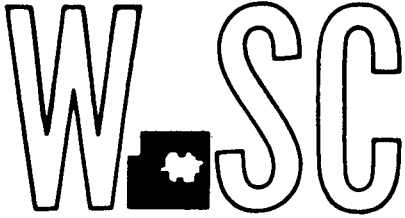
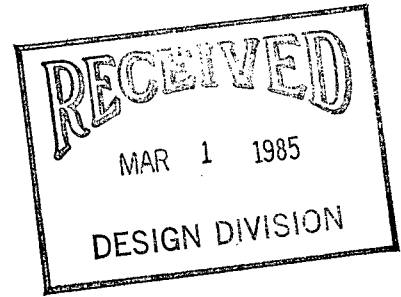


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 28, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-18 - Final Plat of Hatstrup Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 28, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that, in accordance with the C.U.P., a parking layout and circulation plan will need to be submitted to the City Traffic Engineer for review and approval prior to the issuance of any additional building permits on this proposed lot.
- B. The final plat tracing shall reference, in the platlor's text as well as on the face of the plat, that building setbacks are per the West Center Commercial C.U.P. (DP-19).
- C. Since fee title to public lands is now vested with the City of Wichita rather than Sedgwick County for City of Wichita plats, the final plat tracing shall omit the signature block for County Commission approval.
- D. Since this plat is vacating the platted 100-foot building setback from Tyler Road and the 35-foot building setback from the south line of this property which were platted as part of West Center Addition, the engineer's text on the final plat tracing shall be amended to reference the vacation of platted setbacks, as well as street right-of-way, by virtue of K.S.A. 12-512(b).
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Baughman Company, P.A.
Re: S/D 85-18 - Final Plat of Hatstrup Addition
February 28, 1985
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 7, 1985. If you have any questions concerning this matter, please call.

Sincerely,

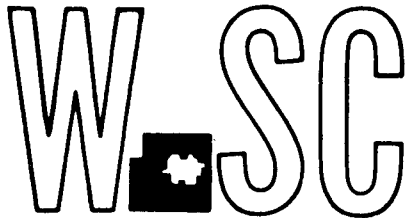


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Richard J. Hatstrup, 2959 North Webb, Wichita, KS 67226
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 7, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re.: S/D 85-18 - Final Plat of Hatstrup Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 7, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 28, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Richard J. Hatstrup, 2959 North Webb, Wichita, KS 67226
✓ Mike Lindebak, City Engineer

Dre - Sub Jan. 2, '86

1. Diamond Head. Vacation of Access Control at Central & Eisenhower. No water problem.
2. Wilbur Walker. Alley R/W Vacation. Private water line crosses alley. No water problem.
3. Ronald H. Groves. Vacation of access control. No water problem.
4. Ralph Vautravers. Utility Esm't. Vacation. No water problem.
5. Valley Center Pump Station. Final Plat. No city water available. No water problem.
6. Briarwood Estates 5th Addition. Final Plat. Item C, mains to be extended. No water problem.
7. Stockyards Industrial Park Addition. Preliminary plat. Item B, mains to be extended. Existing 8" and 20" mains in 21st St. N. Existing 8" main in 25th St. N. No water problem.
8. Hattrup Addition. Final Plat (Revised). No water problem.
9. Baugher Addition. Final Plat. Item A, mains to be extended. All lots proposed are now adjacent to city water mains in 26th St. N. and in Coolidge.
10. Vulcan-West Addition. Preliminary Plat. Item A, wells. No water problem.
11. Fifth Addition to Cedar Ridge. Final Plat. Existing main in Skinner ~~is~~. Services installed before replat. Services to be relocated, abandoned, or added shall be at the expense of the developer. Developers Engineer shall prepare a drawing, showing services that need to be left, relocated, added, etc., for the Water Dpt. A cash deposit shall be given to the Water Dpt. for the service work.

12. Porcells 10th Addition. Street name changes. Water Dept. to be notified as maps are being updated. No water problems.

13. Land Inventory Case:

Site 3 - 8" main in 13th is shown incorrectly. There is now a 6" main, shown and an 8" main. See attached. Part of 6" has been abandoned.

Site 4 - No water service at this time.

14. The Pines. Grant Utility Easement. No water problem.

15. Lillian L. Oliver. Grant Utility Esmt. No water problem.

16. USD 259. Dedicate Street R/W. No water problem.

Note: Lot 19 Robson Heights has given additional St. R/W to total an existing 50 ft.

17. Other Matters.



January 3, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-18 - Revised Final Plat of Hattrup Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 2, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- B. The applicant is advised that, in accordance with the C.U.P., a parking layout and circulation plan will need to be submitted to the City Traffic Engineer for review and approval prior to the issuance of any additional building permits on these proposed lots.
- C. The text of the joint access easement shall provide for Lot 1 to drain onto Lot 2 at the location of the joint access easement.
- D. The applicant shall guarantee the reconstruction of the driveway to Tyler Road to a 30-foot wide commercial approach. The applicant's agent shall meet with representatives of the City Engineer's office to arrive at the needed dollar amount of the guarantee.
- E. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).

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Baughman Company, P.A.

Re: S/D 85-18 - Revised Final Plat of Hatstrup Addition

January 3, 1986

Page 2

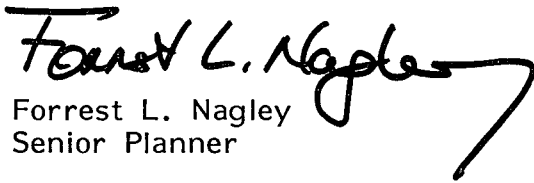
- F. Closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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.

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, January 9, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



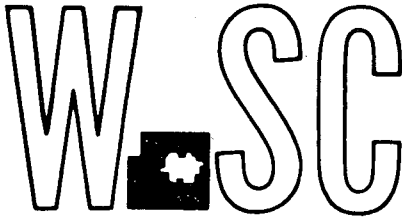
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Tyler Properties, c/o Lindy Andeel, 358 N. Rock Road, Wichita, KS
67206
Craig Steven, 437 N. Hillside, Wichita, KS 67214
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 9, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-18 - Revised Final Plat of Hattrup Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 9, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 3, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

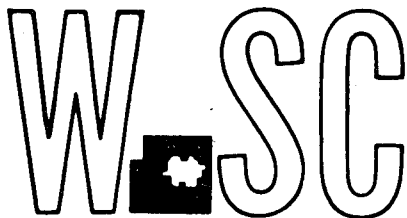
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Tyler Properties, c/o Lindy Andeel, 358 N. Rock Rd., Wichita, KS 67206
Craig Steven, 437 N. Hillside, Wichita, KS 67214
Mike Lindebak, City Engineer

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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 6, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-90 - Final Plat of Industrial Air Center
Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 31, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

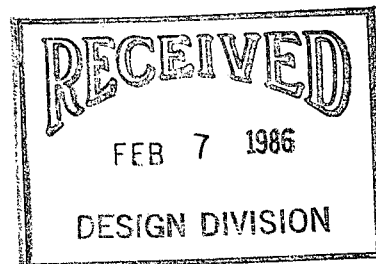
Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

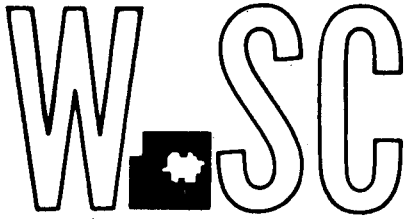
BRB:mlh

cc: Horst K. Hiller, 630 N. Washington, Wichita, KS 67214
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
✓ Mike Lindebak, City Engineer



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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 17, 1986

Bill G. Yung
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: Hattrup Residential C.U.P. - South of 29th Street North
in an area west of Webb Road.

Dear Bill:

We have received your Development Plan Proposal for the above-referenced C.U.P. which indicates dividing the property into two (2) parcels with zero lot line houses and apartment uses. The following are our comments on this proposal:

1. The design of this development plan should take into consideration the proposed realignment for 29th Street North adjacent to the north line of Parcel 2 and south of the Northeast Expressway. Structures should not be located within this alignment and so, therefore, we would need to see a revised development plan showing an amended design. The required dedication of 50' half-street right-of-way for 29th Street North should be indicated in addition to the required balance of needed right-of-way for 29th Street North. The City Engineer has advised us that they will appoint appraisers and will follow-up with negotiations to acquire the balance of needed right-of-way. Please contact the City Engineer's Office as to the exact location of this right-of-way.

General Provision #1 should be changed to provide for the construction of the Northeast Expressway, and we suggest a comment could be added to the General Provisions regarding a buffer from this site to the right-of-way to 29th Street and the Northeast Expressway.

2. Due to the relatively high density of the proposed plan, the circulation system should accommodate a second means of vehicular access to both parcels, but, in particular, to Parcel 1. A continuous loop system between Parcels 1 and 2 or at least an emergency access easement to Webb across the "BB"-zoned "exception" on the east is suggested. In addition, the plan does seem to have a lot of dead-end streets and straight-aways, and perhaps these points could be addressed in a revised design.

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Bill G. Yung
June 17, 1986
Page 2

3. The setback requirement for garages stated in General Provision #14.B.1 is only 5'. What is your reason for proposing such a small setback? It is suggested that the number be increased to 15'.
4. Please submit drawings of the "diagonal z-lot" land use layout for our review.
5. How is the drainage proposed to be handled for Parcel 1? Of course, a drainage plan will be required at the time of platting.

This C.U.P. has not been scheduled yet for MAPC review in order to allow you time to discuss these comments with your client and submit a revised proposal to us. Please call if you have any questions.

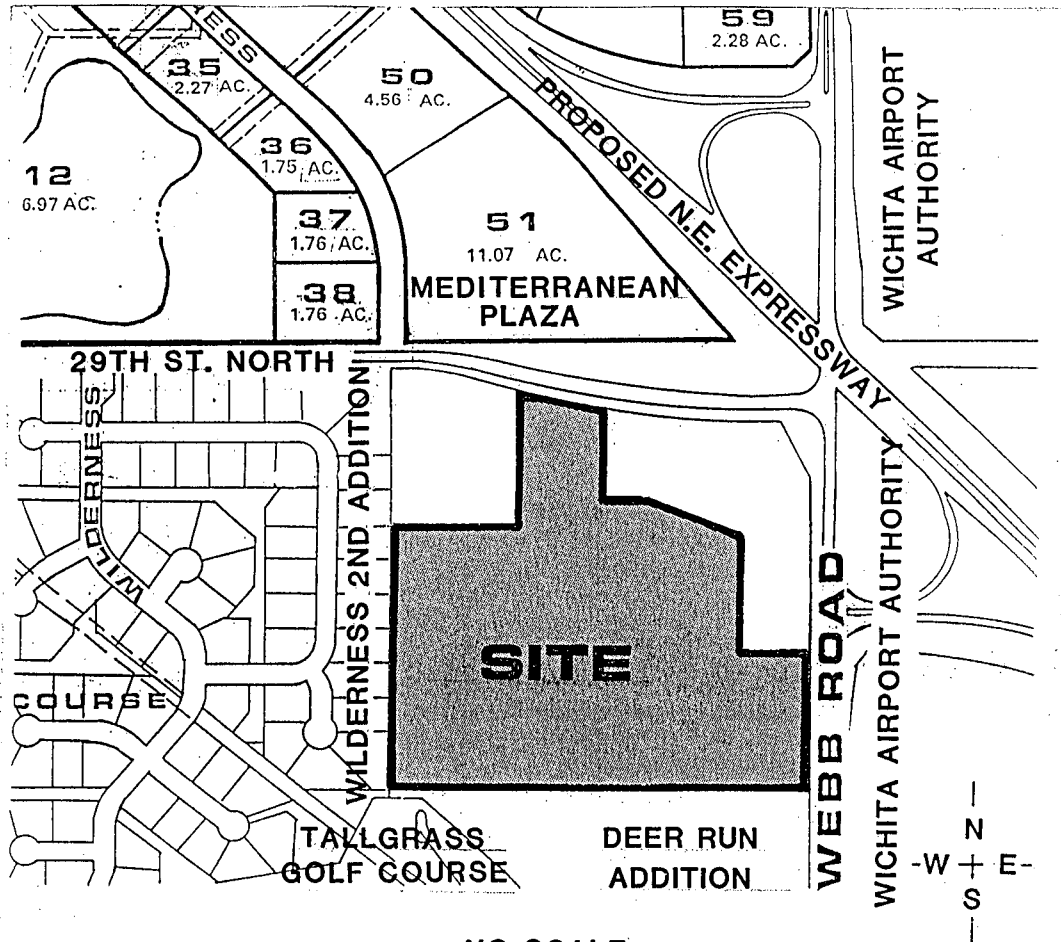
Sincerely,



Barbara R. Bonanni
Senior Planner

BRB:blw

cc: R. J. Hattrup, 2959 North Webb Road, Wichita, KS. 67226
Mike Lindebak, City Engineer/Interim Director of Planning



LOCATION MAP

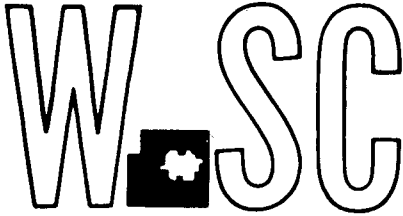
**HATTRUP COMMUNITY
UNIT PLAN AMENDMENT
(FORMERLY HATTRUP C.U.P. D.P. 159)**

OWNER: R.J. HATTRUP 2959 N. WEBB ROAD,
WICHITA, KS. 67226

PREPARED BY: BILL YUNG DESIGN 4912 E. 29TH N.
SUITE ONE WICHITA, KS. 67220

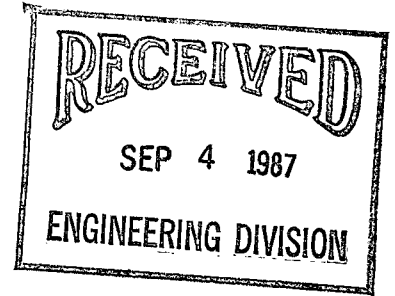
AUG. 6, 1987

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



September 3, 1987

Bill G. Yung
Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

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RE: DP-159, Amendment #1 - Hattrup Residential Community Unit Plan Proposal - Generally located west of Webb Road and South of 29th Street North.

Dear Bill:

We have received your amendment proposal for the above-referenced community unit plan and the associated zoning requests for "AA" to "LC" on adjacent land and for "LC" to "AA" within this C.U.P. We also are in receipt of your letter of request to withdraw the original zone cases, Z-2776 (LC to AA) and Z-2791 (AA to BB). Once the C.U.P. has been approved, the two previous zone cases will be closed.

Our review of the C.U.P. amendment proposal with other City departments indicates the need for the following suggested changes:

Streets:

- (1) As requested on the church plat to the west, the C.U.P. drawing should indicate the standard required right-of-way for 29th Street North of 50-feet of half-street r.o.w. tapering to 75-feet at the intersection. The r.o.w. for Webb should be 50-feet and not 60-feet as shown.
- (2) The access control along Webb for the adjacent property requesting "LC" zoning should have an area of complete access control across the street from the on-off ramp for the Expressway. This access control shall be dedicated at the time of platting the commercial property.
- (3) General Provision #11 should indicate that turnarounds shall be provided for all streets longer than 150-feet.

Parking:

General Provision #13 should include the following comment regarding parking requirements:

Off-street Parking - Parking shall be provided in accordance with Section 28.04.140 et seq of the code of the City of Wichita. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces per dwelling unit will be submitted at the time of platting. Parking for the Clubhouse/swimming pool complex shall be provided as described below in parcel descriptions.

Drainage:

Since significant drainage occurs on this property and the existing lakes are indicated, the following drainage comment is needed:

Any proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.

Recreation Facilities:

Please include the following three comments regarding requirements for the recreation facilities and include "community facilities" as a proposed use for Parcel No. 1:

Parking - Since the Clubhouse/swimming pool complex is designed for use only by residents of this development and their guests, the off-street parking requirements are established on the basis of 1 space per 200 sq. ft. of structure or 1 space per 100 sq. ft. of pool surface, whichever is greater.

Screening - The Clubhouse/swimming pool complex shall be landscaped to provide for plant material screening to enhance views into the complex and to screen objectionable views such as pool equipment. Low level (30") screening shall be provided in conjunction with conifers and deciduous trees around parking lot to reduce impact of parking facility.

Bill G. Yung RE: DP-159, Amendment #1
September 3, 1987
Page 3

Security Fencing - The swimming pool proper shall be fenced for security purposes with fencing at least 5' high. May be constructed of open wrought iron, wood or masonry or combination thereof.

Ownership:

The "Transfer of title" comment should be added to the general provisions in order to alert possible future property owners.

The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan, or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns unless amended.

Please contact us if you have any questions or comments about these suggestions. The next possible MAPC date is October 1, 1987, and revised prints of the C.U.P. and the ownership list are needed by Tuesday, September 8, 1987.

Sincerely,



Barbara R. Harris
Senior Planner

BRH:blw
Attachment

cc: Marvin S. Krout, Director of Planning
Mike Lindebak, City Engineer
R. J. Hattrup, 2959 North Webb Road, Wichita, KS. 67226