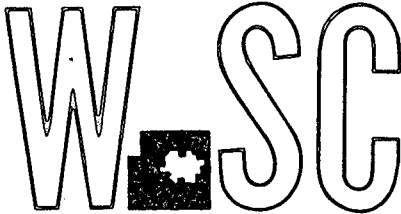
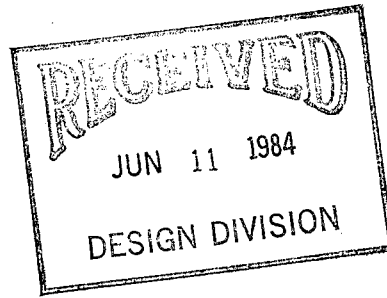


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



June 8, 1984

Mid-Kansas Engineering Consultants  
240 North Rock Road, #130  
Wichita, Kansas 67206

Re: S/D 83-21 - Final plat of Cottonwood Grove

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 7, 1984, 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 plat is subject to approval and recording of the associated plat of South Park 2nd Addition. This plat and South Park 2nd shall proceed to the Board of City Commissioners at the same time. The applicant is advised that this plat will not be released for recording until South Park 2nd Addition is recorded.
- B. If 50 feet already exists as dedicated right-of-way for West Street, the recording data shall be shown on the plat. If this right-of-way is not yet existing, it shall be dedicated by this plat.
- C. The applicant shall guarantee the paving of 44th Street South to collector street standards, including sidewalks on both sides.
- D. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- E. The applicant shall guarantee extension of City water to serve all lots. If water is to be extended south in Meridian and west into Cottonwood Grove, street right-of-way may need to be dedicated by separate instrument.
- F. The applicant shall guarantee the drainage channel work and storm sewers required by the applicant's drainage plan.
- G. If any improvements are guaranteed by petitions, a certificate confirming the petitions shall be submitted to the Planning Department for recording.

- H. A covenant shall be submitted to the Planning Department for recording which provides for the ownership and maintenance of the reserves and which gives authority for the appropriate governing body to maintain the reserves and charge the costs to the owner in the event the owner fails to properly maintain them.
- I. The applicant shall provide a copy of the Cities Service Oil Company easement to the Planning Department in order to determine if utilities and structures may be located adjacent to this easement without restrictions of a building setback. Any relocation of the pipeline required by this development will be at no cost to the City or County.
- J. Four copies of a revised preliminary site development plan shall be submitted to the Planning Department prior to this final plat being scheduled for City Commission review. The revisions shall include the following:
  - 1) The percentage of open space shall be noted.
  - 2) A statement shall be added that no parking is allowed on either side of the 24-foot private drives and that the park manager will be responsible for enforcing this restriction.
  - 3) The landscape buffers required by the Mobile Home Code shall be shown. These are a 20-foot buffer adjacent to West Street on Lot 1, Block 2, and a 10-foot buffer on the west side of Lot 2, Block 1 adjacent to the commercial lot.
  - 4) Complete access control to 44th Street South except where private drives intersect.
  - 5) The 20-foot utility easement between the commercial lot and the mobile home park shall be revised in accordance with the final plat.
- K. On the final plat tracing, the platator's text shall be revised to omit the platting of reserves "C", "D" and "E" as private streets. The following wording is suggested: "Reserves C, D, and E are platted for utilities, drainage and for access."
- L. If a drainage swale is intended to be used to provide drainage to Reserve A from Reserves C and E, the swale shall be included in a Reserve.

Mid-Kansas Engineering Consultants

June 8, 1984

Page 3

- M. The applicant shall meet with Chris Breitenstein of the City Engineer's Office to discuss the need for an off-site drainage easement or covenant which provides for this property to surface drain onto the property to the south.
- N. Closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 30 days after approval by the City Commission.

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 Thursday, June 14, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

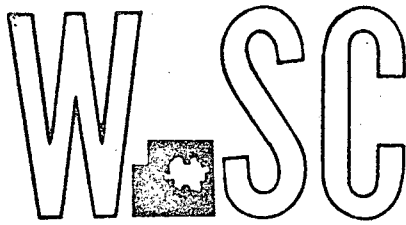


Forrest L. Nagley  
Senior Planner

FLN:bh

cc: Builders Development, Inc., 300 W. Douglas, Suite 120, 67202  
X Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 27, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-30 - Final plat of Cottonwood Grove Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 26, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Final drainage plan approval is conditioned upon the following items being satisfactorily completed:
  1. Minimum pad elevations as specified by the Flood Control office shall be added to the final plat tracing.
  2. The applicant shall obtain a letter from the property owner to the ~~south~~<sup>east</sup> which acknowledges that he is agreeable to accepting certain drainage waters which will back up on his property once this subdivision is developed.
  3. The applicant shall work with the Flood Control office, Law Department, and Planning Department regarding wording in the plat's text about maintenance and improvement responsibilities within the floodways.
  4. The floodways shall be defined within the reserves.
- B. The applicant shall guarantee construction of storm sewers and any other drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots.

File

27

- E. The applicant shall guarantee the paving of all interior streets, including turnarounds at the north end of McComas and All Hallows and the south end of Kessler.
- F. The Subdivision Committee has recommended the waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- G. A restrictive covenant and/or a Homeowners' Association agreement which provides for the ownership and maintenance of the floodways and reserves shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the appropriate governing body authority to maintain the floodways and reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the floodways and reserves.
- H. The applicant shall provide proof, by letter from the Cities Service Oil Company, that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the City.
- I. The existing building on Lots 3 and 4, Block 1 that encroaches into the street right-of-way shall be removed prior to recording the plat. When this structure is removed a letter so stating shall be submitted to the Planning Department.
- J. The applicant shall guarantee the installation of the sidewalks, both public and private, as shown on his approved sidewalk plan.
- K. The street name "Prairie View" shall be spelled as one word: "Prairieview".
- L. The final plat tracing shall indicate in the plattor's text the purpose of reserves F thru N. Two additional reserves for recreational uses, as requested by the applicant at the Subdivision Committee meeting, may be added to the final plat tracing.
- M. 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. 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.

Baughman Comp

June 27, 1980

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 3, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

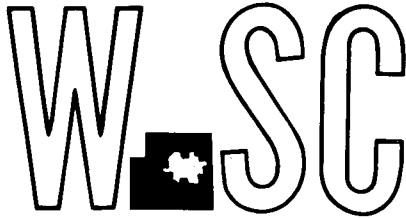
*LO.*

Louise Olivarez  
Senior Planner

LO:bh

cc: CBA Properties, Inc., c/o Lauren D. Hogan, Amortibanc Inv.  
Co., Inc., 300 W. Douglas, 67202  
Lawrence E. Wells, 254 Laura, Suite 205, 67211  
Dean Sellers, Acting City Engineer  
x Paul Johnston, Flood Control

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

File

May 2, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-30 - Preliminary plat of Cottonwood Grove Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1980, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to submitting a final plat for review by the Subdivision Committee, the applicant shall obtain approval of a final drainage plan by both City Engineering and Flood Control.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee all drainage improvements required by this plat.
- D. The applicant shall guarantee the paving of all interior streets, including turnarounds at the north end of McComas and All Hallows and the south end of Kessler.
- E. At the time of submitting a final plat, the applicant shall submit a final sidewalk plan that is in accordance with the approved drainage plan.
- F. The Subdivision Committee has recommended the waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- G. A restrictive covenant and/or a Homeowners Association Agreement which provides for the ownership and maintenance of the floodways and open space shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the appropriate governing body authority to maintain the floodways and open

space and charge to the costs to the owner(s) in the event the owner(s) fail to maintain the floodway and open space.

- H. The final plat shall reference the fact that all building setbacks are per the approved Community Unit Plan (DP-102).
- I. The applicant shall provide proof, by letter from the Cities Service Oil Company, that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the City. The lake that is shown extending over the pipeline is specifically prohibited by the pipeline easement agreement.
- J. The existing buildings on Lots 3 and 4, Block 1, that encroach into the street right-of-way shall be removed prior to recording the plat. When this structure is removed a letter so stating shall be submitted to the Planning Department.
- K. The final plat shall either designate utility easements in the floodway and open space or shall reference the fact that the installation of utilities is permitted in the floodway and open space.
- L. Prior to filing a final plat, the applicant shall meet with City Public Works and work out acceptable street names for all the proposed streets in this addition.
- M. Additional easements as requested by K. G. and E., and shown on the engineer's "marked" copy of the preliminary plat shall be shown on the final plat.
- N. The final plat shall indicate the east 20 feet of the 30-foot utility easement adjacent to the east line of the plat as a sanitary sewer easement. The west 10 feet of this 30-foot easement shall be labeled as utility easement.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Requirement  
should tie down  
location

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

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

Sincerely,

Forrest L. Nagley  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: CB Properties, Inc., c/o Lauren D. Hogan, Amortibanc Inv.,  
300 W. Douglas, 67202  
Lawrence E. Wells, 254 Laura, Suite 205, 67211  
Dean Sellers, Acting City Engineer  
✓ Paul Johnston, Flood Control

Preliminary plat  
SUBDIVISION REPORT

ct  
SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-30 Name Cottonwood Grove Addition  
Date Application Rec'd. 4-18-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 5-1-80

DESCRIPTION

General Location East side of West Street, 1/3 mile north of 47th St. South

Owner C.B.A. Properties, Inc., c/o Lauren D. Hogan-Amortibanc Inv. Co., Inc.  
Surveyor/Engineer Baughman Company  
Address 330 Laura 67211 Phone 262-7271

- |  |                                  |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>80.65 acres</u>                      | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:   | a. <u>66</u> R/W <u>2650</u> ft. |
| Residential <u>256</u>   | b. <u>50</u> R/W <u>1320</u> ft. |
| Commercial _____   | c. <u>64</u> R/W <u>8350</u> ft. |
| Industrial _____   | d. _____ R/W _____ ft.           |
| Other _____  | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>256</u>                                  | TOTAL _____ ft.                  |
| 3. Minimum Lot Frontage <u>50</u> ft.                            | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>4,800 sq. ft.</u>                         | streets? <u>yes</u> <u>X</u> no  |
| 5. Existing Zoning <u>AA</u>                                     |                                  |
| 6. Proposed Zoning <u>AA</u> <u>DP-102</u>                       |                                  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____           |                                  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____       |                                  |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |                                  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____             |                                  |

STAFF COMMENTS:

Note: This property has been recently annexed into the City of Wichita. An approved Residential Community Unit Plan exists for this property (DP-102).

- A. The representative from City Public Works should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee all drainage improvements required by this plat.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The platlor has chosen to meet the sidewalk requirement for this plat by way of a network of private walks through the floodway and open space and by providing some public walks within street right-of-way. Section 3(A) (5) of the City sidewalk ordinance allows this alternative for property subject to an approved Community Unit Plan. The Subdivision and Utility Advisory Board members should come prepared to discuss and review the applicant's sidewalk plan.
- F. Article 7-204 (B) of the Subdivision Regulation states: "In no instance shall the minimum lot width be less than sixty feet." At numerous locations, the applicant is proposing lot frontages which do not meet this requirement of the Regulations. Article 2 of the "General Provisions" of the associated Community Unit Plan states that: "...open space will be provided for the residents of the development to compensate for reduced lot sizes." Approval of the lotting proposed

(Over)

Received

APR 24 1980

by this preliminary plat will require a waiver of the 60 foot minimum frontage requirement of the Subdivision Regulations.

- G. A restrictive covenant and/or a Homeowners Association Agreement which provides for the ownership and maintenance of the floodways and open space shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the appropriate governing body authority to maintain the floodways and open space and charge the costs to the owner(s) in the event the owner(s) fail to maintain the floodways and open space.
- H. The final plat shall reference the fact that all building setbacks are per the approved Community Unit Plan (DP-102).
- I. The applicant shall provide proof, by letter from the Cities Service Oil Company that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the City. The lake that is shown extending over the pipeline is specifically prohibited by the pipeline easement agreement.
- J. The applicant shall by separate instrument grant temporary turnarounds for Kessler, McComas and All Hallows north of Larson. Said turnarounds shall remain until these streets are extended from this plat. The final plat shall indicate these temporary turnarounds.
- K. The existing building on Lots 3 and 4, Block 1 that encroaches into the street right-of-way shall be removed prior to recording the plat. When this structure is removed a letter so stating shall be submitted to the Planning Department.
- L. The final plat shall either designate utility easements in the floodway ~~and open space~~ or shall reference the fact that the installation of utilities is permitted in the floodway and open space.
- M. Prior to filing a final plat, the applicant shall meet with City Public Works and work out acceptable street names for all the proposed streets in this addition.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-30 Name Cottonwood Grove Addition  
Date Application Rec'd. April 18, 1980 Preliminary Approval 5-1-80  
Scheduled S/D Meeting 6-26-80

DESCRIPTION

General Location East side of West Street between MacArthur Rd.  
and 47th St. South

Owner CBA Properties, Inc., c/o Lauren D. Hogan, Amortibanc, Inv  
Surveyor/Engineer Baughman Co., P.A.  
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- 1. Gross Acreage of Plat 80.65 acres
- 2. Number of Lots:
  - Residential 254
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
  - Total Number of Lots 254
- 3. Minimum Lot Frontage 50 ft.
- 4. Minimum Lot Area 4800 sq. ft.
- 5. Existing Zoning "AA"
- 6. Proposed Zoning "AA" with C.U.P.
- 7. Lineal Feet of New Streets:
  - a. 66 R/W 2650 ft.
  - b. 50 R/W 1320 ft.
  - c. 64 R/W 8350 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
- 8. Sidewalk adjacent to all streets? yes  no
- 9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_
- 10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_
- 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- 12. City of Wichita  : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the final drainage plan.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- C. The applicant shall guarantee all drainage improvements required by this plat. *Including seeding & mulching*
- D. The applicant shall guarantee the paving of all interior streets, including turnarounds at the north end of McComas and All Hallows and the south end of Kessler.
- E. The Subdivision Committee has recommended the waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- F. A restrictive covenant and/or a Homeowners' Association agreement which provides for the ownership and maintenance of the floodways and reserves shall be submitted to the Planning Department for review. Such covenant and/or agreement shall contain a provision which gives the appropriate governing body authority to maintain the floodways and reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the floodways and reserves.
- G. The applicant shall provide proof, by letter from the Cities Service Oil Company, that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the City.

- H. The existing building on Lots 3 and 4, Block 1 that encroaches into the street right-of-way shall be removed prior to recording the plat. When this structure is removed a letter so stating shall be submitted to the Planning Department.
- I. A sidewalk plan has been submitted for this plat as an alternative to providing sidewalks required by the sidewalk ordinance. The applicant shall guarantee the installation of these sidewalks.
- J. The final plat tracing shall indicate in the plat's text the purpose of reserves F through N. The plat's text now indicates the purposes for Reserves A thru E only. The applicant's representative shall be prepared to discuss the use of these reserves at the meeting. The plat's text shall also include the statement that the reserves are the responsibility of the owners of the lots within the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the floodways, provided, however, that no enclosed building shall be constructed on or within the floodways, nor shall any fill, change of grade, creation of channels or other work be carried on without the permission of the Wichita-Valley Center Flood Control Office or their successors of office.

*M need to work  
out wording to  
clearly assumption  
of same this*

*Structure*

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

Flood Control and Landfill Div.

Feb. 11, 1980

Jack Galbraith, Chief Planner, MAPD

Paul Johnston, Flood Control Engineer

Cottonwood Grove Residential C.U.P.  
(DP-102)

Reference is made to your memo of January 25th requesting review and comments for subject above. Upon the initial review of the plan submitted without the benefit of any hydrology data, I have the following comments:

- 1) The southwest corner of the plat appears to lie within a designated flood hazard area, designation as a Floodway Reserve should be expected.
- 2) The natural drainageway on the easterly side of the plat is constricted in several areas. This will require some redesigning.
- 3) The southeast edge shows a proposed road in the natural drainageway. Relocation of the road will be necessary.
- 4) Information on the existing lake, its proposed use, size, spillway, etc., will be required along with the hydrology information for the area.
- 5) Contact and approval from the Kansas State Board of Agriculture/ Division of Water Resources should be anticipated for the lake.
- 6) It appears that several lots facing cul-de-sacs will have less than the required minimum lot widths.
- 7) Tennis facilities will not be permitted in any natural drainageway.

If there are any further questions, please advise.

Paul Johnston,  
Flood Control Engineer  
Flood Control and Landfill Division

PJ/glm

cc: Cottonwood Grove C.U.P. Addn. Plat File

WICHITA-SEDGWICK COUNTY

DATE

January 25, 1980

**METROPOLITAN AREA PLANNING DEPARTMENT**

Dean Sellers, Acting City Engineer  
Robert B. Feldner, Superintendent of Central Inspection  
Paul B. Graves, Traffic Engineer

TO ✓ Max Greene, Flood Control and Landfill Director

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-102 - COTTONWOOD GROVE Residential C.U.P. -  
Generally located on the east side of West Street, in  
an area between MacArthur Road and 47th St. South.

A residential C.U.P. application has been filed for an approximately 80 acre site at the above location. The site is to have an overall density of 4.8 dwelling units, or a maximum of 285 units, on 60.6 net acres. A relatively large amount of open space has been designed into the C.U.P. in order to reduce some lot sizes to 4800 square feet. Some front yard setbacks are proposed to be 5 feet and those lots backing into open space are to have 5 foot rear yard setbacks. Zero lot lines, or single family attached dwelling units, are proposed for Parcel 4. One effect of smaller lots is an increase in the number of lots fronting on a cul-de-sac. Art Chambers of my staff has some lot layout examples showing shared curb cuts and the utilization of 5 foot front and rear yard setbacks.

If the concerns of city departments regarding access, circulation, lot sizes, drainage, etc., can be resolved, this C.U.P. will offer the city an opportunity to assess the benefits and disadvantages of an alternative development plan on providing city services while insuring minimum standards are met. A C.U.P. also offers a developer an opportunity to offer a wider selection of sites for the homebuyer through an alternative development plan that is not possible under current regulations.

We would appreciate receiving any comments you might have regarding access, drainage, streets, etc., by February 6, 1980.

2-11-80  
*Jack H. Galbraith* by *Art Chambers*  
Jack H. Galbraith, Chief Planner  
Advised Art Chambers over phone

JHG:ADC:el  
Attachment

That comments forthcoming today  
P.J.

Received

JAN 28 1980