

WICHITA-SEDGWICK COUNTY

DATE

July 31, 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-114 - Northwest Village 4th Addition C.U.P.  
Generally located on the north side of 13th Street  
North, in an area east of Tyler.

**RECEIVED**

**AUG 3 1981**

**Dept. Of Engineering**

We have received a proposed C.U.P. for the above location. The proposed uses include doctors' offices, hospitals and clinics. Alternate uses include townhouses and garden apartments with a maximum of 130 and 374 units respectively. A copy of the C.U.P. is attached for your review and comments regarding streets, access, drainage, etc. Also attached is a copy of the proposed layout for the balance of the quarter section.

If you have any questions, please call.

*Arthur D. Chambers*  
Arthur D. Chambers  
Senior Planner

ACD:el

Attachments

THE CITY OF WICHITA  
 OFFICE OF Traffic Engineer

DATE November 17, 1981

*Handwritten initials/signature*

TO Art Chambers, Senior Planner  
 FROM Bill McKinley, Traffic Engineer

SUBJECT DP-114 - Northwest Village 4th  
 C. U. P. and Z-2276 - "AA" to "A",  
 "B" and "C"

As you will recall, you asked us to look at possible traffic that could be generated to the Northwest Village 4th Addition. This proposed development is to be constructed at the corner of 13th and Tyler Road.

The only proper way to analyze the effects that the Northwest Village 4th C. U. P. will have on the area is to review the total proposed development for the Northwest C. U. P. To date, four additions have either been approved or are being processed for approval. Some of these additions have numerous possible land uses, therefore, we have projected three possible traffic volumes - a high, a medium and a low.

In the original plat of Northwest Village Addition, Parcel No. 1 could be developed either as a service station, bank, convenience store or a restaurant. Traffic volumes for this type of use could vary from 750 trips per day to 9,232 trips per day with the given square footage of commercial use allowed for development. This is my personal opinion but I would seriously doubt that this parcel would be developed to its full square footage. However, since this is what is allowed, we took this approach on all parcels. The following table gives by parcels the breakdown of this type of analysis:

	<u>High</u>	<u>Medium</u>	<u>Low</u>
<u>Northwest Village Addition</u>			
Parcel No. 1	9,232	2,634	750
Parcel No. 2	6,924	1,968	750
Parcel No. 3	6,924	1,968	750
Parcel No. 4	10,000	10,000	10,000
<u>2nd Addition</u>			
Garden Apartments	2,430	2,430	2,430
Two-Family	120	120	120
Four-Family	98	98	98
<u>4th Addition</u>			
Parcel No. 1	18,750 (doctors' office)	4,000 (hospital)	2,020 (garden apartments)
Parcel No. 2	21,000 (doctors' office)	4,512 (hospital)	702 (townhouses)

*Handwritten initials/signatures*

	<u>High</u>	<u>Medium</u>	<u>Low</u>
<u>3rd Addition</u>			
Four-Family	56	56	56
Two-Family	456	456	456
One-Family	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>
Total Trips per Day	77,190	29,432	19,332


In an attempt to analyze the impact this traffic would have on 13th Street and Tyler, the traffic was distributed from the Northwest Village as follows: 25% to Tyler; 75% to 13th Street. Of the 25% distributed to Tyler, 5% was distributed north and 20% was distributed south. Of the 75% distributed to 13th Street, 50% headed east and 25% headed to the west. This would result in 45% of the traffic from the Northwest Village passing through the intersection of 13th Street and Tyler. Forty-five percent (45%) of the fully developed traffic would result in a high volume of traffic through this intersection of 34,735 trips, a medium of 13,244 and a low of 8,699.

Existing traffic volumes through the intersection indicate that approximately 8,000 vehicles are traveling 13th Street east and west of Tyler, while traffic volumes on Tyler range from 1,700 north of 13th Street to 6,700 south of 13th Street. Totaling up these approach volumes, 24,400 vehicles are counted daily passing through this intersection but in reality, this only represents 12,200 actual vehicles since each car is counted entering and exiting the intersection.

An intersection with left turn channelization as is presently designed at 13th Street and Tyler can handle under signalization approximately 70,000 vehicles on all approaches or 35,000 vehicles per day actually using the intersection. Therefore, this intersection has an additional capacity of approximately 23,000 trips per day. The low projection would add an additional 8,699 vehicles per day through this intersection while the high would add 34,735. Therefore, only considering this development and no other future development in the area, the low projection would be handled through the intersection but the high projection could not be handled through the intersection.

If you have any questions concerning this information, please advise.

WHAT LEVEL OF SERVICE?

  
Bill McKinley  
Traffic Engineer

BM:gr

EXISTING TRAFFIC = 12,200 (1981)  
ADD MEDIUM TRAFFIC  
FLOW PROJECTION = 14,716  
26,916 < 35,000

DATE  
October 13, 1981 *hw*

## METROPOLITAN AREA PLANNING DEPARTMENT

RECEIVED

OCT 14 1981

Dept. Of Engineering

TO R. W. Bruggeman, Director of Engineering  
FROM Robert A. Lakin, Director of Planning  
SUBJECT DP-114 - Northwest Village 4th C.U.P.; and  
Z-2276 - "AA" to "A", "RB", "B" & "LC". Generally located  
in an area east of Tyler Road and north of 13th Street.

The above cases proposed to develop approximately 59.1 acres with low density residential, apartments or a hospital and light commercial uses. They were considered by the City Commission on October 6 and returned to MAPC for reconsideration. Neighborhood residents have voiced a concern about increases in traffic on the arterials and residential streets as a result of the proposed development.

Would you please have Bill McKinley compute potential traffic loads on the arterials and collector streets, assuming that the medical complex is constructed. I would also like an analysis of potential traffic loads, assuming that the apartments are constructed instead of the medical complex. I believe that Bill has seen these cases and had some brief verbal comments. If additional information is needed please contact me or Art Chambers at 4421.

We have scheduled these cases for the MAPC meeting of November 5, 1981 and we would appreciate receiving the analysis by Thursday, October 22, so that the information can be included in our staff report.



Robert A. Lakin  
Director of Planning

RAL:ADC:e1

*MLD*

# Paly Development

High Med. Low

Parcel #1	9,232	2,624	750
#2	6,924	1968	750
#3	6,924	1968	750
#4	10,000	10,000	10,000
2nd addition Garden Cora Apts	2,430	2,430	2,430

2 family 120 120 120

4 family 98 98 98

addition 4

Parcel #1	18,750 (Pr. Office)	4,000 (Hospital)	2020 (Garden Apts)
" #2	21,000 "	4,512 "	702 (Townhouses)

3rd addition

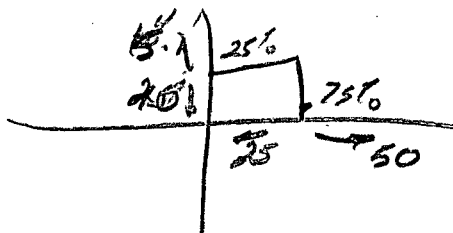
4 family 56 56 56

2 " 456 456 456

1 family 1200 1200 1200

Total trips per day 77,190 29,432 19,332

45% 34,735 13,244 8,699



45% thru 13<sup>th</sup> of Tyler

22-141 50 SHEETS  
 22-142 100 SHEETS  
 22-144 200 SHEETS  
 AMPAD

22-141 50 SHEETS  
 22-142 100 SHEETS  
 22-143 200 SHEETS  
 AMPAD

Approved CUP  
 Parcel # 1

Service Station  
 Bank  
 Q.T.  
 Resta

Dec.  
 Average  
 748/day = 748 day  
 577 / 1000 x 16 = 9,232  
 164 / 1000 x 16 = 2,624

Parcel # 2

Same as above

577 x 12 = 6924  
 164 x 12 = 1968

= 3

Same as above

577 x 12 = 6924  
 164 x 12 = 1968

Parcel # 4

Shopping Centre

200,594 x 50 = 10,029,700

Garden Apartment

450 x 5.4 = 2,430

15 2 point lots 8 120  
 14 4 point lots 7 98

Parcel # 1  
Dr. Office

A/H. Parcel #1  
374 Townhouse

250,000 sq ft ~~250 x 16 =~~

Hospital  
Dr. Office 250 x 16 = 4,000  
250 x 75 = 18,750

Parcel # 2

130 Townhouse  
504 x 5.4 = 2,722

282,000 sq ft

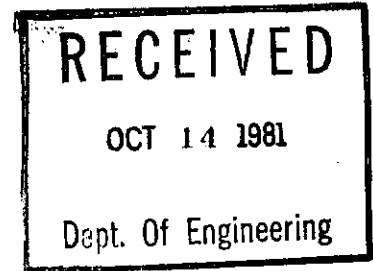
Hospital  
Dr. Office 282 x 16 = 4,512  
280 x 75 = 21,000

8	-	4	class	=	8 x 7	=	56
59	-	2	library	=	57 x 8	=	456
120	-	1	library	=	120 x 10	=	1200
							<hr/>
							1702

22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS  
AMVAC

DATE  
October 13, 1981

**METROPOLITAN AREA PLANNING DEPARTMENT**



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Robert A. Lakin  
Director of Planning

RAL:ADC:e1

10-14-81 copy to Grams (McKinley) for reply.  
10-30-81 2 weeks deferral as per McKinley.

PLAT NAME Northwest Village 4th Addition

GENERAL DESCRIPTION Southwest corner of 16th Street and Tyler Road

LOCATION: Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Verified by: \_\_\_\_\_

BENCH MARK or ELEVATION DATUM \_\_\_\_\_ Verified by: \_\_\_\_\_

OWNER Wesley Medical Endowment Foundation - Duane Dyer -- President

ENGINEERS Professional Engineering Consultants, P.A. (Gary Wiley) 262-2691

ARCHITECTS \_\_\_\_\_

SKETCH PLAT SUBMITTED \_\_\_\_\_

PRELIMINARY PLAT SUBMITTED \_\_\_\_\_

FLOOD CONTROL RECOMMENDATIONS \_\_\_\_\_

SUBDIVISION COMMITTEE ACTION \_\_\_\_\_

FINAL PLAT SUBMITTED \_\_\_\_\_

FLOOD CONTROL RECOMMENDATIONS \_\_\_\_\_

SUBDIVISION COMMITTEE ACTION \_\_\_\_\_

MAPC ACTION \_\_\_\_\_

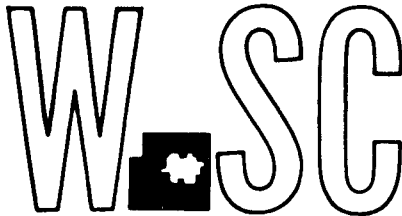
BOARD OF CITY COMMISSIONERS ACTION \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

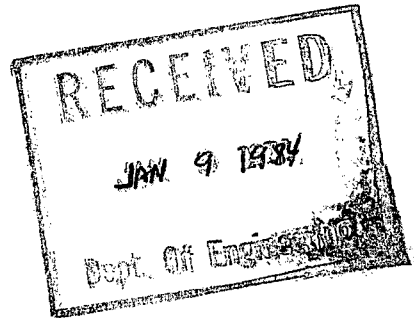
REMARKS \_\_\_\_\_

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



January 6, 1983

Professional Engineering Consultants, P.A.  
Attention: Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 83-122-Final plat of Northwest Village 4th Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission January 5, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed new lots.
- B. The applicant shall guarantee the extension of municipal water to serve each of the proposed new lots.
- C. The applicant shall guarantee the paving of Robin Road and 16th Street adjacent to this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall grant by separate instrument an off-site public drainage easement southeasterly from 16th Street.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

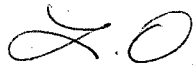
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit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

P.E.C., Gary Wiley  
Page 2  
1-6-84

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 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Wesley Medical Endowment Foundation  
Duane L. Dyer, President, 3306 E. Central, 67214  
x Mike Lindebak, City Engineering

DRAINAGE EASEMENT

THIS EASEMENT made this 5th day of March, 1984,  
by and between Wesley Medical Endowment Foundation of the first part  
and the City of Wichita on the second part.

WITNESSETH: That the said first party, in consideration of the sum of  
One Dollar (\$1.00) and other valuable consideration, the receipt whereof is  
hereby acknowledged, do hereby grant and convey unto the said second party a  
perpetual right-of-way and easement for the purpose of constructing, maintaining  
and repairing a drainage system, over, along and under the following described  
real estate situated in Sedgwick County, Kansas; to wit:

A 20 foot drainage easement, 10 ft. on either side of the following  
described line:

Beginning at a point on the south line of Lot 1, Block 1, Northwest  
Village 3rd Addition; 325.59 ft. east of the southwest corner of  
said Lot 1;


Thence bearing S 1°19'05"W, 64 ft;

Thence southeasterly to a point 5 ft. north of the northeast corner  
of Lot 5, Block 3, Northwest Village an addition to Wichita, Sedgwick  
County, Kansas.

And said second party is hereby granted the right to enter upon said premises  
at any time for the purpose of constructing, operating, maintaining, and repairing  
such drainage system.

IN WITNESS WHEREOF: The said first party has signed these presents  
the day and year first written.

Wesley Medical Endowment Foundation



Duane L. Dyer, President

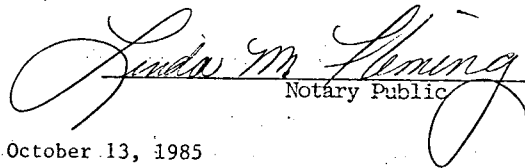
STATE OF KANSAS)

SS

SEDGWICK COUNTY)

Personally appeared before me, a notary public, in and for the County  
and State aforesaid Duane L. Dyer, President, Wesley Medical Endowment Foundation  
to me personally known to be the same person who executed the foregoing  
instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 5th day of March, 1984.

  
Notary Public

My Commission Expires October 13, 1985

(1)

# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

June 6, 1991

Jerry May  
Wilson & Co.  
3059 W. 13th  
Wichita, KS 67203

Dear Mr. May:

This is a letter to solicit a quote of fees from your firm for replatting a piece of property known as Northwest Village 4th Addition at the Southeast corner of Tyler and 16th Street North. The site is intended to be developed to a new fire station. The engineering services required including an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience.

Thank you.

Sincerely,

Michael E. Lindebak, P.E.  
City Engineer

MEL:VH:cls

# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

June 6, 1991

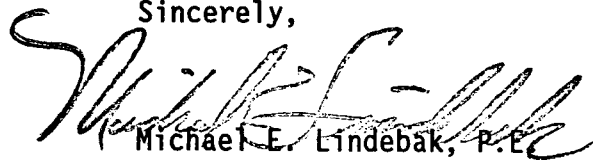
Bob Castle  
Castle & Assoc.  
P.O. box 9262  
Wichita, KS 67277

Dear Mr. Castle:

This is a letter to solicit a quote of fees from your firm for replatting a piece of property known as Northwest Village 4th Addition at the Southeast corner of Tyler and 16th Street North. The site is intended to be developed to a new fire station. The engineering services required including an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience.

Thank you.

Sincerely,



Michael E. Lindebak, P.E.  
City Engineer

MEL:VH:c1s

# THE CITY OF WICHITA



## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

June 6, 1991

Al Reiss  
Reiss & Goodness Engineers  
2160 W. 21st Street  
Wichita, KS 67203

Dear Mr. Reiss:

This is a letter to solicit a quote of fees from your firm for replatting a piece of property known as Northwest Village 4th Addition at the Southeast corner of Tyler and 16th Street North. The site is intended to be developed to a new fire station. The engineering services required including an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience.

Thank you.

Sincerely,

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City Engineer

MEL:VH:cls

# THE CITY OF WICHITA



## DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

June 6, 1991

**Babar Kahn**  
**Municipal Engineers**  
**254 Laura**  
**Suite 201**  
**Wichita, KS 67211**

Dear Mr. Kahn:

This is a letter to solicit a quote of fees from your firm for replatting a piece of property known as Northwest Village 4th Addition at the Southeast corner of Tyler and 16th Street North. The site is intended to be developed to a new fire station. The engineering services required including an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience.

Thank you.

Sincerely,

Michael E. Lindebak, P.E.  
City Engineer

MEL:VH:c1s

# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

June 6, 1991

Kenny Hill  
Poe & Associates of Kansas  
434 N. Oliver, Ste. 110  
Wichita, KS 67208

Dear Mr. Hill:

This is a letter to solicit a quote of fees from your firm for replatting a piece of property known as Northwest Village 4th Addition at the Southeast corner of Tyler and 16th Street North. The site is intended to be developed to a new fire station. The engineering services required including an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience.

Thank you.

Sincerely,

Michael E. Lindebak, P.E.  
City Engineer

MEL:VH:cls

# THE CITY OF WICHITA



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ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

June 6, 1991

Ken Bengtson  
Mid Kansas Engineering  
3500 N. Rock Rd., Bldg. 800  
Wichita, KS 67226

Dear Mr. Bengtson:

This is a letter to solicit a quote of fees from your firm for replatting a piece of property known as Northwest Village 4th Addition at the Southeast corner of Tyler and 16th Street North. The site is intended to be developed to a new fire station. The engineering services required including an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience.

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City Engineer

MEL:VH:cls

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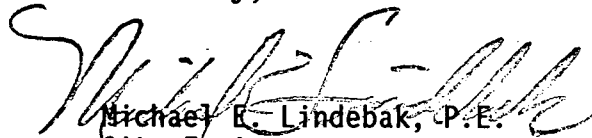
Brent Wooten  
Baughman, Co., P.A.  
315 Ellis  
Wichita, KS 67211

Dear Mr. Wooten:

This is a letter to solicit a quote of fees from your firm for replatting a piece of property known as Northwest Village 4th Addition at the Southeast corner of Tyler and 16th Street North. The site is intended to be developed to a new fire station. The engineering services required including an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience.

Thank you.

Sincerely,

  
Michael E. Lindebak, P.E.  
City Engineer

MEL:VH:c1s

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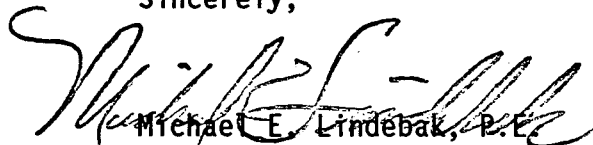
Gary Wiley  
Professional Engineering Consultants  
303 S. Topeka  
Wichita, KS 67202

Dear Mr. Wiley:

This is a letter to solicit a quote of fees from your firm for replatting a piece of property known as Northwest Village 4th Addition at the Southeast corner of Tyler and 16th Street North. The site is intended to be developed to a new fire station. The engineering services required including an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience.

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City Engineer

MEL:VH:cls

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CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

June 6, 1991

Don Moehring  
Moehring & Assoc.  
433 S. Hydraulic  
Wichita, KS 67211

Dear Mr. Moehring:

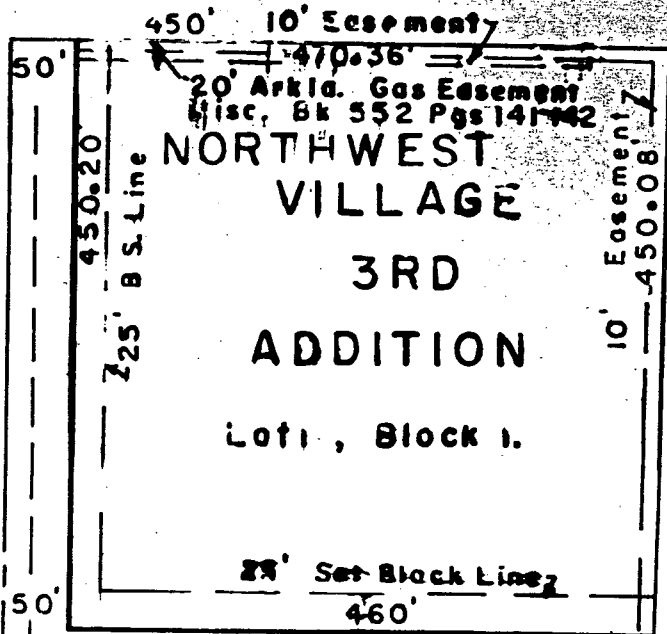
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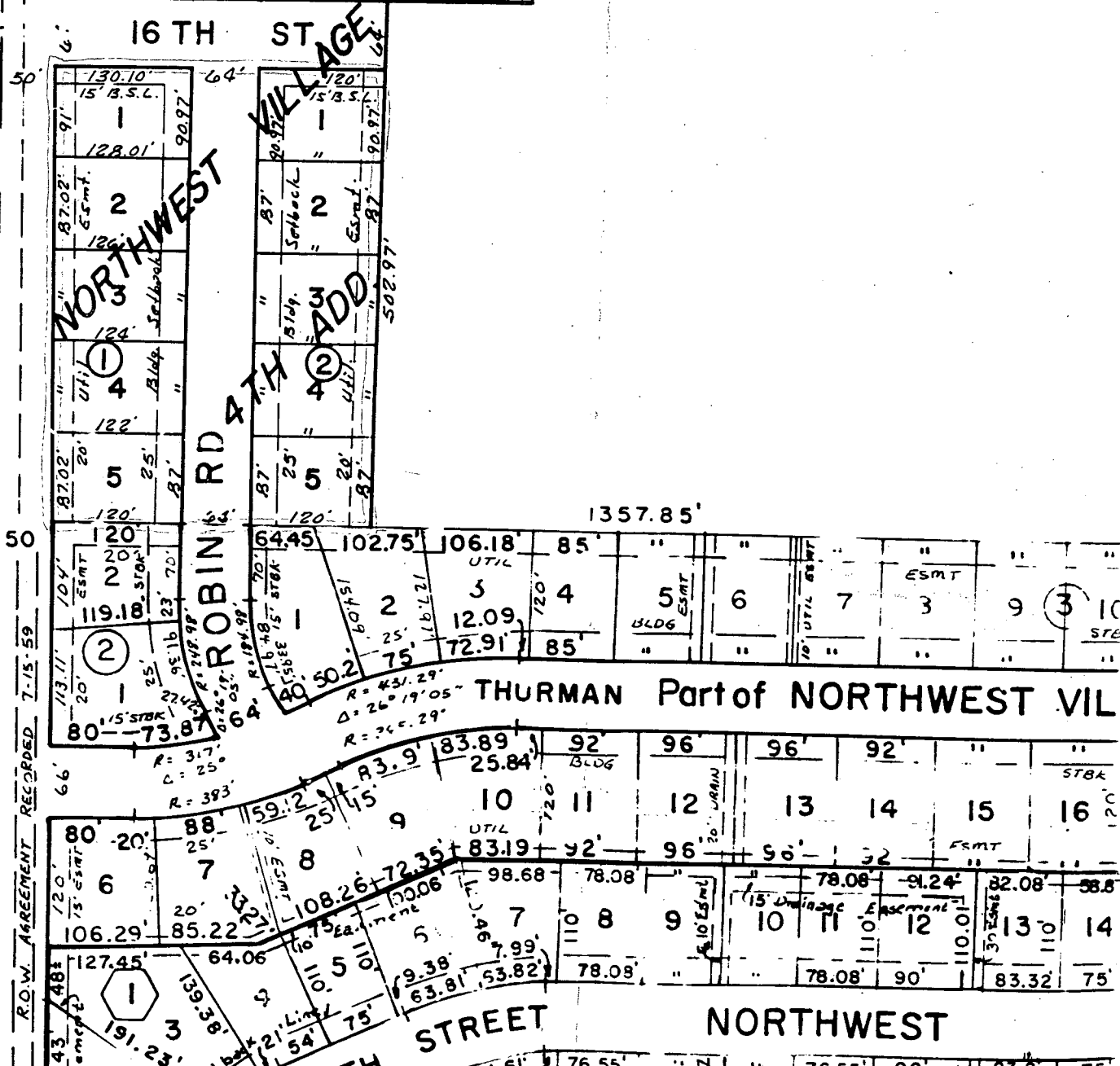
Sincerely,

  
Michael E. Lindspak, P.E.  
City Engineer

MEL:VH:cls



- D- 495 - 2UP
- D- 495 - 3UP
- D- 495 - 4-IUP
- D- 495 - 5-IUP



R.O.W. AGREEMENT RECORDED 7-15-59

## Letter to Consultants

- ✓ Mochring & Ass. — Don Mochring
- ✓ PEC — Gary Wiley
- ✓ Bangluman — Brent Wooten
- ✓ MKEC — Ken Bengtson
- ✓ Poe and Ass. — Kenny Hill
- ✓ Municipal Engineer — Babar Kahn
- ✓ Reiss & Goodness — Al Reiss
- ✓ Wilson & Co. — Ron Chandler

Dear :

~~Booster Ass.~~  
✓ Castle & Ass. — Bob Castle

This is a letter to solicit a quote of fees from your firm for replatting a piece of property <sup>(known as Northwest Village & the add'n)</sup> at the S.E. corner of Tyler and 16<sup>th</sup> St No. The site is intended to be developed to a new fire station. The engineering services required include an architectural topography survey and the usual requirements for a one lot final form only plat. Please provide a written response at your earliest convenience. Thank you.

>

>

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