

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

May 28, 1992

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 92-19 PARK GLEN ADDITION

**OWNER/APPLICANT:** A.J. Soerries Real Estate, Inc.  
902 N. West St., Wichita, KS 67203

**SURVEYOR/ENGINEER:** Baughman Company, P.A.  
315 Ellis, Wichita, KS 67211

**LOCATION:** N.W. corner of Lark Lane and Pawnee Ave.

**SITE SIZE:** 14.8 Acres

**NUMBER OF LOTS**

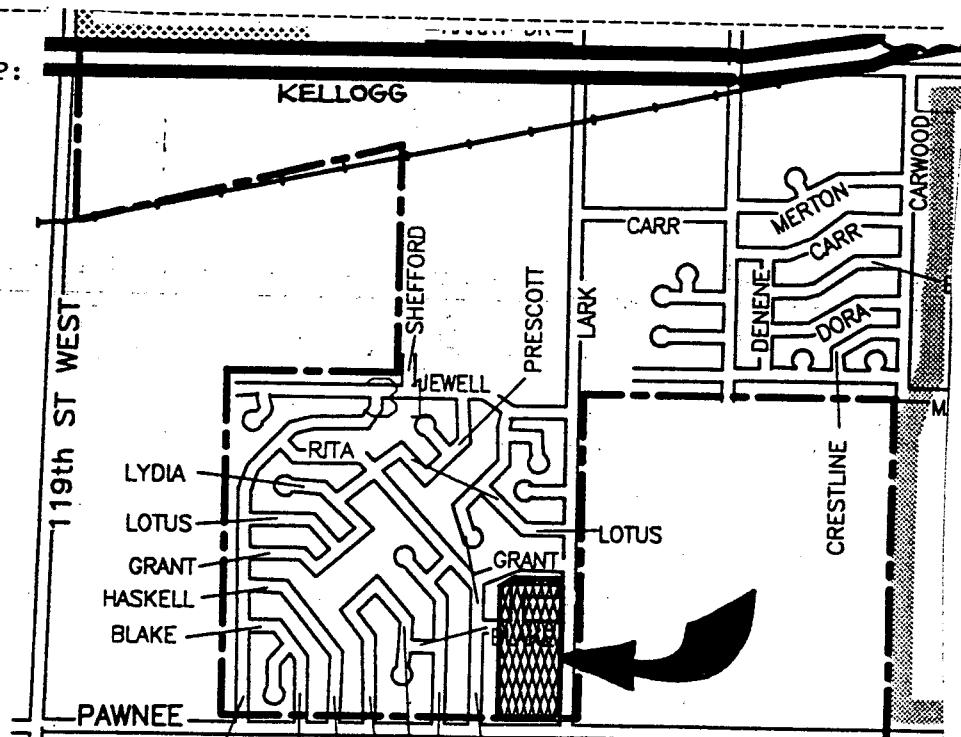
Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	64

**MINIMUM LOT AREA:** 6,000.0 sq. ft.

**CURRENT ZONING:** "A" Two-family Dwelling District and "R-5"  
General Residence District

**PROPOSED ZONING:** Requires "AA" One-family District

VICINITY MAP:



STAFF COMMENTS:

Note: This site is presently zoned "A" two family and "R-5" general residence which allows for multiple family dwellings. Based upon the lots now being platted and the intention to use 58-foot street rights-of-way, however, a one-family zoning classification will be needed.

- A. Prior to this plat being scheduled for City Council review the applicant shall obtain "AA" single family zoning for this site. This plat shall be subject to any requirements of such a zone change.
- B. City Engineering needs to indicate the status of existing guarantees for this site and if projects need to be abandoned and any associated charges for which the applicant is responsible. As appropriate the applicant shall resubmit new guarantees.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. When the Pawnee Mesa Addition was originally platted, Lark Lane provided the primary access to the development and the paving guarantees included this street down to Pawnee. This plat is also indicating Pawnee as a means of access for this Addition. The applicant shall therefore guarantee the paving of these streets to the equivalent of a 2-lane residential standard. In regard to Lark, Engineering needs to indicate if a new guarantee is required or if the existing guarantee is sufficient.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. This site is no longer included within a C.U.P., and the platting of 25-foot building setbacks shall be indicated on the final plat. Even when this area was platted under a C.U.P., a 25-foot building setback was predominant and such a setback is being observed on the properties immediately surrounding this site.

- K. Requirements for a final plat (see pages 5-5 to 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. 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.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

Agenda Item No. \_\_\_\_\_

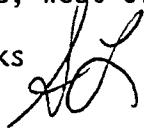
CITY OF WICHITA  
CITY COUNCIL MEETING

May 25, 1993

Agenda Report No. \_\_\_\_\_

**TO:** Mayor and City Council Members

**SUBJECT:** Agreement to Respread Special Assessments in Park Glen Addition (North of Pawnee, West of Lark) (District V)

**INITIATED BY:** Department of Public Works 

**AGENDA ACTION:** Consent

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**Recommendation:** Approve the Agreement.

**Background:** The developer, A.J. Soerries, has submitted an Agreement to respread special assessments in Park Glen Addition.

**Analysis:** The purpose of the Agreement is to respread Special Assessments on an equal share basis for each lot. Without the Agreement, the assessments will be spread on a square foot basis.

**Financial Considerations:** There is no cost to the City.

**Legal Considerations:** The Law Department has approved the Agreement as to legal form.

**Recommendation/Action:** It is recommended the City Council approve the Agreement and authorize the Mayor to execute.

BM:bjm

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT


DATE: April 27, 1993

TO: Michael E. Lindebak, P.E., City Engineer

FROM: Douglas J. Moshier, Senior Attorney

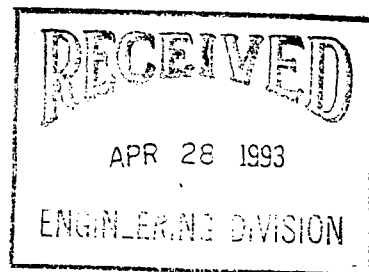
SUBJECT: Agreement for Respread  
Assessments

The attached Agreement for respreading assessments in Pawnee Mesa Addition is approved as to form.

  
Douglas J. Moshier  
Senior Attorney

DJM:cdh

Attachment



AGREEMENT

BY AND BETWEEN

THE CITY OF WICHITA, KANSAS  
Party of the First Part

and

REALTY ONE CORP  
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the area of Pawnee Mesa Addition, within the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. lots 17 through 19 Block 14, Lot 1, Block 15, Lot 1, Block 16, Lots 1 through 19, Block 17, Pawnee Mesa Addition

as part of the improvement district for the following City projects:

Project 18451: end year 1947: Storm Water Drain #10

Project 18451: end year 1947: Storm Water Drain #11

Project 18451: end year 1947: Main St. ST Interceptor Sewer

Project M24741 (end year 1974) Water Distribution System

Project M24741 (end year 1982) Water Supply Line

Said property was registered as Park Glen Addition, having been Pawnee Mesa Addition.

2. The Parties agree to make a reassessment for said projects in the following manner:

The assessment for the projects listed in Section 1 is to be pro-rated to Lots 1 through 18, Block A, Lots 1 through 18, Block B, Lots 1 through 24, Block C, Park Glen Addition, Winona, Kansas on an equal fraction basis (1/37 each).

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-1012(a) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought, by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing said project and levying the special assessments therefor.

5. The Party of the Second Part further agrees that he will indemnify the Party of the First Part against any and all claims, expense, claim, and judgment, for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment

herein described.

3. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

THE CITY OF WICHITA, KANSAS

Approved as to form:

Gay E. Reheinstaff  
Director of Law

BY \_\_\_\_\_  
Mayor  
Party of the First Part

Attest:

\_\_\_\_\_  
City Clerk

REALTY ONE CORP

A. J. Scerries  
A. J. Scerries  
President

STATE OF KANSAS

ss:

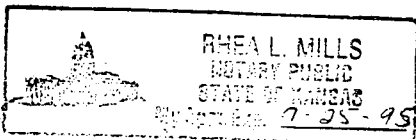
SEDGWICK COUNTY

BE IT REMEMBERED, That on this 20<sup>th</sup> day of April, 1993, before me, that undersigned, a Notary Public in and for the County and State aforesaid, came A. J. Scerries, President of Realty One Corp, personally known to me to be the same person who executed the within instrument of writing and said person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Rhea L. Mills  
Notary Public

My Appointment Expires 7-25-95



SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

July 23, 1992

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 5/28/92)

CASE NUMBER: S/D 92-19 PARK GLEN ADDITION

OWNER/APPLICANT: A.J. Soerries Real Estate, Inc.  
902 N. West St., Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.  
315 Ellis, Wichita, KS 67211

LOCATION: N.W. corner of Lark Lane and Pawnee Ave.

SITE SIZE: 14.8 Acres

NUMBER OF LOTS

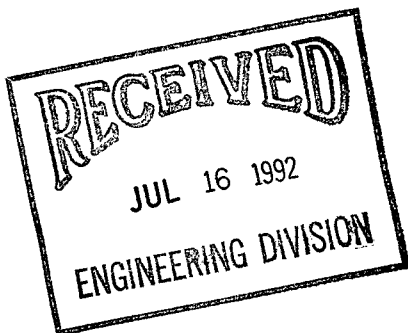
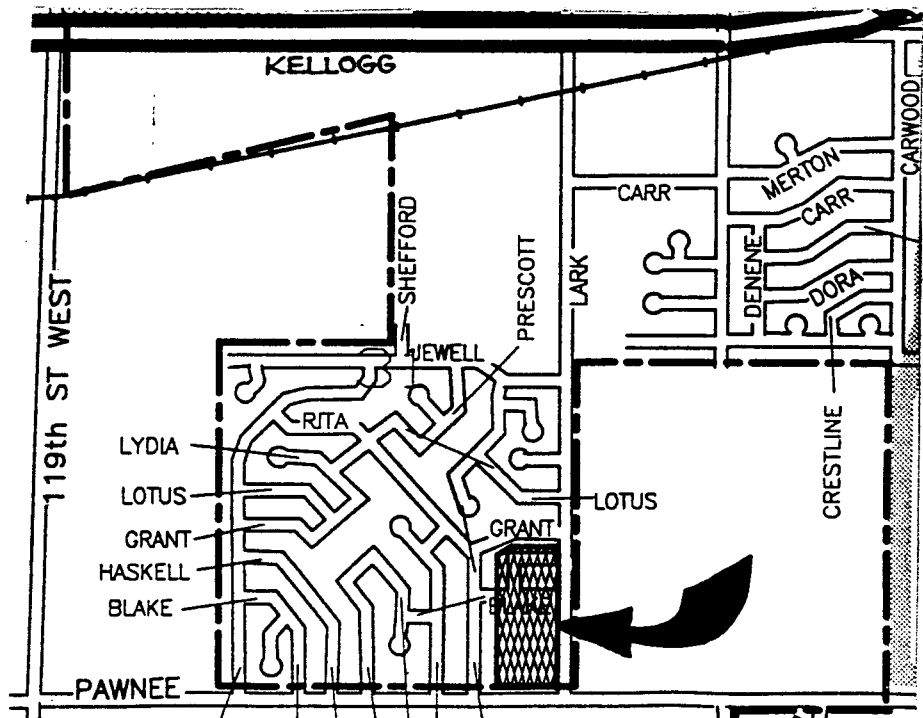
Residential:	64 (66 on final)
Office:	
Commercial:	
Industrial:	
Total:	64 (66 on final)

MINIMUM LOT AREA: 6,000 square feet

CURRENT ZONING: "A" Two-family Dwelling District and "R-5" General Residence District

PROPOSED ZONING: Requires "AA" One-family District

VICINITY MAP:



STAFF COMMENTS:

Note: This site is presently zoned "A" two family and "R-5" general residence which allows for multiple family dwellings. Based upon the lots now being platted and the intention to use 58-foot street rights-of-way, however, a one-family zoning classification will be needed. Further, a 1985 zone change case still is pending for a portion of this site. This zone case (Z-2664) involved a request for "LC" zoning at the northwest corner of Lark and Pawnee. Also, it should be noted that the design of this final plat is somewhat altered from the preliminary plat.

- A. Prior to this plat being scheduled for City Council review the applicant shall obtain "AA" single family zoning for this site. This plat shall be subject to any requirements of such a zone change. The applicant shall also submit a letter requesting that zone change case Z-2664 ("LC" zone change) be closed.
- B. The applicant shall resubmit new petitions for this site. Square footage figures for the lots being platted shall be submitted to City Engineering so that existing specials may be redistributed.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The design of this plat with direct access to the site from Pawnee rather than from Lark requires that both of these streets be paved. However, although Pawnee is not presently classified as an arterial, plans are being considered to reclassify Pawnee, at least from Maize Road to 119th St. West as an arterial. Under present City policy, the paving of arterials is intended to be provided by the City at large. City Engineering needs to therefore indicate if paving of Pawnee should be required at this time. As noted on the plat, 50-feet of 1/2 street right-of-way is being provided which is indicative of arterial right-of-way.

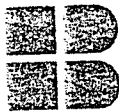
In regard to Lark, this street is being developed as a collector and although no direct access is being shown into the site from Lark, paving of this street needs to be guaranteed. City Engineering has indicated that since full right-of-way is available for Lark adjacent to this plat, a petition could be accepted, at this time, which would be held until it could be combined with a petition from the property along the east side of Lark.

In terms of this site's access from Lark, it is recommended that the final plat tracing show access, such as in the area of Stafford Circle, directly out to Lark. As now proposed, a significant amount of traffic, even when or if Pawnee is paved, would be expected to use Lark. This plat's lack of access would divert such traffic to the residential area to the north and subsequently out to Lark. This is both placing unnecessary traffic through another residential area, and impeding accessibility by making a circuitous route into or out of this subdivision.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. 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.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. Although this plat shows certain of the easements requested by the utilities when the preliminary plat was reviewed, the utility representatives need to again indicate if the redesign of the final plat requires any additional easements.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WILLIAM L. KORBER, L.S.

N. BRENT WOOTEN, P.E.



**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

December 27, 1993

Stormwater Permitting Program  
Bureau of Water  
Kansas Department of Health and Environment  
Forbes Field, Building 740  
Topeka, KS 66620-0001

Re: **NPDES permit applications**

Park Glen Addition  
Wilderness at the Park

Dear Sirs,

I am providing to you herein applications for storm water discharge permits. These additions are located in Sedgwick County, Kansas. Please process these applications and contact me if you should need additional information or have any questions.

Thank you for your cooperation.

Sincerely,

N. Brent Wooten, P.E.

Please print or type in the unshaded areas only  
(fill-in areas are spaced for elite type, i.e., 12 characters/inch).

U.S. ENVIRONMENTAL PROTECTION AGENCY



**GENERAL INFORMATION**

Consolidated Permits Program

(Read the "General Instructions" before starting.)

EPA I.D. NUMBER

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
F NOT REQUIRED													C	

FORM 1  
GENERAL

**LABEL ITEMS**

I. EPA I.D. NUMBER

III. FACILITY NAME

V. FACILITY MAILING ADDRESS

VI. FACILITY LOCATION

PLEASE PLACE LABEL IN THIS SPACE

**GENERAL INSTRUCTIONS**

If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

**II. POLLUTANT CHARACTERISTICS**

**INSTRUCTIONS:** Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column if the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK 'X'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)	X			D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)	X		
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

**III. NAME OF FACILITY**

1 WILDERNESS AT THE PARK

**IV. FACILITY CONTACT**

A. NAME & TITLE (last, first, & title)  
2 A. J. SOERRIES

B. PHONE (area code & no.)  
3 1 6 9 4 2 1 6 0 9

**V. FACILITY MAILING ADDRESS**

A. STREET OR P.O. BOX  
3 3 2 0 2 W. 1 3 T H, S U I T E 6

B. CITY OR TOWN  
4 W I C H I T A

C. STATE  
K S

D. ZIP CODE  
6 7 2 0 3

**VI. FACILITY LOCATION**

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER  
5 N W 1 / 4 S E C 5 T W P 2 8 - S R - 1 - W

B. COUNTY NAME  
S E D G W I C K

C. CITY OR TOWN  
6 W I C H I T A

D. STATE  
K S

E. ZIP CODE

F. COUNTY CODE (if known)

CONTINUE ON REVERSE

CONTINUED FROM THE FRONT

VII. SIC CODES (4-digit, in order of priority)

A. FIRST				B. SECOND			
7				7			
C. THIRD				D. FOURTH			
7				7			

VIII. OPERATOR INFORMATION

A. NAME												B. Is the name listed in Item VIII-A also the owner?	
8 NA												<input type="checkbox"/> YES <input type="checkbox"/> NO	

C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.)						D. PHONE (area code & no.)					
F - FEDERAL		M - PUBLIC (other than federal or state)		(specify)		A					
S - STATE		O - OTHER (specify)									
P - PRIVATE											

E. STREET OR P.O. BOX											

F. CITY OR TOWN				G. STATE		H. ZIP CODE		IX. INDIAN LAND	
8								Is the facility located on Indian lands?	
								<input type="checkbox"/> YES <input type="checkbox"/> NO	

X. EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)				D. PSD (Air Emissions from Proposed Sources)			
9 N NA				9 P			
B. UIC (Underground Injection of Fluids)				E. OTHER (specify)			
9 U				(specify)			
C. RCRA (Hazardous Wastes)				E. OTHER (specify)			
9 R				(specify)			

XI. MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

XII. NATURE OF BUSINESS (provide a brief description)

The owner is developing this area into single family residential home sites. Streets, Storm Sewers, Sanitary Sewers, and Water Lines will be installed by the City of Wichita. The owner will build homes or sell to other builders the lots within the addition.

XIII. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

NAME & OFFICIAL TITLE (type or print)		B. SIGNATURE		C. DATE SIGNED	
Owner - A. J. Soerries				12-27-93	

COMMENTS FOR OFFICIAL USE ONLY											

## *NPDES Permit Application for Wilderness at the Park*

The nature of construction for this project will be installation of sanitary and storm sewers, municipal water service, and construction of streets to serve 42 residential lots. The location and description of the project area are attached. Total area of the project to be affected by excavation is approximately 20 acres.

Management practices for control of pollutants in stormwater discharge during construction will adhere to State of Kansas and City of Wichita erosion and sedimentation standards. Compliance with these standards will be subject to verification by those State and City entities and the Engineer.

When construction is completed, measures such as screened inlets, vegetative cover, and rip-rapped outlet control will have been taken to minimize pollutant discharge and erosion due to stormwater conveyance. The stormwater sewer system will be completed in compliance with the State of Kansas and the City of Wichita standards.

At the completion of the proposed construction, the cumulative runoff coefficient for the area is estimated to be 0.5 – 0.6 and runoff will drain southeast to Cowskin Creek. The approximate impervious area will be 30%. The soil in the area is classified in 3 series: Blanket Silt Loam, Farnum Loam, and Milan Loam. These soils are gently sloping and well drained.

**LOCATION MAP — Wilderness at the Park**

North  
Scale: 1"=2000'

