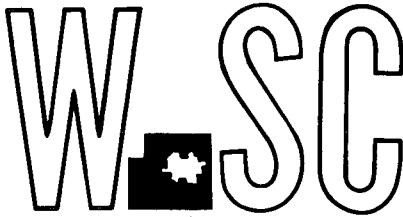
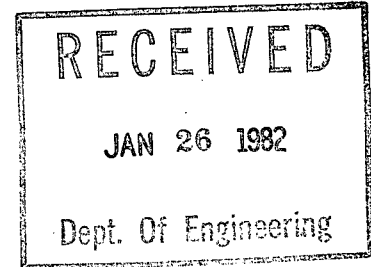


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



January 26, 1982

Mr. John Gist, Planning Development  
Services, Inc.  
625 First National Bank Bldg.  
Wichita, Ks. 67202

Re: S/D 81-126 - Final plat of Chisholm Creek Center Addition

Dear Mr. Gist:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 21, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this final plat, as presented, shall be subject to approval of the associated community unit plan (DP-124) and zone case (Z-2411: "AA" and "E" to "B").
- B. The right-of-way being dedicated for 28th Street shall be extended to the west approximately 100 feet to meet the proposed new alignment of Gentry.
- C. A minimum pad elevation of 155 City Datum shall be shown on the final plat tracing and referenced in the plat's text. The final plat tracing shall label the "regulatory" floodway.
- D. There are currently several blanket pipeline easements across this property. Limited easements are being proposed to cover the pipelines. The applicant shall provide proof, either by letters from the various pipeline companies or by copies of the pipeline easement agreements, that the limited easements and setback requirements as shown are acceptable to the pipeline companies. Any relocation of the pipelines required for the development of this property shall be without cost to the City of Wichita.
- E. The applicant shall guarantee by petition the paving of 28th Street North from Gentry to Bluff. (A portion of the south half of 28th Street is already paved.) The applicant shall sign a petition to pave Charron Lane from Vassar to the west line of relocated Gentry. This portion of Charron Lane will not be paved until the balance of Charron Lane is paved.

John Gist, PDS, Inc.

1-26-82

Page 2

- F. The applicant shall guarantee the extension of sanitary sewer across Hillside. Any necessary sewer easements shall be shown on the final plat tracing.
- G. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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 January 28, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

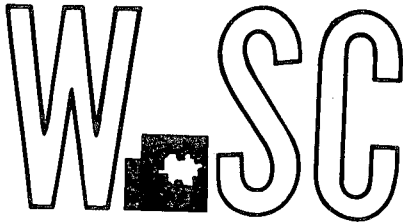
Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Senior Planner

LO:bh

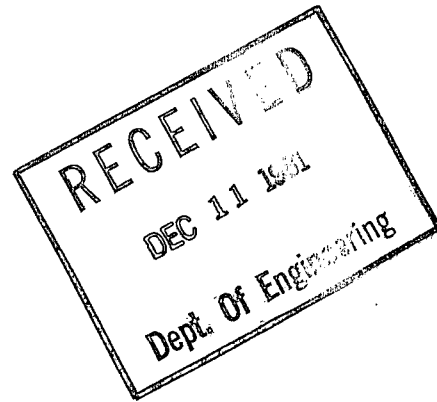
cc: Baughman Company, P.A., 330 Laura, 67211  
Olive W. Garvey Center for the Improvement of Human Functioning,  
434 N. Oliver, 67208  
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



December 11, 1981

Mr. John Gist  
Planning Development Services  
625 First National Bank Bldg.  
Wichita, Ks. 67202

Re: S/D 81-126 - Preliminary plat of Chisholm Creek Center Addition

Dear Mr. Gist:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 10, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat subject to the following conditions:

- A. The final plat shall delineate the 100-year flood boundary with definable bearings and angles.
- B. There are currently several blanket pipeline easements across this property. Limited easements are being proposed to cover the pipelines. The applicant shall provide proof, either by letters from the various pipeline companies or by copies of the pipeline easement agreements, that the limited easements as shown are acceptable to the pipeline companies. Any relocation of the pipelines required for the development of this property shall be without cost to the City of Wichita.
- C. The applicant shall guarantee the paving of the north half of 28th Street North.
- D. The applicant shall contact City Engineering about proposed sanitary sewer service. Appropriate easements shall be shown on the final plat. Construction of additional man-holes may be necessary.

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.


Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Mr. John Gist - Page 2  
December 11, 1981

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

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

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Baughman Company, 330 Laura, 67211  
The Olive W. Garvey Center for the Improvement of Human Functioning,  
434 N. Oliver, 67208  
X Mike Lindebak, City Engineering

WICHITA-SEDGWICK COUNTY

DATE

December 11, 1981

**METROPOLITAN AREA PLANNING DEPARTMENT**

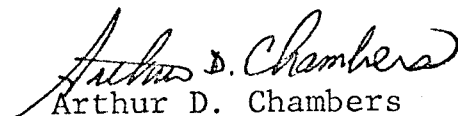
TO Robert B. Feldner, Superintendent of Central Inspection  
Paul Graves, Chief Engineer  
✓Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-124 - CHISHOLM CREEK CENTER C.U.P. Generally located  
on the east side of Hillside, in an area between 27th  
and 37th Streets North.

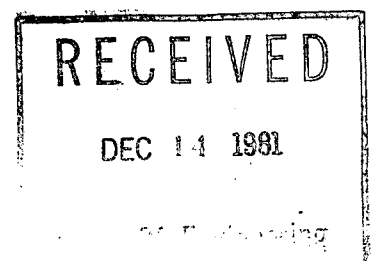
We have received an application for a proposed C.U.P. at the above referenced location. Although the applicant is requesting "B" multiple family zoning, most of the C.U.P. area will be used for medical facilities or open space/drainage. A proposed site layout is also attached for review.

We would appreciate receiving any comments you might have regarding access, drainage, sanitary sewers, etc., by Friday, December 18, 1981. If you have any questions, please call.

  
Arthur D. Chambers  
Senior Planner

ADC:el

Attachment



No. 81-126 Name Chisholm Creek Center Addition  
Application Rec'd. 11-25-81 Preliminary Approval 12-10-81  
Scheduled S/D Meeting 1-21-82

DESCRIPTION

General Location On the east side of Hillside approximately 3/4  
mile south of 37th St. North

Owner Olive W. Garvey Center for the Improvement of Human Functioning  
Surveyor/Engineer Baughman Company

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |                                      |
|---|--------------------------------------|
| 1. Gross Acreage of Plat <u>91.55+</u>  | 7. Lineal Feet of New Street         |
| 2. Number of Lots :   | a. <u>10'</u> R/W <u>1036.96</u> ft. |
| Residential <u>1</u>  | b. <u>30'</u> R/W <u>770</u> ft.     |
| Commercial _____  | c. _____ R/W _____ ft.               |
| Industrial _____  | d. _____ R/W _____ ft.               |
| Other _____   | e. _____ R/W _____ ft.               |
| Total Number of Lots <u>1</u>   | TOTAL <u>1806.96</u> ft.             |
| 3. Minimum Lot Frontage <u>1036.96 ft.</u>  | 8. Sidewalk adjacent to all          |
| 4. Minimum Lot Area <u>90+ acres</u>  | streets <u>yes</u> <u>x</u> no       |
| 5. Existing Zoning <u>"AA" and "E"</u>  |                                      |
| 6. Proposed Zoning <u>"B" (Z-2411)</u>  |                                      |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>     |                                      |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>  |                                      |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |                                      |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |                                      |

STAFF COMMENTS:

- A. Approval of this final plat, as presented, shall be subject to approval of the associated community unit plan (DP-124) and zone case (Z-2411: "AA" and "E" to "B").
- B. A request has been submitted for vacating Gentry Street between 28th Street North and Charron Lane and relocating it farther west. This request is on the same Subdivision Committee agenda. If the vacation request is recommended for approval, the right-of-way being dedicated on this plat for the north half of 28th Street North shall be adjusted accordingly.
- C. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and on the acceptability of the floodway boundary as shown on the final plat. Any required minimum pad elevations shall be referenced on the face of the plat as well as in the plat's text.
- D. There are currently several blanket pipeline easements across this property. Limited easements are being proposed to cover the pipelines. The applicant shall provide proof, either by letters from the various pipeline companies or by copies of the pipeline easement agreements, that the limited easements and setback requirements as shown are acceptable to the pipeline companies. Any relocation of the pipelines required for the development of this property shall be without cost to the City of Wichita.
- E. The applicant shall guarantee the paving of 28th Street North from Gentry to Bluff. (A portion of the south half of 28th Street is already paved.)
- F. The City Engineer's representative shall be prepared to comment on proposed sewer service and the possible need for a sewer easement adjacent to Hillside.
- G. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

S/D No. 81-126 Name Chisholm Creek Center Addition  
Date Application Rec'd. 11-25-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-10-81

DESCRIPTION

General Location On the east side of Hillside approximately 3/4 mile south of 37th Street North

Owner Olive W. Garvey Center for the Improvement of Human Functioning  
Surveyor/Engineer Baughman Company & Planning Development Services, Inc.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |   |
|---|---|
| <p>1. Gross Acreage of Plat <u>91.55+</u></p> <p>2. Number of Lots :<br/>Residential <u>1</u><br/>Commercial _____<br/>Industrial _____<br/>Other _____<br/>Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>1036.96</u></p> <p>4. Minimum Lot Area <u>90+ acres</u></p> <p>5. Existing Zoning <u>"AA" and "E"</u></p> <p>6. Proposed Zoning <u>"B"</u></p> <p>9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street<br/>a. <u>10'</u> R/W <u>1036.96</u> ft.<br/>b. <u>30'</u> R/W <u>770</u> ft.<br/>c. _____ R/W _____ ft.<br/>d. _____ R/W _____ ft.<br/>e. _____ R/W _____ ft.<br/>TOTAL <u>1806.96</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no</p> |
|---|---|

STAFF COMMENTS:

NOTE: This property has recently been annexed into the City of Wichita. A request will be made for "B" zoning and a residential C.U.P. will be filed.

- A. The City Engineer's representative shall be prepared to comment on the drainage concept for this property and particularly on the appropriateness of the floodway boundaries as shown on the plat. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- B. There are currently several blanket pipeline easements across this property. Limited easements are being proposed to cover the pipelines. The applicant shall provide proof, either by letters from the various pipeline companies or by copies of the pipeline easement agreements, that the limited easements as shown are acceptable to the pipeline companies. Any relocation of the pipelines required for the development of this property shall be without cost to the City of Wichita.
- C. It is noted that right-of-way is being provided for the north half of 28th Street and for the intersection of Charron Lane and Vassar. The applicant requests that termination of Holyoke be provided on the public-owned land just south of this plat. The applicant shall guarantee the paving of the north half of 28th Street North (the south half is already paved). Vassar is paved, but the west end of Charron Lane is not. The Committee should be prepared to discuss the paving of the Vassar-Charron intersection.
- D. Sanitary sewer capacity is available in the 36" east-west sewer line traversing this property. An 8-inch line and manhole will need to be constructed.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

"CHISHOLM CREEK CENTER  
COMMUNITY UNIT PLAN"

GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 91.55 ± GROSS ACRES; OR, 89.52 ± NET ACRES EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY.
2. ACCESS CONTROL IS PROVIDED TO AND FROM HILLSIDE AVENUE, AND SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS ALONG SAID STREET.
3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN.
4. DRAINAGE. — SUBJECT PROPERTY IS TRAVERSED BY THE EAST FORK OF CHISHOLM CREEK. THIS DRAINAGE WILL CONTINUE TO BE ACCOMMODATED IN A NATURALISTIC MANNER WITHIN THE APPROXIMATE BOUNDARIES OF THE REGULATORY FLOODWAY INDICATED ON THE PLAN. THIS FLOODWAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER UNTIL SUCH TIME AS THE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGE. NO BUILDING SHALL BE CONSTRUCTED ON OR

WITHIN SAID FLOODWAY; NOR, SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE DEPARTMENT OF ENGINEERING OF THE CITY OF WICHITA OR THEIR SUCCESSORS OF OFFICE. WITH SUCH PERMISSION OF SAID DEPARTMENT OF ENGINEERING, ADDITIONAL IMPROVEMENTS AND/OR ACTIVITIES MAY BE PERMITTED WITHIN SAID FLOODWAY SUCH AS LANDSCAPING, WATER FEATURES, PATHS, PEDESTRIAN AND MAINTENANCE CREEK CROSSINGS, ORCHARDS, CROPS AND GARDENING.

AS MIGHT BE WARRANTED BY THE FUTURE COMPLETION OF FEDERAL FLOOD INSURANCE STUDIES AND MAPS, OR OTHER QUALIFIED DRAINAGE STUDIES, THE APPROXIMATE BOUNDARIES OF THE FLOODWAY MAY BE MODIFIED WITH THE APPROVAL OF THE GOVERNING BODY.

SITE IMPROVEMENTS SHALL BE GRADED SO AS TO DRAIN TO ADJACENT STREETS AND/OR EXISTING NATURAL DRAINAGE TRAVERSING THE SITE.

MINIMUM PAD ELEVATIONS, AS APPROVED BY SAID DEPARTMENT OF ENGINEERING, SHALL BE ESTABLISHED FOR HABITABLE STRUCTURES FOR PORTIONS OF THE SITE LYING BETWEEN THE LIMITS OF THE REGULATORY FLOODWAY AND THE 100 YEAR FLOOD PLAIN.

5. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH ~~SECTION 28.04.141~~ REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED.
6. OFF-STREET PARKING ~~FOR ALL PARCELS~~ SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

7. SCREENING. — A LARGE AMOUNT OF THE SITE IS UNDEVELOPABLE DUE TO THE REGULATORY FLOODWAY ALONG THE EAST FORK OF CHISHOLM CREEK. BECAUSE SAID FLOODWAY ASSURES A CONTINUED OPEN NATURE FOR THIS PORTION OF THE SITE; AND, BECAUSE THE OWNER BY THIS COMMUNITY UNIT PLAN HEREBY RESTRICTS ALL NON-RESIDENTIAL STRUCTURES TO BE LOCATED NORTH OF SAID FLOODWAY AND THE EXISTING TREE MASSES CONTAINED THEREIN, THE SCREENING OF OFFICE AND INSTITUTIONAL DEVELOPMENT AS PROVIDED FOR IN SECTION 28.04.160-K OF THE ZONING ORDINANCE SHALL NOT BE REQUIRED.

PARCEL ONE - DESCRIPTION.

PROPOSED USE, - MEDICALLY ORIENTED COMPLEX WITH OFFICES, CLINICAL, LABORATORY, RESEARCH AND EDUCATIONAL FACILITIES TO SERVE THE NEEDS AND DESIRE OF RESTORING PERSONAL HEALTH OR INCREASING THE LEVEL OF PERSONAL WELLNESS. RELATED AND ACCESSORY USES PROPOSED INCLUDE SUCH ITEMS AS: RESIDENCES FOR OCCUPANCY BY VISITING PHYSICIANS, MEDICAL RESEARCHERS, EDUCATORS, CONSULTANTS, PRACTITIONERS, PARTICIPANTS AND PARTICIPANTS FAMILY (MAXIMUM NUMBER PERMITTED ARE 50 RESIDENCES), OUTDOOR JOGGING AND PEDESTRIAN PATHS; AND, ORCHARDS AND EXPERIMENTAL CROP RESEARCH AND GARDENING.

NET AREA -  $89.52 \pm$  ACRES, OR  $3,899,422 \pm$  SQ. FT.

MAXIMUM BUILDING HEIGHT IN ACCORDANCE WITH REQUIREMENTS OF THE ZONING ORDINANCE OF THE CITY OF WICHITA.

MAXIMUM LOT COVERAGE BY BUILDING SHALL NOT EXCEED FIVE (5) PERCENT OF THE SITE.

MAXIMUM FLOOR AREA RATIO EQUALS 0.10.