

THE CITY OF WICHITA

OFFICE OF City Engineer

DATE October 6, 1983

TO Robert G. Finch, Deputy City Manager

FROM Mike Lindebak, City Engineer

SUBJECT Sidewalk Requirement for Scholfield Bros., Inc. - Property at Kellogg and Greenwich Road

On August 2, 1983, at the request of the developer, the City Commission directed that the above-referenced sidewalk project be deferred until Kellogg Drive is paved to City standards.

A paving petition was submitted at the time Gladys Wiedemann Addition was platted (May, 1983) which provides for paving Kellogg Drive and sidewalk adjacent to the addition. Gladys Wiedemann Addition is the tract at the northeast corner of Kellogg and Greenwich Road. The City Commission approved the petition subject to standard provision that the project be held until development occurs on the property.

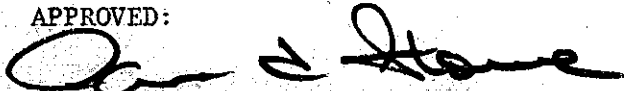
Scholfield Bros. also has land to the east of Gladys Wiedemann Addition known as Scholfield Bros. Addition (northwest corner of Kellogg and Ellison). This addition was approved with the sidewalk requirement, but without a requirement that Kellogg Drive be paved. A petition is being provided to Bill Korber, of Baughman Company, agent for Scholfield Bros. that includes paving Kellogg Drive and constructing sidewalk.



Mike Lindebak
City Engineer

ML:mgr

APPROVED:



David Stowe, Director of Operations and Maintenance



B/U
 Lindelak
 8/23

DEPARTMENT OF O. & M. ROUTE SLIP

Date Aug 8, 1983

	From	To		From	To
D. Stowe	✓		Arthurs		
G. Williams			Blanchard		
G. Rath			Boom		
P. Taylor			Collins		
B. Thomas			Commer		
B. Vinson			Cortner		
Approval			Hampel		
As Requested	✓		Huskey		
Information			Jennings		
Make Xerox Copies			Lohn		
Need to Discuss			Lynde		
Prepare a Reply			Moren		
Read and File			Noffsinger		
Read and Forward			Scribner		
Read and Return			Shephard		
Recommendation(s)			Vaughn		
Requires Signature			<i>Lindelak</i>		✓
Return Orig./Keep Copy			<i>IM.</i>		

COMMENTS

make
 Follow up as to
 pending petition.
 JS

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE August 5, 1983

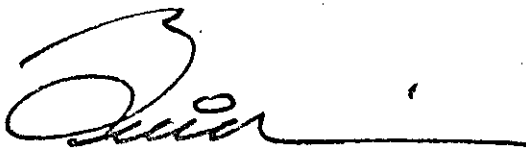
TO David Stowe, Director of Operations and Maintenance

FROM Robert G. Finch, Deputy City Manager

SUBJECT Sidewalk Requirement for
Scholfield Bros., Inc., Property
at Kellogg and Greenwich

Pursuant to the City Commission's direction of August 2, 1983, please assure that a paving petition for both paving and sidewalks at the subject location is secured.

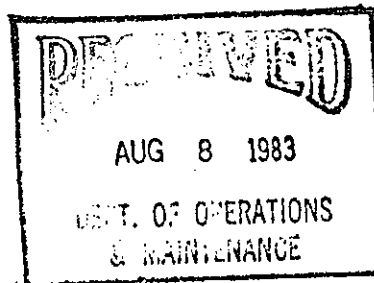
The sidewalk guarantee can be released when the petition is received.



Robert G. Finch
Deputy City Manager

RGF/pd

cc: Mike Lindebak, City Engineer



WICHITA SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

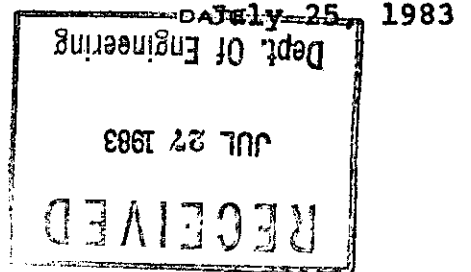
E. H. Denton, City Manager

TO Robert A. Lakin, Director of Planning

FROM

Request for deferment of sidewalk installation -
Scholfield Bros., Inc.

SUBJECT



COPY

We have reviewed our files regarding the sidewalk requirements on the Scholfield properties on the north side of Kellogg between Greenwich and Ellson. Scholfield Bros. Addition (northwest corner of Kellogg Drive and Ellson) (see attached map) was platted in 1981 and was required, in accordance with both the sidewalk ordinance (#36-327) and the subdivision regulations (Article 8-103B), to install a sidewalk along the north side of Kellogg Drive at the time development occurs on the site. The platters submitted a sidewalk certificate (copy attached) which was recorded and which stated that the sidewalk would be a requirement of a building permit. The Planning Commission, at the time of platting, waived the requirement for a sidewalk on the west side of Ellson because it would have been a stub extension into a residential neighborhood which had no sidewalks.

A few months ago, the plat of Gladys Wiedemann Addition (north-east corner of Kellogg Drive and Greenwich) was reviewed. The Scholfields were the contract purchasers of this property. Again, the requirement for a sidewalk on Kellogg Drive was a condition of plat approval. This time, however, the guarantee was in the form of a petition as a part of a Kellogg Drive paving petition. A copy of the paving resolution furnished by the City Engineer's office is also attached.

Generally, service roads should be considered much as an arterial where they are non-residential. Some uses, such as car agencies, generate little foot traffic but other uses especially related to motels, restaurants, and shops do produce pedestrian traffic. Uses do change over time and thus, I believe walks should be required.

The real question is probably "when" not "if". This service road is an old one without curb and gutter and will need to be rebuilt. To build sidewalks without the service road being rebuilt (at a different grade without ditches) would mean in all likelihood that the walk would be lost in reconstruction.

I would, therefore, recommend the deferral of sidewalk construction until the road is rebuilt and that the sidewalk guarantee be replaced with a paving petition for the service road which contains a sidewalk.

Robert A. Lakin
Director of Planning

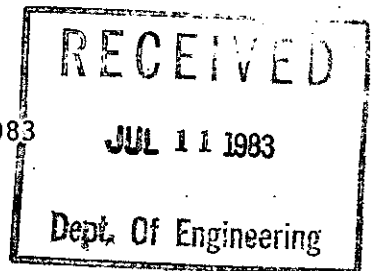
RAL:JHG:bh
Attach.

cc: X Mike Lindebak, City Engineer

David Stowe, Director of Operations and Maintenance

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE July 12, 1983



TO Robert A. Lakin, Director of Planning
David Stowe, Director of Operations and Maintenance
FROM Robert G. Finch, Deputy City Manager

SUBJECT Sidewalk--Scholfield Bros., Inc.

Attached is a request from Everett C. Fettis, attorney, on behalf of Scholfield Bros., Inc., requesting that the City Commission waive or defer the requirement that sidewalk be constructed in connection with a platting requirement for the property at the northeast corner of Greenwich and Kellogg.

Please review the request and provide your recommendation to this office by July 25, 1983, in order that an item may be submitted for City Commission consideration.

A large, stylized handwritten signature in black ink, appearing to read "R. Finch".

Robert G. Finch
Deputy City Manager

RGF/hpd
Attachment
cc: Mike Lindebak, City Engineer

Handwritten initials "ML" in the bottom right corner of the page.

EVERETT C. FETTIS
DAVID R. McCLURE

LAW OFFICES
FETTIS & McCLURE
120 SOUTH MARKET
SUITE 504
WICHITA, KANSAS 67202
316-267-7251

Office of the City Manager	
<input type="checkbox"/> EHD	<input checked="" type="checkbox"/> JH
<input type="checkbox"/> R	<input type="checkbox"/> TH
<input type="checkbox"/> RI	<input type="checkbox"/> MEC
JUL 1 1983	
<input type="checkbox"/> Copies To _____	
<input type="checkbox"/> Send To _____	
<input type="checkbox"/> File _____	

KEITH M. CURFMAN
OF COUNSEL

June 30, 1983

Gene Denton, City Manager
The City of Wichita
455 North Main
Wichita, Kansas 67203

RE: Scholfield Bros., Inc.

Dear Mr. Denton:

We represent Scholfield Bros., Inc. and the Scholfields personally. My clients either own or lease all of the property fronting on the service road north of Kellogg between Greenwich and running east to Elston Street. Property located at the northeast corner of Greenwich and the service road was recently rezoned to Commercial to allow the placing of an automotive dealership.

As a part of the zone change and platting requirements, my clients were required to agree to install a sidewalk along the south side of the property. Additional property to the east of that property which is actually owned by the Scholfields is also, I believe, under orders to construct a sidewalk.

We would respectfully request and suggest that the City Commission defer the construction of the sidewalk until a need is demonstrated. At this particular time, there is virtually no foot traffic in that area since the property on the corner is lease by the Scholfields from the Wiedemann Trust, and the property east of that is owned by the Scholfields and is all used for automotive related operations.

Therefore, we do respectfully request that the City Commission be asked to waive or defer the construction of that sidewalk.

Very truly yours,


EVERETT C. FETTIS

ECF/dbs

cc: Robert Lakin, Planning
Mike Lindeback, Engineering
Wilbur Short, Central Inspection
Gary Munn
Scholfield Bros., Inc.

THE CITY OF WICHITA

OFFICE OF City Engineer

DATE July 25, 1983


TO David Stowe, Director of Operations and Maintenance

FROM Mike Lindebak, City Engineer

SUBJECT Sidewalk - Scholfield Bros., Inc.

Regarding Scholfield Bros., Inc. request for waiver of deferral of the sidewalk at the northeast corner of Greenwich Road and Kellogg, I could concur with deferral of the construction of the walk until a more complete arterial sidewalk system has been constructed in the area.

I would not recommend complete waiver of the requirement for the construction of the walk adjacent to the property requested.


Mike Lindebak
City Engineer

ML:gr



THE CITY OF WICHITA

OFFICE OF CITY MANAGER

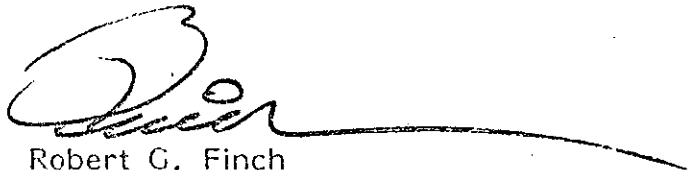
DATE July 12, 1983

TO Robert A. Lakin, Director of Planning
David Stowe, Director of Operations and Maintenance
FROM Robert G. Finch, Deputy City Manager

SUBJECT Sidewalk--Scholfield Bros., Inc.

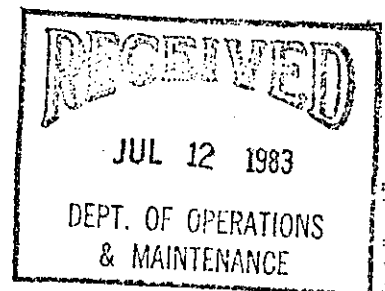
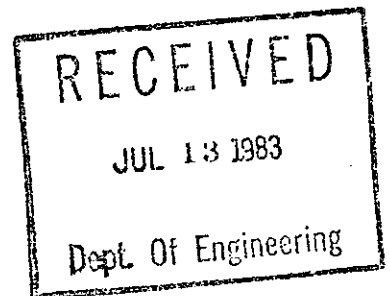
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Please review the request and provide your recommendation to this office by July 25, 1983, in order that an item may be submitted for City Commission consideration.



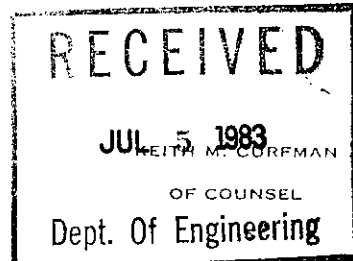
Robert G. Finch
Deputy City Manager

RCF/hpd
Attachment
cc: Mike Lindebak, City Engineer



LAW OFFICES
FETTIS & MCCLURE
120 SOUTH MARKET
SUITE 504
WICHITA, KANSAS 67202
316-267-7251

EVERETT C. FETTIS
DAVID R. MCCLURE



June 30, 1983

Gene Denton, City Manager
The City of Wichita
455 North Main
Wichita, Kansas 67203

RE: Scholfield Bros., Inc.

Dear Mr. Denton:

We represent Scholfield Bros., Inc. and the Scholfields personally. My clients either own or lease all of the property fronting on the service road north of Kellogg between Greenwich and running east to Elston Street. Property located at the northeast corner of Greenwich and the service road was recently rezoned to Commercial to allow the placing of an automotive dealership.

As a part of the zone change and platting requirements, my clients were required to agree to install a sidewalk along the south side of the property. Additional property to the east of that property which is actually owned by the Scholfields is also, I believe, under orders to construct a sidewalk.

We would respectfully request and suggest that the City Commission defer the construction of the sidewalk until a need is demonstrated. At this particular time, there is virtually no foot traffic in that area since the property on the corner is lease by the Scholfields from the Wiedemann Trust, and the property east of that is owned by the Scholfields and is all used for automotive related operations.

Therefore, we do respectfully request that the City Commission be asked to waive or defer the construction of that sidewalk.

Very truly yours,

EVERETT C. FETTIS

ECF/dbs

cc: Robert Lakin, Planning
Mike Lindeback, Engineering
Wilbur Short, Central Inspection
Gary Munn
Scholfield Bros., Inc.

Tom

WJ

with City staff to explore the possibility of placing the operation of the MAAIC out for competitive bid.

Requests for proposals have been prepared. Staff was available to discuss the requests for proposals and to provide current information relative to the financial status of the MAAIC.

Z. H. Denton

The City Manager briefly reviewed the status report and informed the Commission that Mr. Martens had called the preceding day, stating that personal business was taking him out of town today and the rest of this week, but he would be available the following week for comment.

Mayor Wright

Mayor Wright inquired if anyone present wished to be heard.

The following individuals spoke in favor of the present Board of Trustees continuing in charge of MAAIC:

Frank Tiger, representing the Board of Trustees of MAAIC and the Indian community
Alberta Smith, 2333 George Washington Boulevard
James Vandenberg, representing himself

Mayor Wright

Mayor Wright stated that it is her concern that the Center represent all Indians of the area and from appearances at the present time, the present Board of Trustees does not represent all of the Indians, and pointed out that the administrative and fiscal policy of the present Board of Trustees did not appear to be the best, stating that the Commission had been requesting for that policy statement since January and have to date been unable to get the information that they desired.

Motion --

Kirk moved that the City proceed to request bids and place the Indian Center out for proposals and bids on the organization and running of the Mid-America All Indian Center. Motion carried 5 to 0.

-- carried

Recess

The City Commission recessed at 10:19 a.m. and reconvened at 10:33 a.m. *Mayor Wright absent, Vice Mayor Knight in the Chair.

REQUEST FOR WAIVER
OF SIDEWALK
REQUIREMENT

REQUEST BY SCHOLFIELD BROTHERS, INC., TO WAIVE OR DEFER THE SIDEWALK REQUIREMENT FOR PROPERTY AT KELLOGG AND GREENWICH, presented.

Mr. Everett Fettis, attorney representing Scholfield Brothers, Inc., has requested that the construction of sidewalk on the south side of property owned by Scholfield Brothers at Kellogg and Greenwich be deferred or waived.

Scholfield owns or leases all the property fronting the service road north of Kellogg between Greenwich east to Elston Street. Property located at the northeast corner of Greenwich and the service road was recently rezoned to commercial to allow placement of an automobile dealership. As part of the zone change and platting requirements, Scholfield agreed to install a sidewalk along the south side of the property.

Scholfield requested that construction of sidewalk be deferred or waived at least until a need for sidewalk is demonstrated. Scholfield contends that there is virtually no foot traffic in the area.

Administrative staff reviewed the matter and reported that generally service roads should be considered much as an arterial when they are nonresidential. While the car agencies and other automotive-related operations generate little foot traffic, the land use may change in the future and sidewalks would be needed.

COMMISSIONERS PROCEEDINGS

AUGUST 2, 1983

PAGE 224

The service road in the area is an old one without curb and gutter and will need to be rebuilt. To build a sidewalk without the service road being rebuilt would probably mean that the walk would be damaged or destroyed during reconstruction; therefore, it was recommended that sidewalk construction be deferred until the road is rebuilt. Further, it was recommended that the paving project be repitioned to include construction of sidewalk and that the sidewalk guarantee currently in existence be replaced with the petition.

Mr. Fettis was advised that the matter would be considered on this date.

*Mayor Wright present and in the Chair.

Brown moved that sidewalk construction be deferred until the service road is rebuilt and a paving petition, which includes both paving and sidewalk construction, be required to replace the sidewalk guarantee. Motion carried 5 to 0.

ion --

-- carried

POLICY STATEMENT -
STATE WATER PLAN

POLICY STATEMENT ENDORSING THE DEVELOPMENT OF A STATE WATER PLAN, presented.

On July 26, 1983, the City Commission endorsed the development of a state water plan and authorized the Mayor to deliver the policy statement at the Wichita hearing on the proposed plan August 2.

The Water Resources Council met on July 28, 1983, to review the proposed policy statement and provided a recommendation to the City Commission at the time the matter was considered.

ion --

-- carried

Kirk moved that the policy statement be adopted. Motion carried 5 to 0.

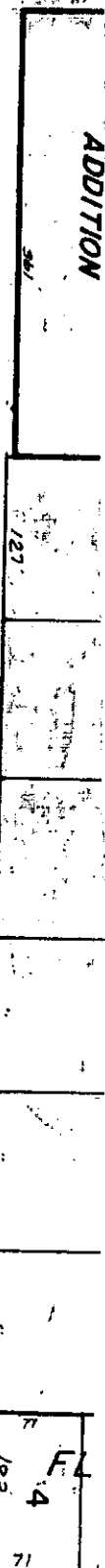
STATUS REPORT -
COMPUTER
CONSOLIDATION

STATUS REPORT -- CITY-COUNTY COMPUTER CONSOLIDATION PLAN, presented.

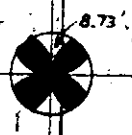
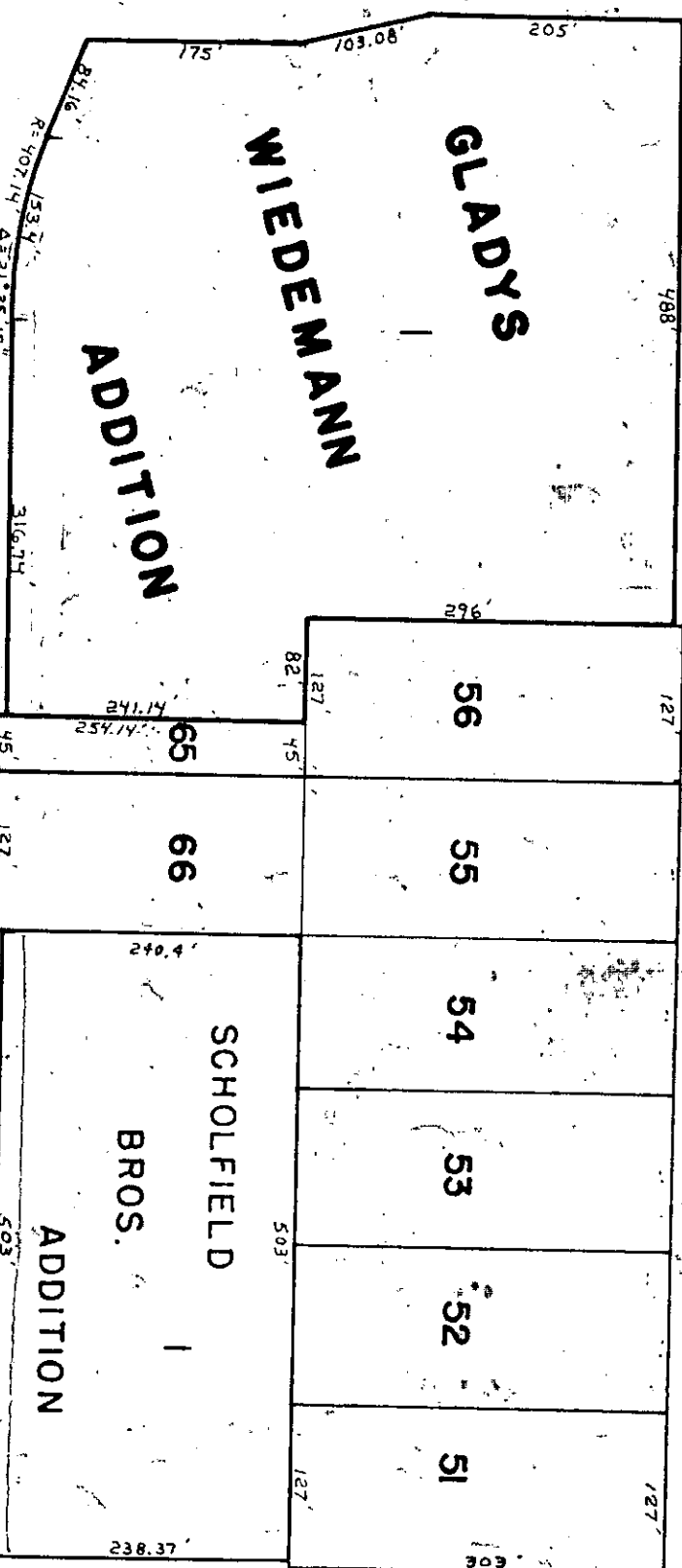
At the en banc meeting of July 26, 1983, it was unanimously agreed that City and County computer operations would be consolidated, effective January 1, 1984, and that a plan of implementation be prepared jointly by City and County staff members within two weeks.

A report on the status of initial work accomplished was furnished to the Commissioners indicating a number of solutions reached and problems remaining to be addressed. Both the Director of Administration for the City and the County Administrator concur that the implementation plan can be completed for joint City-County en banc consideration on or soon after August 9, 1983.

ADDITION



GREENWICH



U.S.

KELLOGG DRIVE

DRIVE

HI-WAY

~~Widened on 11-1-1941 by~~
~~the project of the S. Williams Co.~~

~~part is shown by~~
~~Dr. Williams~~

~~As per says~~
~~Street front~~

~~By order of the~~
~~State of~~

S/D NO. 80-92 Name Scholfield Bros. Addition
Date Application Rec'd. 11-3-80 Preliminary Approval _____
Scheduled S/D Meeting 11-13-80

DESCRIPTION

General Location Northwest corner of Kellogg Drive and Ellson Street

Owner Victor H. and James R. Scholfield

Surveyor/Engineer Baughman Company

Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 2.94 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 238.37 ft.
- 4. Minimum Lot Area 120,410.282 sq. ft.
- 5. Existing Zoning "LC"
- 6. Proposed Zoning "C" (Z-2248)
- 7. Lineal Feet of New Streets:
 - a. 5 R/W 238 ft.
 - b. 13 R/W 508 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes No 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:

- A. The applicant shall attempt to obtain a valid petition for paving Ellson from Lewis to Kellogg Drive.
- B. In accordance with the sidewalk ordinance, sidewalks are required adjacent to the west side of Ellson and the north side of Kellogg Drive. (When the application of this rule creates a stub extension such as along a side lot line into a side street, the MAPC may exempt such requirement. The Committee may wish to recommend to the MAPC that sidewalks on Ellson not 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.

BAUGHMAN CO.
SURVEYORS

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

**CONFIRMATION
MEMO**

PROJECT SCHOLFIELD BROS ADDN'

DATE 11-13-80

JOB NO. _____

COPIES TO: _____

TO MIKE LINDENAK, CHRIS BREYENKOPF

FROM FRENY WOODEN

REFERENCE DRAINAGE PLAN

AREA A.

$\Delta = 2.2 \text{ AC}$, $C = 0.75$, $\text{use } t_c = 15 \text{ min.}$

$I = 5.21 \text{ in/hr.}$

$Q_s = (0.75)(5.21)(2.2) = 8.6 \text{ cfs.}$

AREA B.

$\Delta = 0.6 \text{ AC}$, $C = 0.75$

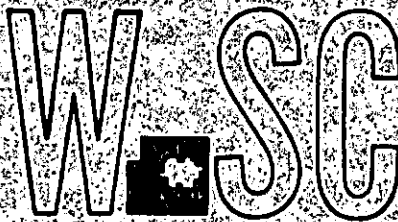
$I = 5.21 \text{ in/hr.}$

$Q_s = (0.75)(5.21)(0.6) = 2.3 \text{ cfs.}$

Note: AREA A WILL BE DRAINED BY EXISTING CB. INLET 14' W. OF STE. THERE ARE NO CONTRIBUTING AREAS TO THE EAST OF THIS STE.

AREA B WILL BE DRAINED BY THE EXISTING STORM DRAIN INDICATED.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

November 14, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-92 - Final plat of Scholfield Bros. Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission November 13, 1980, 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 attempt to obtain a valid petition for paving Ellson from Lewis to Kellogg Drive.
- B. In accordance with the sidewalk ordinance, sidewalks are required adjacent to the west side of Ellson and the north side of Kellogg Drive. The Subdivision Committee recommends that the sidewalk requirement on Ellson be waived.
- C. The applicant shall submit a drainage plan to City Engineering for review and approval. Said drainage plan will direct all drainage from this plat to the adjacent streets.
- D. If the condemnation case for Kellogg did not include access controls, complete access control from Kellogg Drive to Kellogg Street should be granted with this plat.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 November 20, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

LO
Louise Olivarez
Senior Planner

cc: Victor and James Scholfield
7633 E. Kellogg, 67207
Mike Lindebak, City Engineer

