

# ITEM NO. 10

## MEMORANDUM

January 27, 1988

TO: Marvin Krout, Director of Planning  
City of Wichita Planning Department

SUBJECT: Replat Lot 1 Block 7 Westlink Village  
New Part Name "Putter Place"  
Owner: LifeStyles By Lane

I am writing to you on behalf of myself and a group of neighbors surrounding the replat property. On January 17, 1988 at 7:30 p.m. a meeting was held at my house, 9910 Tee Lane, to discuss this replat request. Present at the meeting were all the neighbors adjoining the subject property and across the street from this property except 2 (one out of town and one non-owner occupied). Also attending the meeting were Howard Murray and Jess Shade. These two individuals were involved in the original development of Westlink Village area. They are each members of the architectural committee established by the covenants on this development.

Pursuant to the covenants Mr. Murray and Mr. Shade elected me as the third member of the architectural committee, filling a vacancy that existed.

The position of the neighbors was unanimous. We are opposed to the division of this property into five lots. Second we are opposed to the set back changes. In both cases the result is incompatible with the surrounding areas and the original Westlink Village plan. The resulting lot size is far smaller than all lots in the area.

This is a very stable neighborhood and no new homes have been built in 25 years. The style and quality of the homes are very similar. While the neighbors would prefer nothing to change we realize that is not practical.

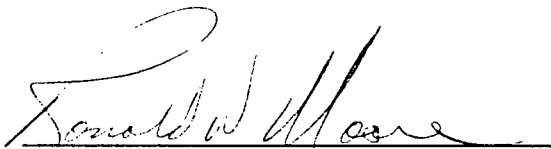
While we would prefer a split into 2 or 3 lots a review of the original plat and the average size lots indicates a good compromise of this issue is 4 lots of approximate equal size with frontage on Tee and 3rd. Under this plan a 15' set back on the side (Putter) would be consistent with the original plat. This was agreeable to the neighbors and there were no objections.

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Marvin Krout, Director of Planning

Finally, the covenants on this property specify backyard minimum size and set backs from property lines. With these factors and a minimum of 1300 sq. ft. living space the buildable area of the small lots (5) severely restricts the size and architecture of the new homes.

A week after our meeting the city planning department staff independently came to the conclusion this plat should be for 4 lots of a size approximately the average size surrounding this plat. We agree with the staff report and request you reject the 5 lot plat as submitted.

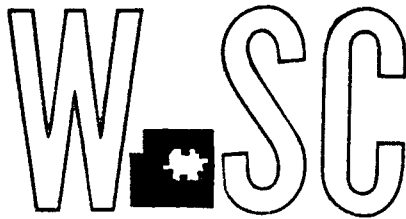
Enclosed is a list of the neighbors in attendance at our neighborhood meeting. Many of these neighbors will be in attendance at the subdivision meeting January 28, 1988 to support our position.



Ronald W. Moore  
9910 Tee Lane  
Block 6 Lot 16

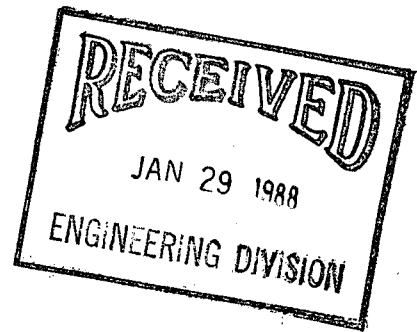
<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<sup>W.</sup> David & <sup>L.</sup> Mabel Deldine	9900 Tee	722-1187
Mason Enterline	9918 Tee Lane	722-0024
Harry & Jan Hunter	425 Putter Ln.	722-1785
BILL & WENDY THOMPSON	447 PUTTER LN.	722-5984
Jim Mabrey	9918 Tee	722-0024
Joe & Pat Brooks	422 Putter Ln	722-1734
Tom & Betty Henderson	9901 W. 3rd St.	722-0589
BILL + CHRISTINA MAINS III	9820 W. 3RD ST.	721-5953
Brian & Kathy Jackson	9843 Tee Lane	721-0218
Andy & Betty Rainville	455 Putter	721-6105

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561



January 29, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat 88-1 - PUTTER PLACE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to conform to the average lot sizes and street frontages of the existing lots in the general area, the final plat shall depict the platting of only four lots rather than five. The redesign may depict a 15-foot sideyard setback from Putter Street. A 30-foot frontyard setback shall be depicted from both Tee and 3rd Street. The developer is left with the flexibility of which way the future dwelling units may face.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

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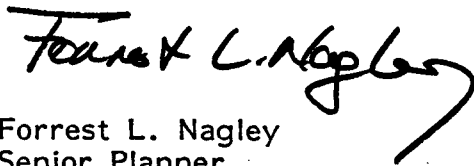
Final Plat 88-1 - PUTTER PLACE  
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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required 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, February 4, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Lifestyles by Lane, c/o Stanley C. Lane, 2277 S. Grove,  
Wichita, KS 67211  
Mike Lindebak, City Engineer