

BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION
MEMO

PROJECT Magnus 2nd Addition

DATE Dec. 3, 1979

JOB NO. _____

COPIES TO:

TO Yash Desai

Louise
~~Curtis Newby~~
Mike Lindebak

FROM John Lundblade

REFERENCE Drainage Plan

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning Dec 3, 1979

To be heard by Subdivision Committee Dec 13, 1979

SUBDIVISION REPORT

S/D NO. 79-138 Name Magnus 2nd Addition
Date Application Rec'd. 12-3-79 Preliminary Approval _____
Scheduled S/D Meeting 12-13-79

DESCRIPTION

General Location Southwest corner 31st St. South and Hillside

Owner Terry D. Graham
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 5.8 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other "R-6" 1
 - Total Number of Lots 2
- 3. Minimum Lot Frontage 325 ft.
- 4. Minimum Lot Area 100,617 square ft.
- 5. Existing Zoning "LC" and "AA"
- 6. Proposed Zoning "LC" and "R-6"
- 7. Lineal Feet of New Streets:
 - a. 30 R/W 375 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 375 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X : Three-Mile Area _____

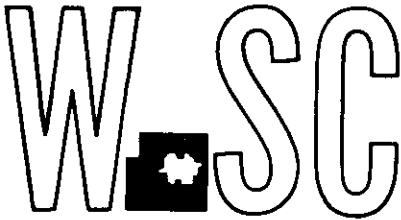
STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2155) requesting "AA" to "R-6" on the south 320 feet of this property, has been approved subject to platting.

- A. The representative from City Public Works should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage guarantees are required by this plat.
- B. The representative from City Public Works should be prepared to comment as to which of the existing sanitary sewer lines in the area Lot 2 will be permitted to connect to and if a guarantee of sewer extension will be required.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 28, 1979

**Baughman Company
330 Laura
Wichita, Ks. 67211**

Re: S/D 79-138 - Final plat of Magnus 2nd Addition

Gentlemen:

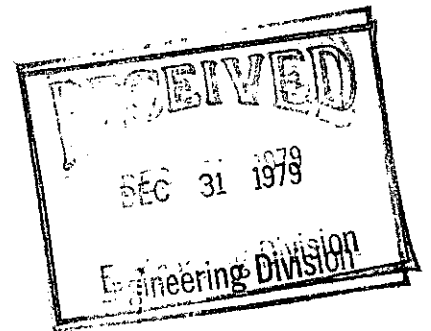
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 27, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2 and provide appropriate easement.
- B. The final plat tracing shall delineate which portion of the 40-foot drainage and utility easement along the east line of this plat is for drainage and which portion is for utilities.
- C. 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. 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 3, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.



Baughman Company
Page 2
December 28, 1979

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Terry D. Graham, 1422 W. Pawnee, 67213
Terry Moore, 1818 E First, 67214
✓ Dean Sellers, Acting City Engineer

THE CITY OF WICHITA

OFFICE OF

ENGINEERING

DATE

JANUARY 15, 1980

TO JACK GALBRAITH, CHIEF PLANNER

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

~~SUBJECT~~ DRAINAGE PLAN: MAGNUS 2ND
ADDITION

Baughman Company has submitted the drainage plan for the subject plat. The plan as submitted shows drainage towards the drive to the West of Lot 1. Lot 2 shall drain West and North along the drive to inlets approximately ten (10) feet South of the thirty-five (35) foot building setback line. The inlets should be connected to a proposed storm sewer in 31st Street South via a private storm sewer. The plat is approved subject to the following drainage requirements:

1. Since the 31st Street South is not improved to City standards, and the capacity of the ditch along the South line of 31st Street South is not large enough to carry the developed runoff to the West, it is requested to postpone development of Lot 2 until the 31st Street South is improved and the proposed storm sewer constructed.
2. The drainage plan also shows Lot 1 draining West to the proposed access of Lot 2 to 31st Street South. In order to drain as such, an affidavit granting easement for drainage of surface water from Lot 1 to Lot 2 shall be submitted prior to final plat approval.
3. Development on Lot 1 may be approved at the present time with temporary drainage towards the access of Lot 2 to 31st Street South with a temporary swale constructed to the ditch along South line of 31st Street South. The owner of Lot 1 shall also sign an agreement to participate in the construction of private storm sewer when the owner of Lot 2 can construct the later storm sewer, see Drainage Plan.
4. The owners of Lots 1 and 2 will ensure that the ditch to the East of the subject lots shall be preserved and left open for drainage of the two P & L Additions to the East.

A copy of the Drainage Plan will be retained in Engineering Files for future reference, with the note that Lot 2 shall not be developed until 31st Street South is improved to City Standards.

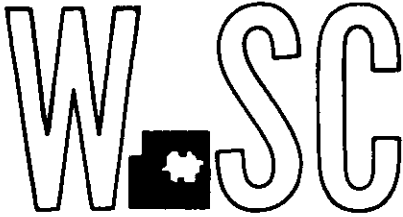
I trust this is sufficient information to approve the subject plat subject to restricted development conditions and drainage requirements. Please call me at (316)268-4235 if you need additional information.

Yash D. Desai, P.E.
Drainage Chief Engineer

YDD/dla

cc: Bill Korber, Baughman Company

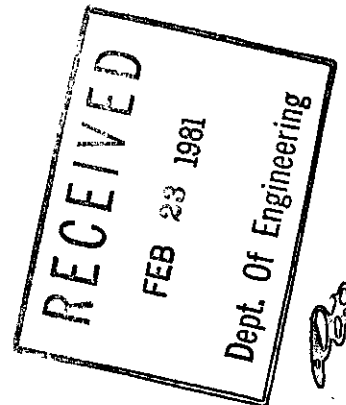
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 20, 1981



Ms. Lynne Copeland
Linn Homes, Incorporated
6827 East Harry
Wichita, KS 67207

Dear Ms. Copeland:

Enclosed herewith, is the requested zoning change application. As you will note, the ownership list would be for a 350 foot radius from the application area if it is over one acre. I would assume the request for "C" Commercial zoning would be for Lot 1, Magnus Second Addition, which appears to be less than three acres in size.

In discussing this matter with Jack Galbraith, Chief Planner, it was decided that if you are going to request a change of zoning, it would not be necessary to apply for an exception for the extraction of earth at this location. The Planning Department would, however, request that along with your application for "C" zoning, that you furnish a site development plan showing how you plan to handle the drainage and the location of the proposed lake along with all necessary improvements to bring your property into compliance with requirements of the zoning ordinance with the addition of the outdoor recreational use, by providing adequate surfaced parking, etc.

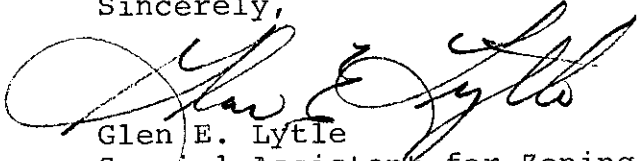
I would also point out to you, that the most recent requests for "C" zoning in the area have been denied by the Governing Body due to the objections by the neighboring residents. This is due, in part, by the number of uses that are not compatible to residential development that are permitted in the "C" Commercial District. Your application will probably notify some of the same people included in the prior requested zoning cases and thus, you will have to sell your request on its own merits.

The next filing date for zoning is February 25, 1981. Should you not be able to get your information together by that date,

Page 2
Ms. Lynne Copeland
February 20, 1981

subsequent filing dates fall on March 11, and March 25. If I
can be of any assistance, please call.

Sincerely,



Glen E. Lytle
Special Assistant for Zoning
GEL:el
Enclosure

cc: Jim Jorgensen, Plans Examiner
Jack H. Galbraith, Chief Planner
Paul Graves, Chief Engineer

Map No. 5643A
 Sec. _____
 Twp. _____
 Range _____

DATA SHEET
 (ZONING & CONDITIONAL USE)

Z- 2334
 SCZ- _____
 CU- _____
 Filed 3-11-81

ASSOCIATED CASE: _____

APPLICATION DATA: From "R-6" & "LC" to "C"

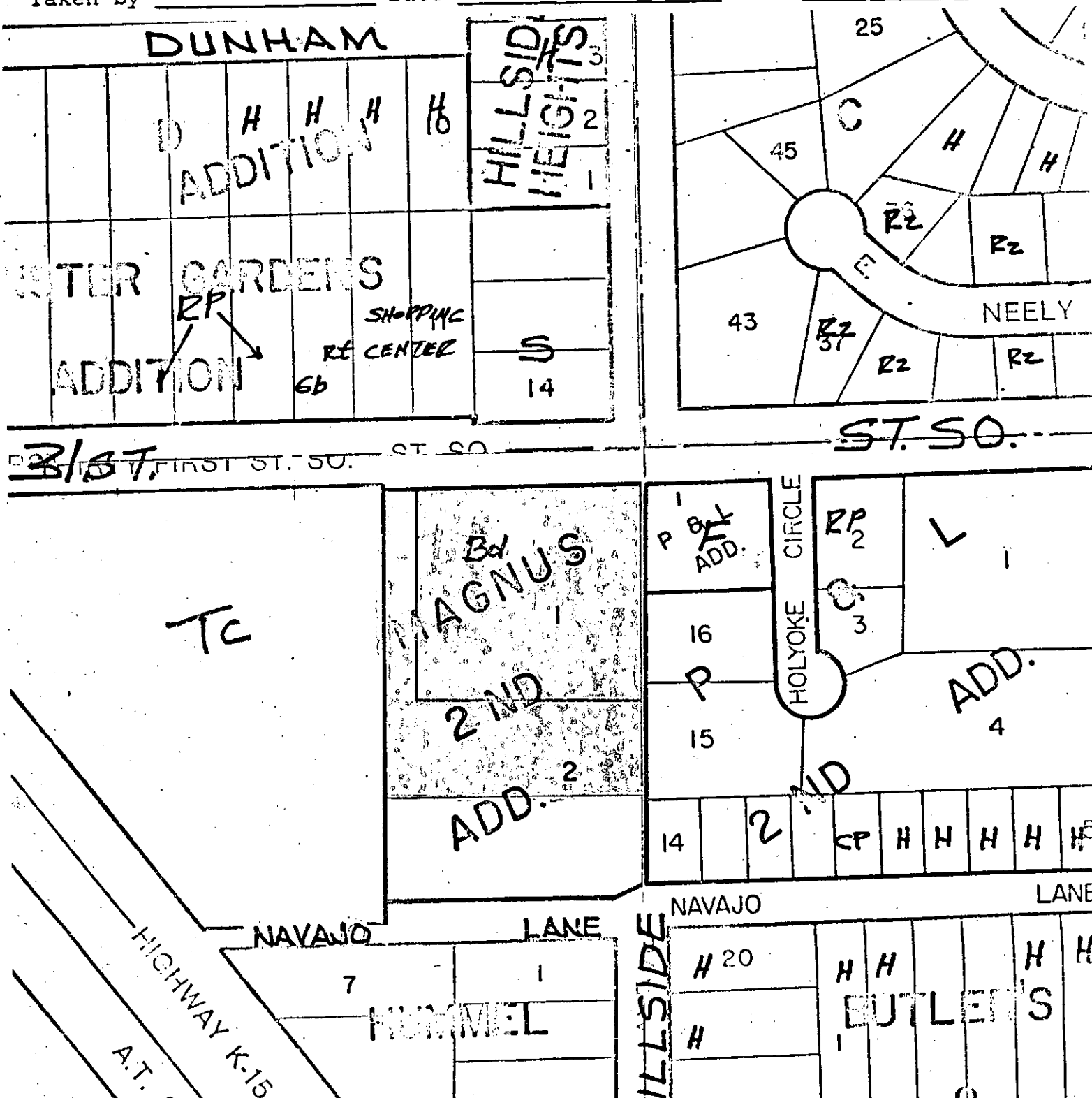
- Applicant: Linda J. Copeland Home: 684-7392
 Address: 2912 E. Mt. Vernon, 67213 Office Phone: 681-3413
- Agent: _____
 Address: _____ Phone: _____
- General Location: South side of 31st St. South between Hillside, as extended from the south, & k-15 Highway Address: _____
- Proposed Use: _____

AREA DATA:

- Acres: 3.9 (380 ft. by 453 ft.)
- Adjoining Zoning: E "R-5" & "LC"S "AA" W "LC" N "LC"
- Land Use: East FOOD STORE South UNDEVELOPED
 West MOBILE HOME COURT North SERVICE STAT.
- Sketch Plan Land Use is for: _____
- Present Land Use is for: BAR
- Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



THE CITY OF WICHITA

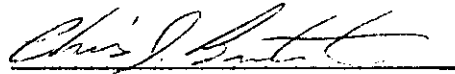
OFFICE OF DEPARTMENT OF ENGINEERING DATE April 14, 1981

TO Jack Galbraith, Chief Planner

FROM Chris Breitenstein, Drainage and Flood Control Engineer

SUBJECT Zoning Change - Magnus 2nd Add'n

Due to the fact that the Health Department will not approve site drainage into a swimming beach, a revised site grading plan has been submitted to this office. The site grading plan involves inlets and drainage to 31st Street South. The plans for building permit should be submitted to this office for approval. Otherwise the site grading plan is approved.


Chris Breitenstein, P.E.
Drainage & Flood Control
Engineer

CJB:md

Enclosure

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING **DATE** March 19, 1981

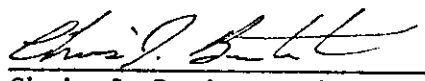
TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Drainage and Flood Control Engineer

SUBJECT Zoning Change - Magnus 2nd Addition

I would have no objections to the zoning change, contingent upon two conditions:

1. The existing swale on the east property line of Magnus 2nd Addition be maintained.
2. All drainage be contained within the plat except that portion in the building setback that can be drained to 31st Street South.


Chris J. Breitenstein
Drainage and Flood Control
Engineer

CJB:md

cc: Mike Lindebak

March 18, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
Chris Breitenstein, Acting Drainage & Flood Control Engineer
Paul Johnston, Acting Flood Control & Landfill Director
Mike Everhart, Acting Director Dep't. of Environmental Health

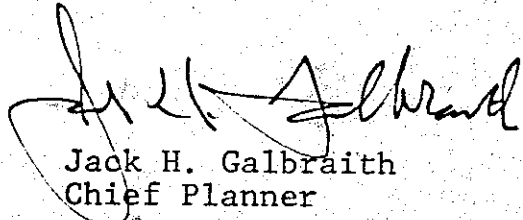
FROM Jack H. Galbraith, Chief Planner

SUBJECT Z-2334 - Zone change from "R-6" & "LC" to "C". Generally located on the south side of 31st Street South, in an area between Hillside as extended from the south, and K-15 Highway.

The applicant has filed a request for "C" zoning and states the reason so that a swimming beach and other outdoor recreation facilities can be constructed (see attached letter). This area is platted as ~~Magnus 2nd Addition~~ and I recall this plat and the one to the east, P and L 2nd Addition, had several problems in resolving drainage.

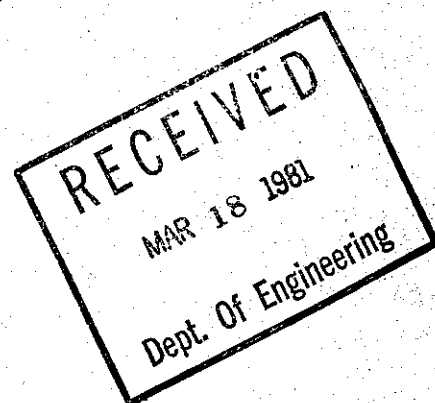
Upon contact by this applicant, we advised that she could either request an exception through the Board of Zoning Appeals for a sand extraction permit, or request "C" zoning which would automatically permit the proposed use. She chose to request the zone change as she could later use it as a swimming beach.

Please note the excavation data on the enclosed site plan. This is provided for your information and if you see any concerns that we should be aware of, or have any comments, we would appreciate your advice.


Jack H. Galbraith
Chief Planner

JHG:GLS:el

Attachments



APPLICATION FOR ZONING CHANGE :

ITEM IV.

I AM REQUESTING THIS CHANGE IN ZONING FOR THE PURPOSE OF CONSTRUCTING AN OUTDOOR RECREATION FACILITY. THIS FACILITY WOULD INCLUDE A SWIMMING BEACH, CONCESSION STAND, VOLLEYBALL NETS AND PICNIC TABLES. HOPEFULLY IN THE FUTURE THIS FACILITY WOULD BE EXPANDED TO INCLUDE TENNIS COURTS, BASEBALL DIAMOND AND/OR MINITURE GOLF.

ONCE CONSTRUCTED, THIS FACILITY (INCLUDING THE EXISTING TAVERN) WOULD BE OPERATED AS A PRIVATE ONE, SIMILAR TO A SMALL COUNTRY CLUB. IT IS MY OPINION THAT THIS TYPE OF FACILITY WOULD BE MORE ATTRACTIVE THAN THE EXISTING TAVERN SITUATION TO ADJACENT PROPERTY OWNERS BECAUSE OF THE SELECTIVITY OF CLIENTELE AND THE OPPORTUNITY FOR BETTER CONTROL BY MANAGEMENT.

THE ENTIRE PROPERTY (BOTH LOTS 1 & 2) WOULD BE ENCLOSED WITH A SIX FOOT HIGH CEDAR PRIVACY FENCE IN ADDITION TO PERIMETER LANDSCAPING, CREATING A MORE APPEALING APPEARANCE FOR THE NEIGHBORHOOD.

THE SOUTH 150' OF LOT 2 WOULD REMAIN R-6 ZONING AND WOULD BE RESERVED FOR APARTMENTS (MOST LIKELY 4-PLEXES OR 8-PLEXES) TO BLEND WITH THE EXISTING HOUSING ADDITION TO THE SOUTHEAST.

THE CONSTRUCTION OF THE SWIMMING BEACH WILL HELP WITH THE EXISTING WATER DRAINAGE PROBLEM OF THE PROPERTY. WATER WHICH IS CURRENTLY BEING DRAINED ONTO ADJACENT PROPERTY TO THE WEST (MOBIL HOME PARK) WOULD BE DRAINED BACK TO THE SWIMMING BEACH.

THE EXISTING TAVERN STRUCTURE WOULD BE UPDATED TO MEET CURRENT CODES, INCLUDING THE PAVING OF REQUIRED PARKING WHICH WILL CONSIDERABLY REDUCE THE PRESENT PROBLEM OF DUST AIR POLUTION. PAVING THE PARKING WITH PROPER GRADING AND NECESSARY SWALES, EXTERIOR DRAINS, ETC., WILL ALSO ELIMINATE THE ABOVE MENTIONED DRAINAGE PROBLEM.

IT IS MY OPINION THAT THIS TYPE OF FACILITY WOULD BE A SUBSTANTIAL IMPROVEMENT, BOTH FOR THE IMMEDIATE NEIGHBORHOOD AND THE CITY OF WICHITA.



LINDA J. COPELAND
(APPLICANT)