

FAIRFIELD COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN

5-22-85

GENERAL

TOTAL GROSS AREA = 161.3 ACRES±
TOTAL NET AREA = 133.9 ACRES ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY.)
THIS DEVELOPMENT IS PROPOSED TO CONTAIN LIGHT COMMERCIAL, OFFICE, GARDEN
APARTMENT, TOWNHOUSES AND SINGLE FAMILY DWELLINGS.

THE DENSITY PROPOSED FOR THE RESIDENTIAL PORTION OF THIS DEVELOPMENT SHALL NOT
EXCEED 10.4 D.U.'s/NET ACRE OR A TOTAL OF 1120 DWELLING UNITS.

GENERAL PROVISIONS

- 1.) ACCESS CONTROL: ACCESS TO 13TH STREET SHALL BE LIMITED TO FIVE (5)
OPENINGS, ONE (1) TO PARCEL ONE, ONE (1) TO PARCEL TWO AND THREE (3)
TO PARCEL THREE. ACCESS TO ROCK ROAD SHALL BE LIMITED TO SIX (6)
OPENINGS, THREE (3) TO PARCEL THREE, ONE (1) TO PARCEL FOUR, ONE (1)
TO PARCEL FIVE, AND ONE (1) TO PARCEL SIX,. ADDITIONAL ACCESS
CONTROLS ARE AS NOTED ON THE PLAN.

THE ENTRANCE TO PARCEL ONE FROM 13TH STREET, AND THE ENTRANCE TO
PARCEL FIVE FROM ROCK ROAD SHALL BE CONSTRUCTED TO APARTMENT COMPLEX
MAJOR ENTRANCE STANDARDS, WITH A DECEL LANE. THE MAJOR ENTRANCE AND
DECEL LANE WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S).

ONE ENTRANCE TO PARCEL THREE FROM 13TH STREET AND ROCK ROAD SHALL BE
CONSTRUCTED TO MAJOR SHOPPING CENTER ENTRANCE STANDARD. THAT PORTION
OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT
THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCES ON PRIVATE
PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR
PARCEL THREE.

THE EMERGENCY ACCESS FROM PARCEL SIX TO ONEIDA SHALL BE GATED OR
CHAINED AND LOCKED.

- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE
CONCEPT ON FILE WITH THE ENGINEERING DIVISION OF THE CITY OF WICHITA.
- 4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS SHOWN ON
THE PLAN, OR AS INDICATED IN THE PARCEL DESCRIPTION.

IN THE EVENT THAT PARCELS THREE AND FOUR ARE DEVELOPED UNDER THE SAME
OWNERSHIP, THE SETBACK BETWEEN THESE PARCELS WILL NOT BE REQUIRED.

- 5.) PARKING: PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE
CODE OF THE CITY OF WICHITA, OR AS INDICATED IN THE PARCEL
DESCRIPTION.
- 6.) SIGN REGULATIONS: ADVERTISING SIGNS AND IDENTIFICATION SIGNS SHALL
BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF
WICHITA; WITH THE FOLLOWING EXCEPTION: NO BILLBOARD ADVERTISEMENT,
OR PORTABLE SIGNS SHALL BE ALLOWED ON ANY PARCEL.

7.) FIRE LANES: APPROPRIATE FIRE LANES FOR PARCELS THREE AND FOUR WILL BE 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 3-1/2 INCH ASPHALT BASE WITH A 1-1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

8.) SCREENING AND LANDSCAPING: 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 ALONG THE WEST LINE OF PARCELS THREE AND FOUR ABUTTING THE RESIDENTIAL DISTRICT IN PARCEL TWO. SAID WALL MAY BE REDUCED TO THREE (3) FEET IN HEIGHT AT THE SETBACK ALONG THE NORTH LINE OF PARCEL THREE AND THE SOUTH LINE OF PARCEL FOUR.

A WALL, AS DESCRIBED ABOVE, SHALL BE INSTALLED ALONG THE PROPERTY LINES OF PARCELS THREE AND FOUR, AS INDICATED ON THE PLAN, WHEN THE SERVICE AREA, STORAGE AREA, OR REAR OF THE COMMERCIAL OR OFFICE STRUCTURES FACES A RESIDENTIAL DISTRICT. APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY (50) FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF THE ADJACENT PARCELS.

A PLANTING STRIP, CONSISTING OF TREES, GRASS, AND LOW SHRUBBERY, NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE INSTALLED AS INDICATED ON THE PLAN WHEN THE WALK AS SPECIFIED ABOVE, IS NOT REQUIRED. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S).

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

FAILURE TO PROPERLY MAINTAIN THE WALL, STREET TREES OR THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

9.) A HOMEOWNERS' ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE RESEPVES IN PARCEL SEVEN WILL BE SUBMITTED WITH THE FINAL PLAT.

10.) ACCEL/DECEL LANES: ACCEL AND OR DECEL LANES ALONG THE NORTH AND EAST LINE OF PARCEL THREE, AS REQUIRED, SHALL BE GUARANTEED AT THE TIME OF PLATTING.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE: GARDEN APARTMENTS OR TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES
NET AREA: 13.5 ACRES ±
DENSITY: GARDEN APARTMENTS = 24 D.U.'S/NET ACRE OR 324 D.U.'S
TOWNHOUSES = 10 D.U.S/NET ACRE OR 135 D.U.'S
MAXIMUM BUILD-
ING HEIGHT: 35 FEET
PARKING RATIO: GARDEN APARTMENTS = 1.5/D.U.
TOWNHOUSES = 2.0/D.U.

PARCEL TWO

PROPOSED USE: GARDEN APARTMENTS OR TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES
NET AREA: 11.3 ACRES ±
DENSITY: GARDEN APARTMENTS = 26 D.U.'S/NET ACRE OR 294 D.U.'S
TOWNHOUSES = 10 D.U.'S/NET ACRE OR 113 D.U.'S
MAXIMUM BUILD-
ING HEIGHT: 35 FEET
PARKING RATIO: GARDEN APARTMENTS = 1.5/D.U.
TOWNHOUSES = 2.0/D.U.

PARCEL THREE

PROPOSED USE: SHOPPING CENTER, FINANCIAL INSTITUTIONS, OFFICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), SUPERMARKETS AND PERSONAL SERVICES.
NET AREA: 17.5 ACRES ± OR 760,990 SQUARE FEET ±
MAXIMUM BUILD-
ING COVERAGE: 30% OR 228,300 SQUARE FEET
MAXIMUM GROSS
FLOOR AREA: 40% OR 304,400 SQUARE FEET
MAXIMUM BUILD-
ING HEIGHT: 35 FEET
MAXIMUM NUMBER
OF BUILDINGS THREE (3)

PARCEL FOUR

PROPOSED USE: OFFICES AS PERMITTED BY THE ZONING DISTRICT
NET AREA: 8.9 ACRES ± OR 387,684 SQUARE FEET ±
MAXIMUM BUILD-
ING COVERAGE: 30% OR 116,300 SQUARE FEET
MAXIMUM GROSS
FLOOR AREA: 40% OR 155,000 SQUARE FEET
MAXIMUM BUILD-
ING HEIGHT: 55 FEET
MAXIMUM NUMBER
OF BUILDINGS: THREE (3)

PARCEL FIVE

PROPOSED USE: GARDEN APARTMENTS OR TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.
NET AREA: 9.5 ACRES ±
DENSITY: GARDEN APARTMENTS = 26 D.U.'S/NET ACRE OR 247 D.U.'S
TOWNHOUSES = 10 D.U.'S/NET ACRE OR 95 D.U.'S
MAXIMUM BUILD-
ING HEIGHT: 35 FEET
PARKING RATIO: GARDEN APARTMENTS = 1.5/D.U.
TOWNHOUSES = 2.0/D.U.

PARCEL SIX

PROPOSED USE: TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES
NET AREA: 8.9 ACRES ±
DENSITY: 7.2 D.U.'S/NET ACRE OR 64 D.U.'S
MAXIMUM BUILD-
ING HEIGHT: 35 FEET
PARKING RATIO: 2.0/D.U.

PARCEL SEVEN

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
NET AREA: 64.3 ACRES ±
DENSITY: 3.0 D.U.'S/NET ACRE OR 192 D.U.'S
MAXIMUM BUILD-
ING HEIGHT: 35 FEET
PARKING RATIO: 4.0/D.U.
REAR YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 6 FEET

Fairfield CUP 1-101

June 26, 1985

R. C. Brown, Mayor
City of Wichita
City Hall
455 N. Main
Wichita, Kansas 67202

RECEIVED

JUL 01 1985

METROPOLITAN PLANNING
ROUTE _____

MAYOR'S OFFICE
RECEIVED
JUN 27 1985
All City Commissioners Received
RGF
Sindelar

Dear Mayor Brown:

I understand that in the near future the Board of City Commissioners is scheduled to hear an application requesting approval for the Fairfield Residential and Commercial Community Unit Plan (CASE No. DP-144) with associated zoning change (CASE No. Z-2701) as submitted by the applicant, Thirteenth and Rock Land Partnership, C/O Kansas General Properties, Inc., 1650 Georgetown, Suite 250, Wichita, KS, 67218.

This application requests, among other things, that the approximate 160-acre tract (formerly known as Hartman Farm) covered by the proposed CUP be replatted to triple the size of the "LC"/"BB" designated area as compared to the "LC" zoned portion that now exists and change the remainder of the area from "AA" to "A". In excess of 34 acres of the requested "A" zoned area are proposed for use which would permit building apartment units with a density of up to 26 D.U.'s (dwelling units) per net acre.

The proposed Development Plan and re-zoning request was presented by the applicant and their consulting engineers at a public meeting of CPO Council I on Tuesday, June 25, 1985. In addition to the applicant's representative and their technical support personnel, there were in excess of 75 members of the public in attendance at this meeting. Public comment on the overall application was almost 100% negative and the CPO Council voted 7 to 1 to recommend that the application be denied. The one (1) CPO vote "in favor" of the application was cast by Mr. Kenneth Kitchen.

The application is to be heard by the MAPC later this week and thus their posture on such is yet to be determined. Regardless, I feel quite strongly that the proposed development plan is not in the best interest of the City of Wichita. It would put multiple apartment units directly across the street from single family homes (\$75,000 to \$135,000 price range), add seven (7) additional street openings along 13th Street and several on Rock Road, both of which are major traffic ways to an increasingly populated area; would add increased commercial, office, and high density residential zoning to an unplatted residential area, all contrary to a Rock Road zoning policy adopted by the City Commission and Planning Commission in 1975, and that the proposed CUP is not in keeping with the prior development of the neighborhood.

7/3 - Copy sent to Selbreith

WJK

Your usual thoughtful consideration of this matter is appreciated and I believe that a vote against approval would be appropriate if and when the proposed Fairfield CUP and zoning application comes before the City Commission for a decision.

Sincerely,

Wayne L. Brinegar

Wayne L. Brinegar
7700 E. 13th
Wichita, KS 67206
Telephone 682-7155 (residence)
264-4301 (office)

cc: Vice Mayor, A. F. Casado
Commissioner, Gary L. Bell
Commissioner, Sheldon Kamen
Commissioner, R. G. Knight

July 18, 1985

Ms. Ann Matthews
Neely Mortgage Company
9870 Plano Road
Dallas, Texas 75238

Subject: Fairfield C.U.P.

Dear Ms. Matthews:

With regard to the availability of public utilities to serve parcel 6, Fairfield Community Unit Plan, there is adequate sanitary sewer capacity to serve parcel 6 at the approved density. The sewer would need to be extended from off-site.

There is also adequate water available. The pressure in the 12" line is in the 40 - 45 psi range.

We will require a check for \$20 payable to the City of Wichita prior to making a floodplain determination.

If you need any further assistance, please feel free to contact me at 316-268-4235.

Sincerely,



Chris J. Breitenstein, P.E.
Civil Engineer III

CJB:gr

NEELY MORTGAGE COMPANY

9870 PLANO ROAD
DALLAS, TEXAS 75238
214/340-1852

July 11, 1985

Mr. Don Schneider
Engineering Division
7th Floor City Hall
455 North Main
Wichita, Kansas 67202

Reference: 8.9 Acres located on the Northwest Corner of Rock
Road and Oneida Street, South of 13th Street,
Wichita, Kansas (see attached exhibits)

Dear Mr. Schneider:

You were recommended to me by Dick Linn of PEC engineering firm
as being the person who could possibly help me.

We are in the process of purchasing the above tract, and a copy
of the preliminary plat and field notes are attached. Our tract
is outlined in yellow.

Specifically, we need a letter from you verifying that sanitary
sewer service is available to the property. If possible, would
you please include the capacity and location of these lines.

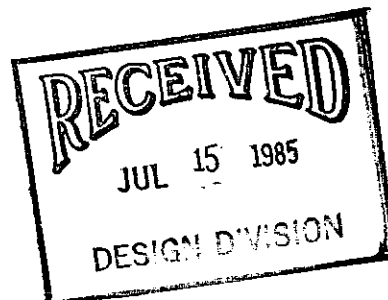
If you have any questions, please feel free to call me collect,
or you may also call Dick Linn at 262-2691. If there is a charge
for providing this information, please include a bill and we will
send you a check by return mail.

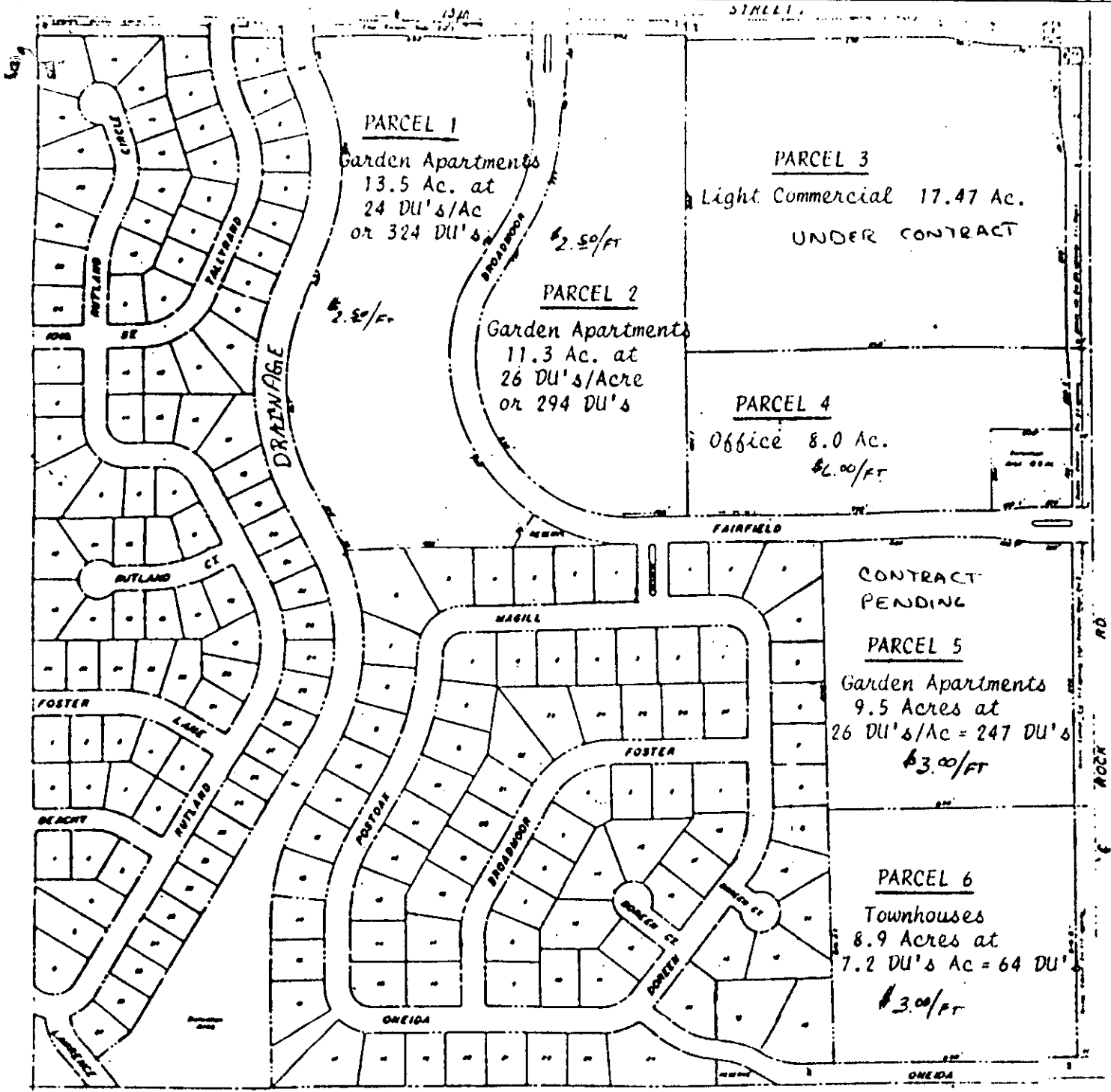
Thank you in advance for your help and cooperation.

Sincerely,


Ann Matthews

0.34%





- Fairfield -

DEVELOPMENT PLAN

Developer - Kansas General Properties

GENERAL NOTES

1. One family west of Drainage - 25.6 Net Ac.
101 Lots - 80 x 120 (Typ.)
2. One family east of Drainage - 31.26 Net Ac.
85 Lots - 100 x 135 (Typ.)
3. Apartments and Townhouses - 43.2 Net Ac.
929 DU's
4. Light Commercial - 17.47 Net Ac.
5. Offices - 8.0 Net Ac.
6. Drainage & Detention Areas - 8.4 Ac.
7. Total Area - 161.33 Ac.
8. Net Area (Exclusive of Streets and Drainage) - 125.53 Ac.



1. Property. Seller agrees to sell to Purchaser and Purchaser agrees to buy from Seller the following described real estate (the "Property"):

Purchaser agrees to purchase certain property described as Parcel 6 on the Preliminary Development Plan attached hereto as Exhibit A and comprising a portion of property owned by Seller located in the quarter section lying to the south and west of the intersection of Thirteenth and Rock Roads in Wichita, Kansas, and legally described as the NE 1/4 S18-T27S-R2E, Sedgwick County, Kansas. It is understood that the Seller intends to apply to the City of Wichita for rezoning pursuant to a community unit plan substantially in the form of Exhibit A attached hereto. It is understood that minor changes to the configuration of said parcels may be required by the City of Wichita and Purchaser agrees to accept the same unless they should materially interfere with the Purchaser's intended use of the property. Seller warrants that Purchaser may construct sixty-four (64) apartment units on Parcel 6.

NEELY MORTGAGE COMPANY

9870 PLANO ROAD
DALLAS, TEXAS 75238
214/340-1852

July 11, 1985

Mr. Chris Breitenstein
Engineering Division
City of Wichita
7th Floor City Hall
455 North Main
Wichita, Kansas 67202

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as being the person who could possibly help me.

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of the preliminary plat and field notes are attached. Our tract
is outlined in yellow.

Specifically, we need a letter from you verifying that the
property is not in a designated flood plain.

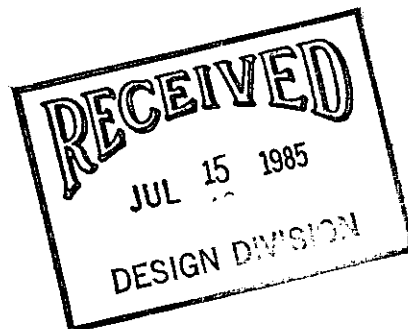
If there is any charge for providing this information, please
include a bill, and we will send you a check by return mail.

If you have any questions, please feel free to call me collect,
or you may call Dick Linn at 262-2691.

Thank you in advance for your help and cooperation.

Sincerely,


Ann Matthews



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July 31, 1985

Ted A. Howard Development Company
9876 Plano Road
Dallas, Texas 75238

Attention: Mr. Gary Hendry

Gentlemen:

There is adequate water and sewer capacity to serve Parcels 1 and 2, Fairfield C.U.P., at the proposed densities.

If you have further questions, please feel free to contact me at 316-268-4235.

Yours truly,



Chris J. Breitenstein, P.E.
Civil Engineer III

CJB:gr

cc: Richard Linn, Professional Engineering Consultants

CORRELATION OF FLOW MEASUREMENTS

Date 7-1-65

Direction From

Plot Size 15

N.W.

Station

CITY OF WICHITA

Weather Fair
Crew L.R. 9510

FIELD TESTING FOR CORRELATION OF FLOW MEASUREMENTS

Date 7-17-85

Location	Bk# & P#	Station	Direction	Pipe Size (in)
<u>Lawrence Rd S. of Beachy</u>	<u>T-107</u>	<u>2420 to 2420</u>	<u>N.W.</u>	<u>15</u>

135 units

VELOCITY: DEPTH 4.0 (in.) AREA ft² TOD (time of day) 1:30 P.M.

SILT 2 to 1/2 (in.) * Hard scale buildup

Dye: $\frac{L}{et} = \frac{302}{182.1} = 1.66$ fps i.e., Q = _____ GPM

Price Meter: Count x Time x Vel = _____ fps Q = _____ GPM

Current Meter 1.20 fps

Ave. Velocity 1.43 fps

MANHOLE IDENTIFICATION 2420

7' 6 1/4" - F.N.E.

8' 1/2" - N.W.

INVERT TO COVER 8 Ft. 1/4 In. S.E.

MANHOLE FRAME & COVER Asphalt 15" x 15" slot

RAISE/LOWER FRAME — Ft. — In.

MANHOLE CONSTRUCTION IS BRICK IN Good CONDITION

REMARKS:

Some root intruder thru floor on E. side of 15" line, adj. to 6" line entering from E.N.E.

TYPE OF SEWER SANITARY

TYPE OF PIPE T.C.

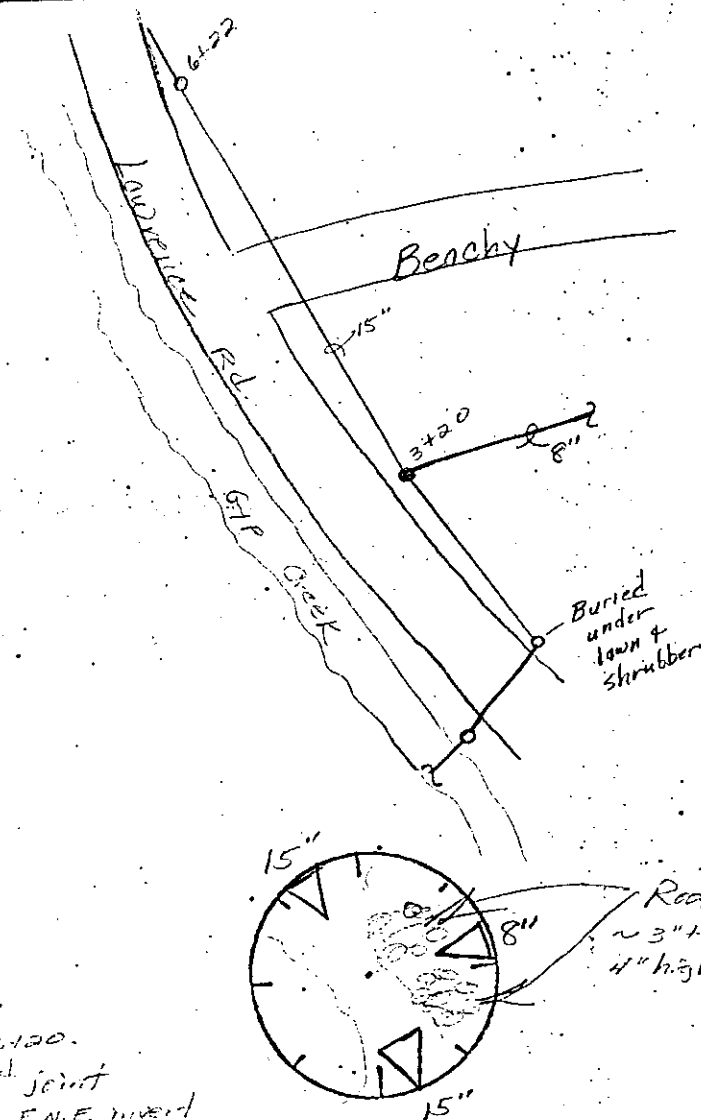
CONDITION OF PIPE VISIBLE FROM MANHOLE Generally good

in all lines from 2420.

DEGREE & TYPE OF RESTRICTION A few

slight offset towards in all lines from 2420.

REMARKS: #1 to #2 roots at only 2nd joint - slight restriction of F.N.E. pipe.



FLOW MONITORING

LOCATION Lawrence Rd. S. of Beachy STATION 3+20

Pipe Size 15" FM NW Period 7-17-85 to 7-24-85

Silt " = ft² CAPACITY 1380 gpm, mgd

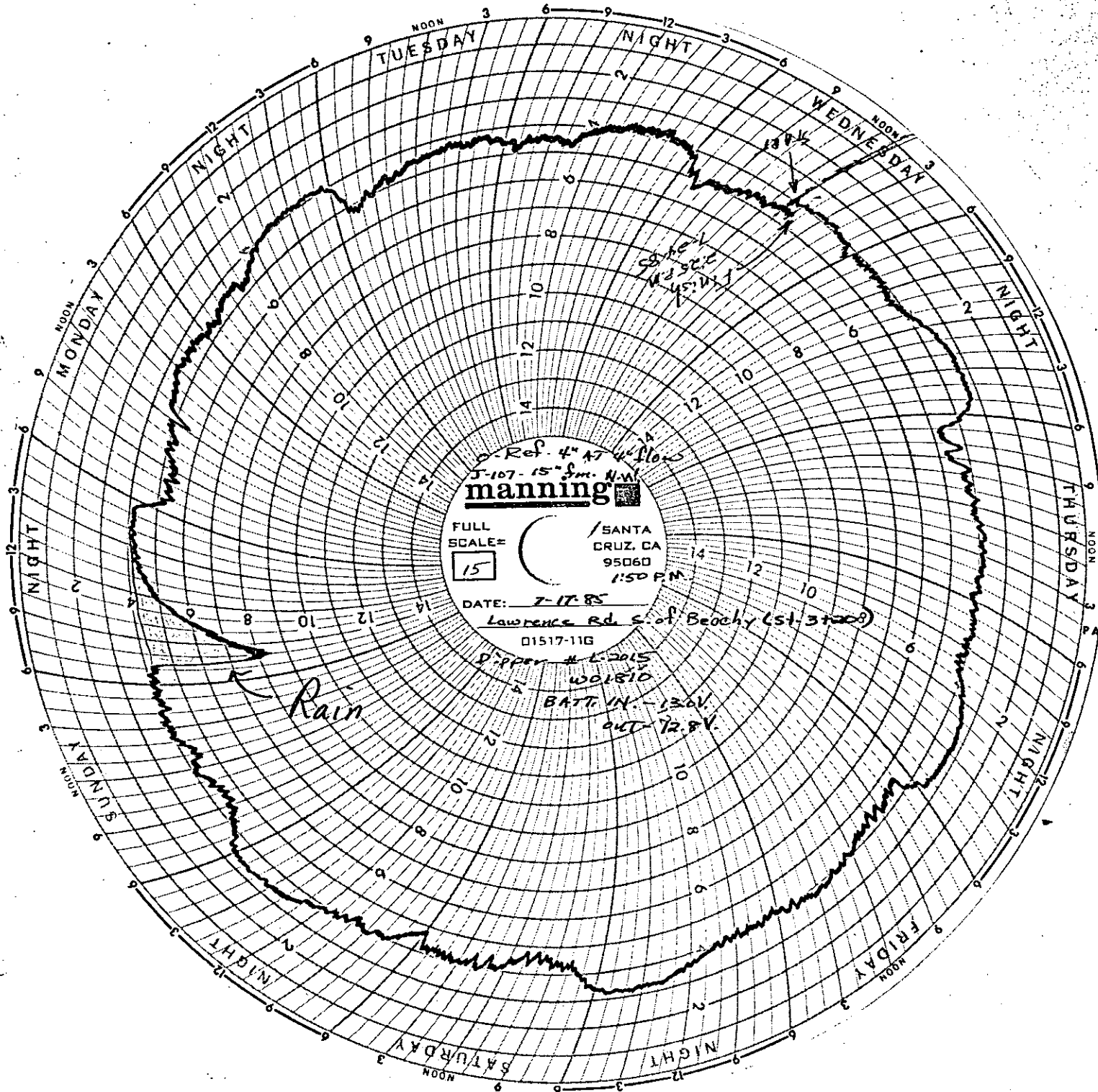
Rain "6.2" on 7-21-85 Max. Inflow 510 gpm

MAX. ^{wet} DEPTH 8.3 ", FLOW 676 gpm, mgd Max Depth Dry 5.6 ", 22%

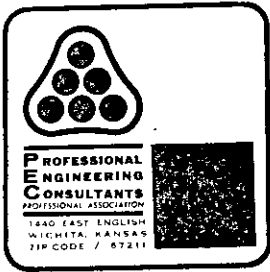
PERCENT CAPACITY 49 %
Q_{max} Dry 305 gpm

AVG. FLOW gpm, mgd

PERCENT CAPACITY %



MEMO



TO: Engineering Division
7th Floor - City Hall
455 N. Main

PROJECT NO. 34-85492-1-1957

PROJECT: Fairfield Club
Apartments

Wichita, Kansas 67202

COPIES TO:

ATTN: Mike Lindebak, City Engineer

DATE: 10-9-85

FROM: Dick Linn

REFERENCE: Utility Availability & Adequacy

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

Kansas Redi Co., Inc. is planning for the development of Parcel 3, Fairfield Residential C.U.P., DP-146 (to be platted as Lot 18, Block 10, Fairfield Estates). The development is planned as a 247 dwelling unit apartment project to be called Fairfield Club Apartments.

The lender, Gill Savings Association needs to be provided with the following "Required Documents":

Utility Availability & Adequacy Letters - Verification of electricity, gas, domestic water, sanitary sewer, storm sewer, and etc. are to be submitted to this office. These letters are to be by the public or private municipalities having jurisdiction in that area and must verify not only availability but also adequacy of these utilities;

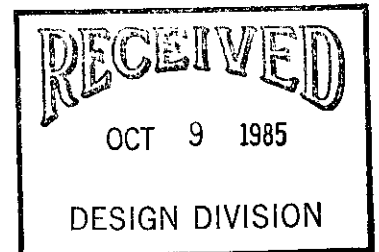
"Off-Site" Cost Verification - Verification by these same municipalities must be submitted to this office as to cost of capitol recovery fees, tap fees, main extension fees, special assessment fees, and/or etc., of all the above mentioned utilities;

Development Surety Agreements - Verification of these agreements must be submitted to this office when required by public or private municipalities pertaining to the "Off-Site" Costs;

Please address the documents to:

Kansas Redi Co., Inc.
4101 Greenbriar - Suite 333
Houston, Texas 77098

Attn: Mr. Fred C. Caso
Vice President - Development



If additional information is desired, please contact me.

October 14, 1985

Mr. Fred C. Caso
Vice President - Development
Kansas Redi Company, Inc.
4101 Greenbriar, Suite 333
Houston, TX 77098

Subject: Fairfield C.U.P.

Dear Mr. Caso:

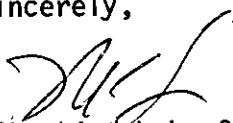
With regard to the availability and adequacy of public utilities to serve Parcel 3, Fairfield Residential Community Unit Plan, DP-146, there are sanitary sewer and water services in the vicinity with adequate capacities to serve Parcel 3 at the approved density.

The extension of sanitary sewer and water line to serve each lot as well as drainage improvements and street paving will be part of the requirements in the platting process. Each parcel will be responsible for its share of the construction costs.

There is also a sanitary sewer main connection fee of \$200 for each service permit requested.

If you have further questions, please feel free to contact me at (316) 268-4266.

Sincerely,


Mike Lindebak, City Engineer/
Acting Director of Planning


ML:VH:gf

cc: Dick Linn, Professional Engineering Consultants, 1440 E. English, Wichita, KS 67211

0096Gpg5

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

May 18, 1987

TO: ✓ Mike Lindebak, City Engineer
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer

FROM: Barbara R. Harris, Senior Planner *BRH*

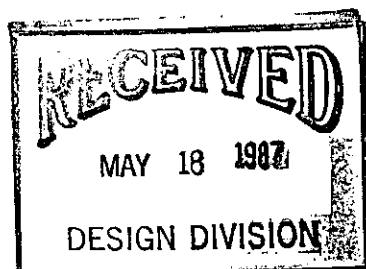
RE: DP-146 - Fairfield C.U.P. - Amendment request - South of 13th Street, west of Rock; Smithmoor C.U.P. proposal - Southwest corner of Harry and Webb; Golf Park West C.U.P. proposal - South of 21st Street North, east of Tyler.

Attached for your review and comments are copies of the proposed development plans for the above-referenced properties. The Fairfield proposal, submitted by Bill Yung Design, creates two (2) parcels out of the original Parcel 1 and indicates a large single lot (for a church) on Parcel 1 and zero lot line lots on Parcel 2. Parcel 4 (originally) now is illustrated with proposed single-family lots. No changes have been proposed on the original Parcels 2 and 3.

Golf Park West C.U.P., submitted by Garry Carson, and Smithmoor, submitted by P.E.C., are two new C.U.P. proposals. Specifically, on Smithmoor C.U.P., does an accel/decel lane need to be guaranteed?

I would appreciate your comments regarding these development proposals by May 26th, so they can be scheduled for MAPC review.

BRH:blw
Attachments



PL/0341/4