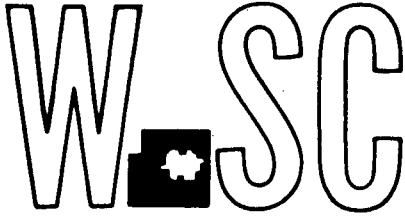


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 15, 1985

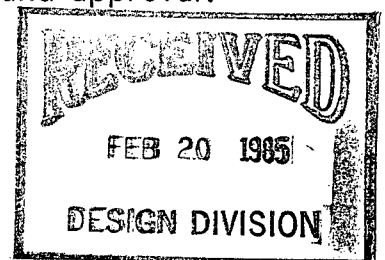
Mr. H. William Solt  
Sunrise Enterprises, Ltd.  
P. O. Box 131  
Goddard, KS 67052

Re: S/D 85-16 - Sketch plat of Golden Hills

Dear Mr. Solt:

We have reviewed the above-referenced sketch plat and would now like to provide you with the following comments:

1. All of the property is currently zoned "R-1" by the County zoning regulations. As the property abuts the current city limit lines of the City of Wichita and your development proposal involves the use of municipal water and sanitary sewer, you should request that this property be annexed into the City of Wichita. Upon annexation, this property will be zoned "AA" (single family) by the City zoning regulations. Once you have determined the availability of sewer to serve this property, a request for annexation should be filed.
2. A zone case requesting "LC" (light commercial) zoning will need to be filed for the property at the southwest corner of this property in order to plat the two proposed large lots. Also, we are wondering what type of uses you propose on the triangular lot and the lots around the eyebrow cul-de-sac off of Central. Are these lots suitable for single family or are you proposing duplexes? We are concerned with the triangular lot having direct access to a major street.
3. City Engineering has requested that a sanitary sewer layout plan be submitted with the preliminary plat. They question whether gravity sewer service can be provided to serve this property.
4. At the time of submitting a preliminary plat, you will need to submit a drainage concept plan to City Engineering for review and approval.



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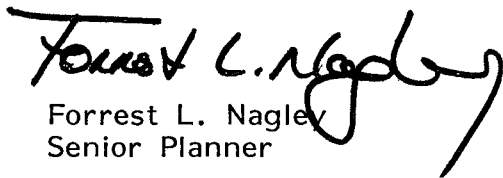
Mr. H. William Solt  
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5. We have discussed this sketch plat with Frank Smith, Director of Parks and Recreation. As you may be aware, the Wichita Board of Park Commissioners owns the unplatted property to the east. Mr. Smith has advised that he does not want the platting of street right-of-way which would terminate at the park's west line. Your sketch plat indicates two such dead end streets. Instead of streets dead-ending into the park, Mr. Smith has advised he would like to talk with you and your platting engineer about providing pedestrian access easements and coordinating the development of your property with future development plans for the park.
6. The continuous street which connects Central with 119th Street West should be platted as a collector street. The preliminary plat should indicate 66 feet of right-of-way for this street.

With the above comments in mind, you should proceed to request annexation and then apply for the zone changes you desire. During this time, we request that you meet with Frank Smith to discuss coordinating this development with the future park development to the east. After annexation and the approval of any associated zoning cases, you may submit a preliminary plat for this property.

Should you have any questions about these comments, please call me at 268-4421.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Gary Wiley, Professional Engineering Consultants, P.A., 1440 East  
English, Wichita, KS 67211  
Frank Smith, Director of Parks and Recreation  
✓ Mike Lindebak, City Engineer