

WICHITA-SEDGWICK COUNTY

DATE

February 27, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

Dean Sellers, Acting City Engineer

Paul B. Graves, Traffic Engineer

Robert B. Feldner, Superintendent of Central Inspection

TO ✓ Max Greene, Director Flood Control and Landfill Division

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-104 - OAK CLIFF ESTATES Commercial and Residential C.U.P.
and Z-2228 - "AA"&"LC" to "LC", "R-6", "RB" & "A"
Generally located at the northwest corner of Maple and Maize

A C.U.P. application has been filed for an approximately 29 acre site at the above location. Of the 29 acres, 15 are to be commercially developed and 11 acres are proposed for residential development with 26 dwelling units per acre. This area has recently been annexed and a plat, Oak Cliff Estates, for the quarter section has been filed.

I would appreciate receiving any comments you might have regarding access, drainage, density, etc., by March 5, 1980.



Jack H. Galbraith
Chief Planner

JHG:ADC:el

Received

FEB 28 1980

OAK CLIFF C.U.P.

GENERAL

TOTAL GROSS AREA = 29.04 AC. +
TOTAL NET AREA = 26.15 AC. + (EXCLUSIVE OF PUBLIC STREET R/W)
THIS DEVELOPMENT IS PROPOSED TO CONTAIN 15.06 NET ACRES + OF LIGHT
COMMERCIAL ZONING & 11.09 NET ACRES + OF "R-6" ZONING.

PARCELS ONE (1) TWO (2) AND THREE (3) ARE PROPOSED TO BE LIGHT COMMERCIAL. PARCELS FOUR (4) AND FIVE (5) ARE PROPOSED TO BE RESIDENTIAL AND TO CONTAIN GARDEN APARTMENTS AND/OR TOWNHOUSE UNITS AND ASSOCIATED COMMUNITY FACILITIES.

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO FIVE OPENINGS, TWO (2) FROM PARCEL ONE (1), TWO (2) FROM PARCEL TWO (2), OF WHICH ONE (1) OPENING SHALL BE CONSTRICTED TO MAJOR ENTRANCE STANDARD, AND ONE (1) TO PARCEL FIVE (5). ACCESS TO MAIZE ROAD SHALL BE LIMITED TO SIX (6) OPENINGS, TWO (2) EACH TO PARCELS ONE (1), TWO (2) AND THREE (3) TO MAIZE ROAD SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD. ACCESS TO DOUGLAS FROM PARCEL THREE (3) SHALL BE LIMITED TO ONE (1) OPENING AS INDICATED ON THE PLAN.

CONSTRUCTION OF THE MAJOR ENTRANCES, THREE (3) TOTAL, AND A DECEL LANE ON MAPLE AND MAIZE ROAD SHALL BE GUARANTEED AT THE TIME OF PLATTING.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.

4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCELS TWO (2) AND THREE (3) OR PARCELS FOUR (4) AND FIVE (5) ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.

5. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA OR AS INDICATED IN THE PARCEL DESCRIPTIONS.

6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.

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7. APPROPRIATE FIRE LANE EASEMENTS FOR PARCELS TWO (2), THREE (3), FOUR (4), AND FIVE (5), WILL BE CONSIDERED AT THE TIME OF PLATTING AND MORE SPECIFICALLY DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3½ INCH ASPHALT BASE WITH 1-1½ INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSANGER LOADING AND UNLOADING.

8. SCREENING AND LANDSCAPING: A PLANTING SCREEN, AS INDICATED IN PARCEL THREE (3), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING SCREEN SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE INSTALLED WHERE PARCELS TWO (2) AND THREE (3) ABUT PARCELS FOUR (4) AND FIVE (5), AS INDICATED ON THE PLAN.

THE LANDSCAPE SCREEN IN PARCEL THREE (3), SHALL BE REPLACED WITH A WALL AS DESCRIBED ABOVE, IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT TO THE NORTH OR EAST.

9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPED ARCHITECT FOR THE PLANTING SCREEN, INDICATING THE TYPE LOCATION AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL THREE (3).

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

10. A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NONPUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT(S) FOR PARCELS FOUR (4), AND FIVE (5), IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - AUTOMOTIVE (EXCLUDING THE SALE OF NEW OR USED CARS), FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 1.77 AC.+
NET AREA - 0.92 AC.+
MAXIMUM BUILDING COVERAGE - 30% OR 12,000 SQ. FT.
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 16,000 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDING - ONE (1)

PARCEL TWO

PROPOSED USE - AUTOMOTIVE, FINANCIAL, OFFICE, PROFESSIONAL, PERSONAL SERVICES, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 7.87 AC.+
NET AREA - 6.87 AC.+
MAXIMUM BUILDING COVERAGE - 30% OR 89,812 SQ. FT.
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 119,750 SQ. FT.
MAXIMUM BUILDING HEIGHT - 55 FEET
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MAXIMUM BUILDING COVERAGE - 30% OR 94,998 SQ. FT.
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MAXIMUM GROSS FLOOR AREA - 126,665 SQ. FT.
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PARCEL FOUR

PROPOSED USE - GARDEN APARTMENTS OR TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.

GROSS AREA - 5.65 AC.+
NET AREA - 5.65 AC.+
DENSITY - 26 D.U.'S / NET ACRE OR 146 D.U.'S
(10 D.U.'S / NET ACRE FOR TOWNHOUSES OR 56 D.U.'S)
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 1.5 / D.U. (2.0 IF OWNER OCCUPIED)

PARCEL FIVE

PROPOSED USE - GARDEN APARTMENTS, OF TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.

GROSS AREA - 5.81 AC.+

NET AREA - 5.44 AC.+

DENSITY - 26 D.U.'s / NET ACRE OR 140 D.U.'S
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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

February 27, 1980

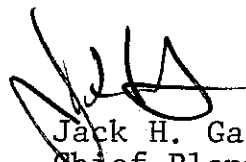
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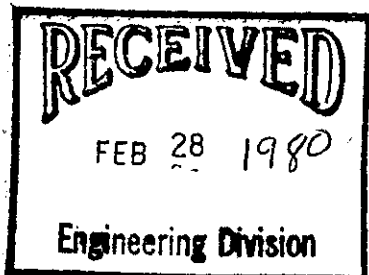
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Jack H. Galbraith
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*No Comments
Provided.*



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WICHITA-SEDGWICK COUNTY

DATE

April 29, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

✓ Dean Sellers, Acting City Engineer
Paul B. Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection
TO Paul Johnston, Acting Director, Flood Control and Landfill

FROM Arthur D. Chambers, Junior Planner

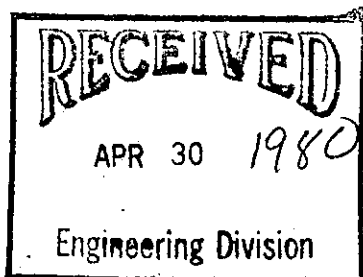
SUBJECT DP-104 - Oak Cliff Estates Commercial & Residential C.U.P. and
Z-2228 - "AA"&"LC" to "LC","R-6" & "A". Generally located at
the northwest corner of Maple and Maize.

This Community Unit Plan was forwarded for comment on February 27, 1980 and was heard by the Metropolitan Area Planning Commission on March 27, 1980. At that time the Planning Commission deferred the cases so that the applicant could redesign the C.U.P. A copy of the redesigned C.U.P. is attached for your review and comment.

I would appreciate receiving any comments you might have regarding access, drainage, density, etc., by May 7, 1980.

Arthur D. Chambers
Arthur D. Chambers
Junior Planner

ADC:el
Attachment





SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

LAWRENCE E. MULLINS
DIRECTOR OF PUBLIC WORKS

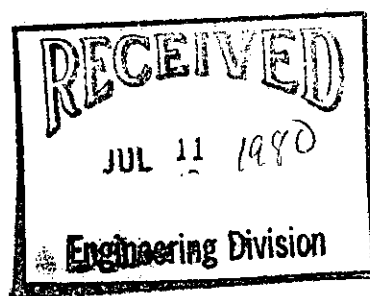
DATE: July 10, 1980
TO: Mr. Mike Lindebak, City Engineering
FROM: L. E. Mullins *LEM*
SUBJECT: Oak Cliff Estates Preliminary Storm Sewer Plan (Dated July 3, 1980)

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



THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE JUNE 17, 1980

TO JACK GALBRAITH, CHIEF PLANNER - PLANNING DEPARTMENT

FROM STEVE LACKEY, DESIGN CHIEF ENGINEER

SUBJECT OAK CLIFF ESTATES

The applicant has submitted a final drainage plan for this site and it has been approved by our office.

Steve Lackey, P.E.
Design Chief Engineer

SL/dla