

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection  
✓ Mike Lindebak, City Engineer  
Bill McKinley, Traffic Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-133 - Spring Creek Family Golf Center Commercial C.U.P.  
Generally located on the east side of 127th Street,  
in an area between Kellogg and Douglas.

Attached is a copy of a proposed commercial C.U.P. at the above referenced location. The proposed uses include a par 3 golf course, miniature golf, practice green and a driving range. Associated zone case Z-2546 is requesting "C" zoning for this site. Setbacks, access control, screening requirements, right-of-way for the proposed N.E. Circumferential are shown on the plan.

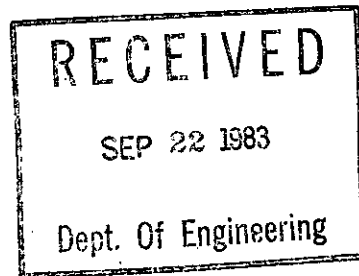
We would appreciate receiving any comments you might have by Monday, September 26, 1983. If you have any questions, please call.

*Arthur D. Chambers*  
Arthur D. Chambers, AICP  
Senior Planner

ADC:el  
Attachment

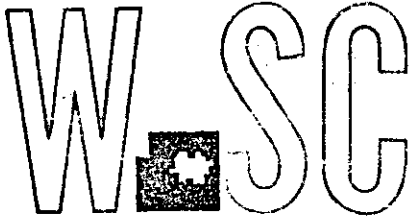
*Hike*  
*Major Drainage Problem*  
*Req. Floodway 700'-800' wide*  
*through Center of Property*

*Chris*



*F 18m*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

December 9, 1983

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

Re: S/D 83-106 - Preliminary plat of Spring Creek Family  
Golf Center

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 8, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to the City Engineer's office for review and approval. The City Engineer has advised that the final plat should indicate a minimum building pad of 1333 m.s.l. and that the boundaries of the floodway may be significantly reduced.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of municipal water to serve this property.
- D. Municipal sewer is presently not available to serve this property. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage for this commercial property. A memorandum shall be obtained specifying approval. At the time of final plat review, the applicant and the Health Department representative shall be prepared to discuss what type of system is to be utilized.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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DEC 12 1983

Dept. Of Engineering

WICHITA - SEDGWICK COUNTY

Baughman Company, P.A.  
Page 2 December 9, 1983

- F. On the final plat, the building setbacks should not be shown. Instead, reference shall be made in the plat's text that building setbacks are per Community Unit Plan #DP-133 and a similar note shall be indicated on the face of the plat.
- G. As a large floodway is proposed as part of this one-lot plat, the final plat shall reference in the plat's text, the standard floodway language.
- H. The final plat shall not indicate the proposed K-96 (N.E. Circumferential) right-of-way. Setbacks from this possible roadway are provided for by the associated Community Unit Plan.
- I. The final plat shall indicate the amount of half-street right-of-way for 127th Street East adjacent to this plat and the amount of right-of-way being dedicated for this road by way of this plat.
- J. Prior to filing a final plat, the applicant shall meet with County Public Works regarding the location of a required 30-foot sanitary sewer easement to be shown on the final plat.
- K. The final plat shall indicate a 10-foot utility easement adjacent to the north line of this plat.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

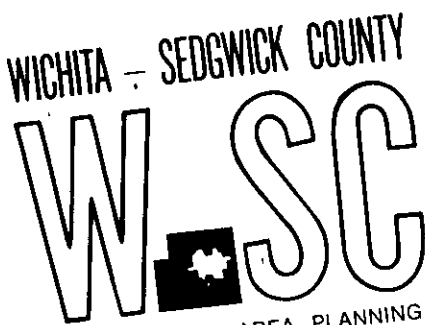
If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

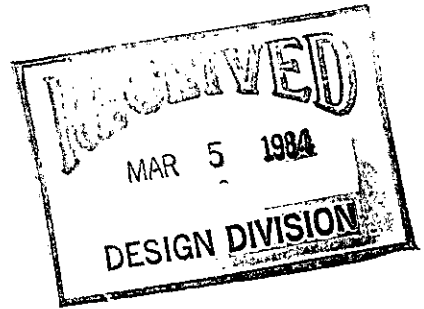
FLN:bh

cc: William E. Lusk, Jr., 207 S. Broadway, 67202  
Terry L. Grabham, c/o Leisure Tyme, Inc., No. 7 Cypress  
City Engineer



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 2, 1984

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

Re: S/D 83-106 - Final plat of Spring Creek Family Golf Center

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 1, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the required minimum building pad in both mean sea level and City datum.
- B. The applicant shall guarantee the extension of municipal water to serve this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The Health Department has approved the use of on-site sewage facilities.
- 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.

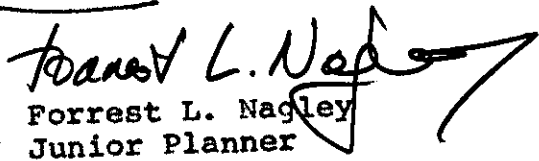
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit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

Baughman Company, P.A.  
March 2, 1984 - Page 2

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 March 8, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Wm. E. Lusk, Jr., 207 S. Broadway, 67202  
Terry L. Grabham, c/o Leisure Tyme, Inc., 67202  
X Mike Lindebak, City Engineer