

WICHITA-SEDGWICK COUNTY

DATE
December 13, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO Bill Otten, Water Department
Max Greene, Flood-Control, Maintenance
Dean Sellers, Assistant City Engineer
FROM William McKinley, Assistant Traffic Engineer
Louise Olivarez, Junior Planner
SUBJECT S/D 78-131 - Oak Knoll Addition sketch
plat, located 1/4 mile east of Rock Road
on the south side of Pawnee

Attached is a sketch plat recently submitted to our office for review. The applicant has requested annexation. I would appreciate your review of this plat with any comments returned to me by Tuesday, December 19, 1978.

COPY

Louise Olivarez
Louise Olivarez
Junior Planner
LO:bh
Attach.

12/18/78
Talked to Louise S. -
No Comments -

Received

DEC 13 1978

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE December 27, 1978

TO Robert A. Lakin, Director of Planning

FROM R.W. Linn, City Engineer

SUBJECT Oak Knoll Addition
South of Pawnee and East of Rock Road

Engineering Division staff met with Mr. Randy Voth and Gary Wiley on December 21st, 1978 to review the availability of sanitary sewer service for this area. The problems of main sewer capacity, pumping station and force main options with a holding tank concept were reviewed.

Mr. Voth was advised that main sewer capacity is available for the extension of gravity sewers to the northeast 35 acres of his proposed development. The sewer extension will also serve approximately 10 acres of the ownership adjacent to the east.

Mr. Voth was advised that the Engineering Division would approve the extension of sewers to serve this portion of his development. He indicated that he intended to proceed with an engineering study of alternate methods of sewer service for the balance of the tract.

We advised Mr. Wiley to consider the options and possibility of no sewer service on the remainder of the tract in design of the preliminary plat.

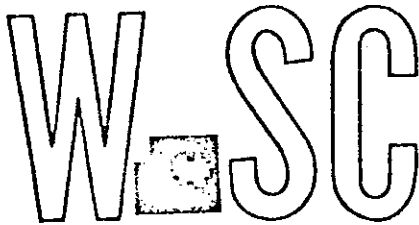
If additional information is desired, please contact me.

R.W. Linn, City Engineer

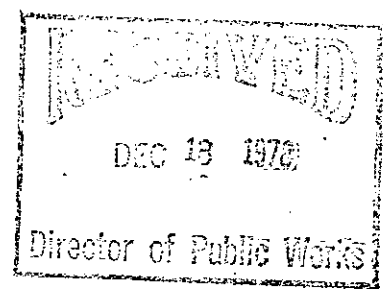
RWL:gd

CC: Randy Voth, President - American Land Development
Gary Wiley, Professional Engineering Consultants
Jack Galbraith, Chief Planner
Bob Young, Principal Planner

WICHITA - SEDGWICK COUNTY



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



December 15, 1978

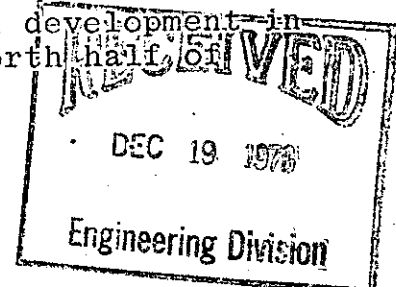
Randall J. Voth, President
American Land Development Co., Inc.
Suite 1
3202 West 13th Street
Wichita, Kansas 67203

Re: Annexation - South side of
Pawnee, between Rock Road
and Webb Road

Dear Mr. Voth:

By copy of your letter to Mr. Denton, we have begun to evaluate your request for annexation of a 76 acre tract, lying south of Pawnee, in an area to the east of Rock Road. You have also submitted a sketch plat for this area for our preliminary review.

I have discussed briefly with your land planner, Mr. Wiley, some of the problems attendant with this piece of land. This particular piece of land has been the subject of much discussion over the years with a previous owner, and the Department of Public Works concerning sewer capacities. As you may be aware, there are capacity problems for sewer in the area south of Pawnee. When the sewers were built for the area south of the Kansas Turnpike, decisions were made which resulted in the limiting of the sewer size and the capacities therein. Essentially, the existing sewers would serve approximately the north 45 acres of your tract, and at a density of approximately 10 persons per acre. This would be closer to three dwelling units per acre which is considerably lower density than that being suggested in your sketch plat. The problem of sewer does need to be resolved. Wherever development occurs on your tract of land, of course, must be considered as a possible and probable impact on adjoining tracts of land. There may be good engineering answers to provide alternate service. We would request, however, that prior to proceeding further with either the plat or the annexation, that you secure or develop a study showing in what fashion this area can be sewerred. I would think since you are proposing to begin development in this area south of Pawnee that all of the north half of



RMT

WICHITA — SEDGWICK COUNTY

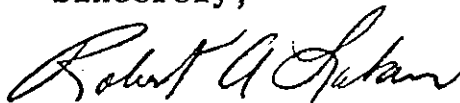
Randall J. Voth
December 15, 1978
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Section 5 be included in that study. For specifics and details in the area, please contact Dick Linn, City Engineer's office. As a part of this study, of course, not only should the engineering features be considered, also the policy implications as to costs that might be required in order to install or develop such service system.

You should also be aware that there is a report prepared by the Department of Defense called AICUZ, this stands for Area Installation Compatible Use Zones. It is a report dated June 1978, prepared for the use of local governments and citizens in the McConnell Air Force Base environs. A copy of this report is available in our office, and will be loaned to you at your request. Your land appears to fall in two separate rating areas around McConnell. One, is an area which residential development is strongly recommended to be excluded from future development. The remainder is in another category in which residential development is not preferred, but which, upon further examination, could be made compatible in the event construction was such that a 30 decibel noise reduction level could be achieved within the structure. This of course would indicate for that portion which might possible be developed, that considerably additional construction costs would be required in order to achieve this decibel reduction. As I am sure you are aware, high noise levels can be both physically and psychologically harmful to people, and as such, I would urge that you review carefully this report before considering proceeding with development plans for this tract of land. It may be argued that a development exists both to the north and to the south, however, further intrusions into the high noise zones which may result in either complaints and/or damage suits against the government and public, could result in the loss of this vital facility to the Wichita area. I am sure as a developer in the Wichita area, that you would not want to participate in that type of outcome or to provide a product in which your clients, the home buyers, would be damaged.

I am sure that some of this information is quite new to you and I would suggest that after you have had an opportunity to review the AICUZ report, and to confer further with your consultants, that a meeting between yourself and my staff would be appropriate and in order.

Sincerely,



Robert A. Lakin
Director of Planning

RAL:rme

WICHITA - SEDGWICK COUNTY

Randall J. Voth
December 15, 1978
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cc: E. H. Denton, City Manager
Colonel John Hampton, Base Commander
McConnell Air Force Base
Ray Bruggeman, Director of Public Works
John Wynkoop, Director of Water & Water Pollution Control
Gary Wiley, Professional Engineering Consultants
Grover C. McLure, Jr., County Engineer
Jack H. Galbraith, Chief Planner
Robert L. Young, Principal Planner