatment systems are satisfactory for serving subject property and the proposed uses thereon. A copy of said letter shall be submitted to the Planning Department.
4. The applicant and/or his engineer shall meet with M. S. Mitchell, of the Maintenance Division of the Department of Public Works, relative to establishing an adequate floodway, designation of minimum pad elevations, and any needed drainage easements, etc.
5. The applicant shall be responsible for providing both electric power and telephone underground service to serve the mobile home park on Lot 1.

(OVER)

6. The "24-foot fire lane easement" shall be labeled as a "24-foot fire lane and emergency access easement." Said access is to be constructed and maintained so as to remain passable throughout the year.
7. The plat indicates a 35-foot building setback from Kellogg Drive and a 35-foot setback from 135th Street West on Lot 2. In light of the discussion which took place on the sketch plat, the Committee should determine if these are adequate.
8. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
9. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Form 222-61

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Watermain bill</i>	<i>62.00</i>

Name *R. J. Fink*

Address *13500 W. 54*

Type *R-71-C* Due Date *9-9-69*

Comments:

Date *2-9-69* By *[Signature]*

September 5, 1969

D. J. Fralic
13000 West 54 Highway
Wichita, Kansas 67235

Subject: S/D 69-71 - Sketch Plat
of WESTERNAIRE ADDITION

Dear Mr. Fralic:

At its regular meeting on September 4, 1969, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Sketch Plat of Westernaire Addition. Resulting from said meeting you may instruct your engineer to proceed with the preparation and submission of the preliminary plat, subject to the conditions set forth in our previous letter dated August 22, 1969, except as follows:

1. The Committee made no requirement for dedication of right-of-way adjacent to the east line of Lot 1 for 127th Street West.

~~2.~~ A member of the Utility Advisory Committee asked that the frontage road be named Kellogg Drive rather than Harry.

3. The preliminary plat should reflect an appropriate building setback from the frontage road and 135th Street West. It was agreed that the setback from the frontage road should not interfere with existing buildings, although most of the Committee expressed that they would not look with favor upon a setback of 35 feet.

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September 5, 1969

4. The Committee concurred that the plat should reflect a firelane and emergency access easement at some location extending from the eastern portion of Lot 1, southerly to the frontage road. Such an access should be constructed and maintained so as to be passable during all seasons.
5. The applicant shall contact the Southwestern Bell Telephone Company regarding the designation of necessary utility easements.
6. The Committee pointed out the need for the applicant and his engineer to continue working with M. S. Mitchell of the Maintenance Division of the Department of Public Works, relative to the designation of Floodway, minimum pad elevations, drainage easements, etc.

If you have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:rme

cc: K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

SKETCH PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-71 Name WESTERNAIRE ADDITION
Date Application Rec'd. 7-29-69 Preliminary Approval
Scheduled S/D Meeting 9-4-69

DESCRIPTION

General Location On the northeast corner of 135th Street West and U. S. 54 Highway
Owner D. J. Fralic
Surveyor/Engineer K. O. Taylor Phone AM 4-4072
Address 1542 South St. Francis

- | | | | |
|---|--|--|----------------------|
| 1. Gross Acreage of Plat | <u>124.5</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>50</u> R/W <u>1675</u> ft. | |
| Residential | <u>1</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u>4</u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>5</u> | TOTAL | <u>1675</u> ft. |
| 3. Minimum Lot Frontage | <u>341</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area | <u>201,800</u> sq. ft. | | |
| 5. Existing Zoning | <u>C- R-1</u> | | |
| 6. Proposed Zoning | <u>C- R-1 & Cond. Use</u> | (Some existing private sewers and an existing sewage disposal plant) | |
| 9. Public Water Supply | <u>No</u> (Yes-No), Name <u> </u> | | |
| 10. Public Sanitary Sewers | <u>No</u> (Yes-No), Name <u> </u> | | |
| 11. Health Department Approval (where applicable) | <u>Yes</u> (Yes-No) | | |
| 12. City of Wichita | <u> </u> : Three-Mile Area <u>X</u> | | |

STAFF COMMENTS:

On July 29, 1969, the applicant submitted an application for Subdivision Approval along with 5 copies of his proposed sketch plat. The Planning staff then reviewed the plat in light of an old associated County zone case (SCZ-0192), and authorized the preparation of a preliminary plat, subject to certain conditions. These conditions are indicated below, and the applicant has asked that the sketch plat be forwarded to the Subdivision Committee so that he may discuss some of the conditions which he is not in agreement with.

1. Indicating 40 feet of street right-of-way adjacent to the east line of Lot 1, for the future extension of 127th Street West.
2. Indicating an additional 10 feet of right-of-way adjacent to the south line of Lots 2, 3, 4 and 5 for the frontage road adjacent to U. S. 54 Highway.
3. Indicating the name for said frontage road as Harry Drive.
4. The section line road adjacent to the west side of the plat shall be labeled as 135th Street West.
5. Indicating a 100-foot building setback from the north line of Harry Drive on Lots 2, 3, 4 and 5, and a 250-foot setback (to coincide with the boundary between the "R-1" and "C" zoning) from the east line of 135th Street West on Lot 2.
6. Indicating a 30-foot building setback from the east line of 135th Street West and the west line of 127th Street West, on Lot 1.

August 22, 1969

Mr. Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 69-71 - Sketch Plat of
WESTERNAIRE ADDITION

Dear Mr. Taylor:

We have reviewed the Sketch Plat of Westernaire Addition, taking into account its associated zone case (SCZ-0192) and various discussions which have taken place between you and/or the applicant and the Planning Department. From said review we have determined to authorize the preparation of the preliminary plat, subject to the following conditions and comments:

1. Indicating 40 feet of street right-of-way adjacent to the east line of Lot 1, for the future extension of 127th Street West. (*no, see letter dated 9-5-69*)
- OK* 2. Indicating an additional 10 feet of right-of-way adjacent to the south line of Lots 2, 3, 4 and 5 for the frontage road adjacent to U. S. 54 Highway.
- OK* 3. *Kellogg Dr.*
Indicating the name for said frontage road as Harry Drive. (*no, see letter dated 9-5-69*)
- OK* 4. The section line road adjacent to the west side of the plat shall be labeled as 135th Street West.
5. Indicating a 100-foot building setback from the north line of Harry Drive on Lots 2, 3, 4 and 5, and a 250-foot setback (to coincide with the boundary between the "R-1" and "C" zoning) from the east line of 135th Street West on Lot 2.

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Mr. Kenneth O. Taylor
August 22, 1969

chk - from 135th St. West

Indicating a 30-foot building setback from the east line of 135th Street West and the west line of 127th Street West, on Lot 1.

7. Indicating "access control except 2 openings" adjacent to the west line of Lot 1, and adjacent to the west line of Lot 2. *(Applicant desires 3 openings to Lot 1)*

8. Indicating an adequate, temporary access and firelane easement leading from Lot 1, south to Harry Drive. Such an easement would extend along the east line of Lot 2 and the west line of Lot 3, and should remain open until such time as 127th Street West is constructed along the entire east line of the SW $\frac{1}{4}$, Section 25, Township 27 South, Range 2 West.

9. It will be necessary for an adequate Floodway to be indicated along the Calfskin Creek which meanders through subject plat. It is suggested that the applicant and/or his engineer meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works, prior to the Subdivision Committee's review of the preliminary plat so that the location and dimensions of said Floodway and minimum building pad elevations and or drainage easements may be established.

10. Since the applicant intends to develop Lot 1 as a mobile home park, it is necessary that a Conditional Use Application be filed on that portion of said lot which will not be zoned "C" Commercial. Such an application should be filed, and a recommendation for approval thereof, needs to be received from the Board of County Commissioners prior to their approval of the final plat.

11. The applicant will need to contact the Wichita-Sedgwick County Health Department and obtain a letter of approval for utilization of private water supply, and the existing lagoon sewage treatment system, to serve the property being platted and the proposed uses thereon. Said letter is to be forwarded to the Planning Department.

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Mr. Kenneth O. Taylor
August 22, 1969

12. Requirements for a preliminary plat, Article 5 Part 3,
of the MAPC Subdivision Regulations.

It should be pointed out that underground utilities will be required to serve the proposed mobile home park. Also, that in the filing and processing of the Conditional Use and the final plat, the applicant's mobile home development plan will need to be submitted for review and comment to the Planning Department, and for eventual approval by the Health Department and Planning Commission.

The enclosed "marked" copy of the sketch plat is for your information and files. If you have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: D. J. Fralic
13000 West 54 Highway
Wichita, Kansas 67235

M. S. Mitchell
Maintenance Division
Department of Public Works

Map No.: G-3W-C
Section No.: 25
Twp. No.: 27S
Range: 2W

S/D No. 69-71

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Westenaire Addition

General Location: NE Corner 135th St West + 9th St

Name of Property Owner: D. J. Fralic
Address: 13000 West Highway 54 Phone: PA 2-1931
Name of Subdivider: Same
Address: _____ Phone: _____
Name of Agent/Surveyor: RO Taylor
Address: 1542 So. St. Francis (11) Phone: AM 4-4072
Date of Application: 7-29-69

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 124.5
2. Number of Lots:
 - Residential 1
 - Commercial X 4
 - Industrial _____
 - Other _____Total Number of Lots 5
3. Minimum Lot Frontage 341 ft.
4. Minimum Lot Area 201,800 ft.
5. Existing Zoning C-R-1
6. Proposed Zoning C-R-1 + cond. use
7. Lineal Feet of New Streets:
 - a. 50 R/W 1675 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 1675 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name (Some existing private sewers and an existing sewage disposal plant)
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) yes (Yes-No)
12. City of Wichita Three-Mile Area yes (Yes-No)

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: DJ Fralic

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by CCN
Date 7-29-69
Fee Submitted None

