

COMMISSIONERS PROCEEDINGS

9021

July 1, 1980

*File
Oak Cliff
Estates*

DP-104 and Z-2228
CUP & ZONE CHANGE
FROM "AA" & "LC"
TO "A", "R-6" &
"LC"

DP-104 and Z-2223 - REQUEST TO APPROVE COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAT (CUP) AND ZONE CHANGE FROM "AA" SINGLE FAMILY AND "LC" LIGHT COMMERCIAL TO "A" TWO-FAMILY, "R-6" GENERAL RESIDENTIAL AND "LC" LIGHT COMMERCIAL (AS AMENDED) ON THE NORTHWEST CORNER OF MAPLE AND MAISE, PRESENTED.

The Planning Commission recommends that the zone change request be approved subject to platting within one year and the ordinance establishing zoning not being published until the plat has been recorded with the Register of Deeds; and that the associated CUP be approved subject to the conditions outlined in information provided the Commissioners.

NOTE: The percentage of protest petitions received on the application will be pointed out at the time the case is considered by the City Commission.

The Director of Planning reviewed subject application and the surrounding land uses. He referred to a letter received from Mr. Wiley of Professional Engineering Consultants on behalf of the developers, requesting amendment to curb cuts originally proposed, and requested that the number of curb cuts to Parcel One (1) from Maple and Maize Road be limited to two (2) openings per side if Parcel One (1) is developed as a service station and one (1) opening per side if developed as any other use. It was also requested that the number of curb cuts to Maple Street from Parcels Two (2) and Three (3) be reduced from five (5) openings to four (4) openings and that the number of openings to Maize Road from Parcel Four (4) be reduced from two (2) openings to one (1) opening.

* Commissioner Porter excused during Mr. Kowalski's presentation.

Jack Kowalski, President of Rolling Hills Country Club Estates Homeowner's Association, and Bickley Foster, representing the Homeowner's Association, spoke in opposition to the CUP and contended that the discussion before the Planning Commission did not debate or resolve the issues of excessive commercial property and too high density in relation to the character of the area.

Royce Wallace, 601 Wetmore Drive, also spoke in opposition to the CUP.

*Commissioner Porter present during Mr. Wallace's presentation.

Discussion was had.

Brown moved that having reviewed the record of hearing before the MAPC and in accordance with Policy #10 of the MAPC previously adopted by this Board and having reviewed the factors contained therein and the factors stated by the MAPC in connection with Zoning Case No. Z-2228 and DP-104, the recommendation of the MAPC is approved, subject to the recommended conditions, the modifications of curb cuts be approved as requested by the developer, and the Planning Department be instructed to forward the ordinance for first reading when the plat is forwarded to the City Commission. Motion carried 3 to 2, Kennard and Porter NO.

-- carried

Bob Lakin

Jack Kowalski

Royce Wallace

Motion --

Oak Cliff Estates ↘

4. DP-104 and Z-2228 - REQUEST TO APPROVE COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN (CUP) AND ZONE CHANGE FROM "AA" SINGLE FAMILY AND "LC" LIGHT COMMERCIAL TO "A" TWO-FAMILY, "R-6" GENERAL RESIDENTIAL AND "LC" LIGHT COMMERCIAL (AS AMENDED) ON THE NORTHWEST CORNER OF MAPLE AND MAIZE.

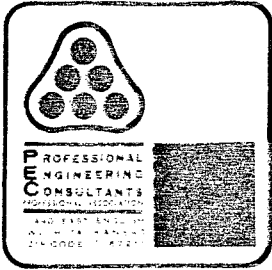
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ACTION:

1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and CUP subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
2. Return the applications to the Metropolitan Area Planning Commission for reconsideration. The City Commission states the following reasons for its action:

MEMO



TO: Dean Sellers
Acting City Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-79283-1120

PROJECT: Oak Cliff Estates

COPIES TO:

ATTN: Steve Lackey

DATE: July 2, 1980

Paul Johnston

FROM: Chris Brennenstuhl

Louise Olivarez

REFERENCE: Drainage Plan - Revised Storm Sewer

Phil Dietrich

Dick Linn

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The following is a summary of a meeting held on June 19, 1980, in your offices. Present at that meeting were:

City of Wichita	Steve Lackey
	Louise Olivarez
Flood Control	Paul Johnston
Sedgwick County	Phil Dietrich
PEC	Dick Linn
	Chris Brennenstuhl
	Kristen Hart

1. Total existing right-of-way plus drainage easement along Maple west of Maize Road is 125 feet (75' north and 50' south).
2. Several existing utilities may present obstacles to installation of proposed storm sewer; relocation is feasible if necessary.
3. Assurance is needed that an alignment is possible for a system that would be adaptable to future use at such time as Maple is reconstructed as an urban arterial. While it may be preferred to install the proposed storm sewer within the existing, paved section such an alignment would be contrary to previous and present county policy; it may be possible, however, for the City of Wichita to annex this area if such an alignment is the only feasible option. As a portion of assuring adaptability to future use, also needed is an elevation of the routing of runoff from 100-year frequency storm.
4. Minimum pad elevations are required in the following areas:
 - a. The tier of lots adjacent to the drainage easement and floodway in the south-west corner (1334.0 MSL)
 - b. All lots within the FEMA flood plain in the northeast corner.
5. Due to existing utilities within the west ditch of Maize, additional utility easements shall be added to the plat in the southeast area with the developer responsible for any utility relocation needed.

Transmitted today is the following addition information:

1. Alignment of proposed storm sewer
2. Cross-sections of proposed storm sewer
3. Calculations of proposed storm sewer under the following conditions:

Received

JUL 2 1980

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Memo 7-2-80
Dean Sellers

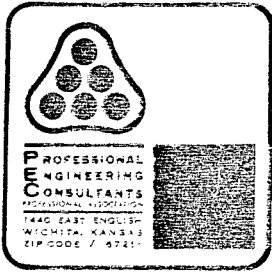
- a. Full development with urban arterial section.
- b. Proposed development with open ditch section.

Also, minimum pad elevations are shown on the Final Plat as follows:

Block 18	Lot 1	1335.0
	Lots 2 thru 10	1336.0
	Lots 11 thru 15	1337.0
Block 2	Lots 15 thru 24	1326.0

These will be revised to the following:

Block 18	Lots 1 thru 15	1334.0
Block 2	Lots 15 thru 24	1326.0
Block 9	Lots 12 thru 15	1326.0
Block 10	Lots 1 thru 6	1326.0
Block 11	Lots 9 thru 12	1326.0

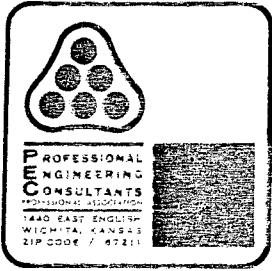


Date July 2, 1980 Page _____ of _____

Project OAK CLIFF STORM SEWER

Item _____

Sta	NODE	SIZE	STORM SEWER			MIN. ELEV. ELEV.
			SLOPE	LENGTH	FE IN	
22+72	100	58"x91"	0.010%	47.4	1305 ⁵⁰⁰	n/a
22+29	110	53"x83" EXIST 48"	0.012%	29.0	1305 ⁵⁰⁵	1305 ⁵⁰⁵ n/a
22+00		53"x83" EXIST 48"	0.012%	200	1305 ⁵⁰⁸	1305 ⁵⁰⁸ 1318 ⁸
20+00		53"x83" EXIST 48"	0.012%	200	1305 ⁵³²	1305 ⁵³² 1317 ⁵
18+00	170	53"x83" EXIST 48"	0.012%	200	1305 ⁵⁵⁶	1305 ⁵⁵⁶ 1316 ⁸
16+00		58"x91"	0.70%	200	1305 ⁵⁸⁰	1305 ⁵⁸⁰ 1311 ⁰⁰
14+00	180	58"x91"	0.70%	200	1307 ⁰⁸	1306 ²⁸ 1314 ²
12+00		58"x91"	0.70%	160	1308 ⁴⁸	1308 ⁴⁸ 1316 ⁵
10+40	190	58"x91"	0.70%	120	1309 ⁷⁰	1309 ⁶⁰ 1316 ⁷⁵
9+60	200	34"			1310 ⁸¹	1310 ⁵⁴ 1317 ⁰⁰



Date JULY 2, 1980 Page _____ of _____

Project OSK CLIFF STORM SEWER

Item _____

100-YEAR ROUTING FOR URBAN ARTERIAL SECTION
 100-YEAR FLOW RATE AT NODE 170

DA_{TOT} 81.3 AC
 C_{AVE} 0.64
 T_c 69.8 MIN²
 C_{100} 3.49 IN/HR
 Q_{100} 181.2 CFS

MAXIMUM HYDRAULIC SLOPE

NODE 100 1305.50 FT + $\frac{58}{12}$ = 1310.33
 NODE 170 1319.50
 LENGTH 476.4 FT
 SLOPE $\frac{1319.50 - 1310.33}{476.4} \times 100\%$
 = 1.92%

MAXIMUM CAPACITY 58" x 91" RCP PIPE

$\frac{1.486}{0.013} K R^{4/3} = Q_{1/2} = 4370$ (Conc. Des. Man.)
 $Q_{MAX} = 4370 (\sqrt{0.0192})$
 = 606.2 CFS

HYDRAULIC SLOPE REQUIRED

$$S = \left(\frac{Q}{4370} \right)^2 = \left(\frac{181.2}{4370} \right)^2 = 0.017\%$$



MEMO

TO: Dean Sellers
Acting City Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-79283-1120

PROJECT: Oak Cliff Estates

COPIES TO:

ATTN: Steve Lackey

DATE: July 2, 1980

Paul Johnston

FROM: Chris Brennenstuhl

Louise Olivarez

REFERENCE: Drainage Plan - Revised Storm Sewer

Phil Dietrich

Dick Linn

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Louise Olivarez

Flood Control

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MEMO

TO: Dean Sellers
Acting City Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-79283-1120

PROJECT: Oak Cliff Estates

COPIES TO:

ATTN: Steve Lackey

DATE: July 3, 1980

Paul Johnston

FROM: Chris Brennenstuhl

Louise Olivarez

REFERENCE: Final Drainage Plan

Phil Dietrich

Dick Linn

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

As per our meeting yesterday concerning the Oak Cliff Estates Drainage Plan at which the following persons were present:

City of Wichita

Steve Lackey

Mike Lindebak

PEC

Dick Linn

Chris Brennenstuhl

Kristen Hart

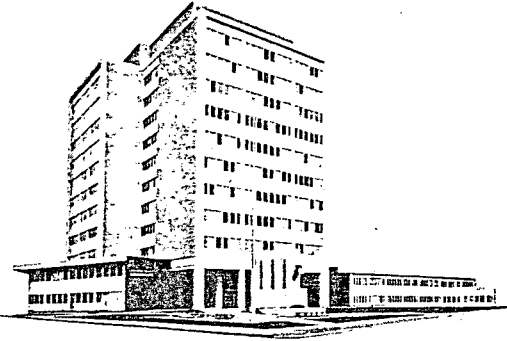
we are today delivering the final copies of the revised drainage plan along with the plan and profile and the cross-sections of the proposed storm sewer which will serve the southeast portion of the Oak Cliff Estates and the future urban arterial.

At yesterday's meeting discussion covered the following topics.

1. Calculation of the 100-year flow for future conditions with both Maple and Maize reconstructed to an urban arterial standard was less than the maximum capacity of the proposed storm sewer system as submitted yesterday. Therefore the open-ditch system will be needed only until such time as the suburban road section is reconstructed to the preliminary design as submitted today.
2. Additional utility easements are being added to the plat to avoid constructing the sanitary sewer within street right-of-way.
3. Because the storm sewer along Maple is sized larger than would be required to serve the immediate needs of Oak Cliff Estates in order to accommodate future arterial improvements, part of the costs of construction and utility relocation will be the responsibility of the City of Wichita.

Oak Cliff Estates

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS



SEDGWICK COUNTY COURTHOUSE

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

LAWRENCE E. MULLINS
DIRECTOR OF PUBLIC WORKS

DATE: July 10, 1980
TO: Mr. Mike Lindebak, City Engineering
FROM: L. E. Mullins *LEM*
SUBJECT: Oak Cliff Estates Preliminary Storm Sewer Plan (Dated July 3, 1980)

This office has reviewed the above referenced storm sewer location plan, and have no objections to the proposed alignments of the storm sewers along Maize Road. The plan indicates that a pavement cut will be required across the intersection of Maple and Maize Road, and this Department is agreeable to the same.

It should be noted that the proposed alignment will cross a large telephone conduit along the west side of Maize Road. When final plans are prepared, the plans should be coordinated with Southwestern Bell Telephone Company.

We would also request a review of the final plans prior to their approval. Please be reminded that a permit to work within the right of way will be required for those sections of Maize Road and Maple Street that are in the unincorporated areas of the county.

cc: Mr. Paul Johnston, Flood Control
Plat File

Received

JUL 14 1980



Date JULY 14, 1980 Page 1 of 1

Project OAK KNOLL 2nd ADDITION

Item STORM SEWER QUANTITIES

INLETS

STANDARD

9 @ \$1,500 = 13,500

PIPES

15" RCP

565 LF @ \$30 16,950

24" RCP

542 LF @ \$44 23,848

30" RCP

280 LF @ \$50 14,000

68,298

+ 2070

13,659.60

81,957.60

USE \$82,000

120

MEMO



TO: Dean Sellers
 Acting City Engineer
 City Hall - 7th Floor
 455 N. Main
 Wichita, Kansas 67202

PROJECT NO. 30-79283-112
 30-78395-104

PROJECT: Oak Knoll 2nd Add
 Oak Cliff Estates

DATE: July 14, 1980

COPIES TO:

Dick Linn

Gary Wiley

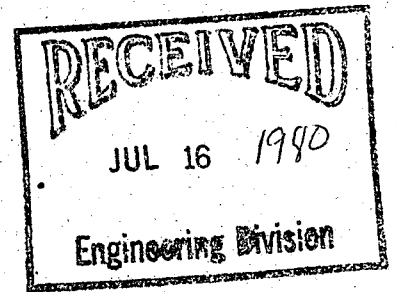
ATTN: Mike Lindebak

FROM: Chris Brennenstuhl

REFERENCE: Storm sewer quantities

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN

Transmitted herewith are summaries of quantities for the above-referenced developments. The approved drainage plan was used to determine approximate quantities for each addition with the quantities for Oak Cliff Estates being summarized by benefit district.



~~XXXX~~ 268-4591

July 15, 1980

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Attn: Ms. Chris Bremenstahl

Subject: Oak Cliff Estates - Final Drainage Plan

Dear Chris:

Upon review of subject plat, the following comments are offered:

- 1) The previous submittal received June 19 indicated the southwest section of the plat as being Floodway, the last submittal shows Floodway and drainage easement with no separation. If this is the proposal Lot 1 - 3 should be designated Floodway, Lots 4 - 14 Drainage Easements, all being within Block 18.
- 2) Based upon the drainage pattern it may be desirable to extend the 40' drainage easement mentioned in Item 1 into Lot 15 of Block 18.
- 3) To change the minimum pad elevations of Lot 2 - 15 of Block 18 to a value of 1334 will require verification that the levee has been constructed around the lake in Westlink Village 18th to the elevation of 1335.
- 4) To protect the toe of the levee indicated in Item 3 will require construction of a swale within the 40' drainage easement. Information on same should be submitted for record.
- 5) Submittal of the supporting calculations including the new drainage area discharge values, etc. should be submitted for approval with the proposed storm sewer outfall in Maple.
- 6) Submittal of information on the proposed channel work within the Floodway at the southwest corner should be provided based upon the flows from Westlink Village 18th, proposed flows from Oak Cliff Estates and the restriction caused by the existing 4x4 RCBC in Maple.

Chris Brennenstuhl

-2-

July 15, 1980

- 7) Due to the proximity of the proposed catch basins to the cul-de-sacs off Prescott, it is suggested that they be positioned off the cul-de-sacs to accept drainage from same rather than rely on the drainage making 90° turns.

If there are any questions, please advise.

Yours truly,

Paul Johnston,
Acting Director
Flood Control and Landfill Division

PJ/glm

cc: Oak Cliff Estates Addn. Plat File
Westlink Village 18th Addn. Plat File
Phil Dietrich/Sedgwick County Engineer's Office
Louise Olivarez/MAPD
Steve Lackey/City Engineering Office