

WICHITA-SEDGWICK COUNTY

DATE

January 20, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
✓Mike Lindebak, Program Development Engineer
Paul Graves, Chief Engineer

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-64 Amendment - Westwood Lake Residential C.U.P.
Generally located on the north side of 13th in an
area west of Zoo Boulevard.

We have received a proposed amendment to the above referenced C.U.P. A copy is attached for your review and comment. The only change is an increase in density to 17.4 dwelling units per acre for Parcels 4 and 6. We would appreciate any comments you might have regarding floodways, streets, etc., by January 27, 1981.

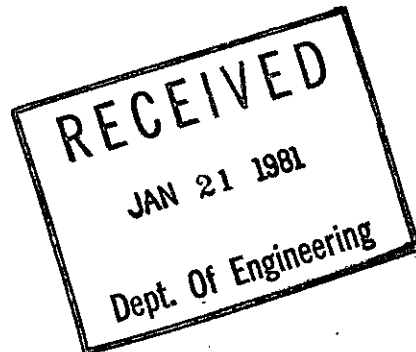
If you have any questions, please call.



Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment



THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE January 28, 1981

TO Jack H. Galbraith, Chief Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Westwood Lake Residential C.U.P.

The 13th and West Street storm water sewer project proposes to utilize Lots 8 through 15 inclusive, Block 2, as additional detention reservoir Area. A 40 foot access way to a pumping station in the Reserve Area is also proposed from Lot 6, Block 1. The access road would limit the developable area for Lot 6. The above items should be taken into consideration reviewing the proposed C.U.P. amendment.

Mike Lindebak
Program Development Engineer

ML:ck

WICHITA-SEDGWICK COUNTY

DATE

February 2, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO Dick Linn, City Engineer
Max Green, Flood Control Engineer
Paul Graves, Traffic Engineer
Robert Feldner, Superintendent of Central Inspection

FROM Mike Meek, Senior Planner

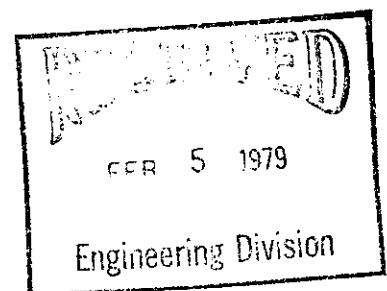
SUBJECT DP-64 Westwood Lake Community Unit Plan Amendment
(formerly Zoo Boulevard C.U.P.)

Attached is a copy of proposed amendments to the Zoo Boulevard Community Unit Plan located on the north side of 13th Street North, in an area west of Zoo Boulevard. The name has been changed to Westwood Lake Community Unit Plan and the development from clusters of townhouses to a duplex and fourplex proposal on individual lots. Please return any comments which you might have by Friday, February 16, 1979. Thanks for your assistance.

Mike Meek

Mike Meek
Senior Planner

MM:bbc
Attachment



File

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-12-81

Case No. DP-64

Request: Approval of an amendment to the
Westwood Lake Residential C.U.P.

Location: Generally located on the north side of 13th Street, in an area west of Zoo Boulevard.

Acres: 20.1

Size: 930' x 950' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-5"
North	I-235	"AA"
East	Senior Citizen's Home	"B"
South	Single-family	"AA"
West	I-235 & undeveloped	Approved for "R-6"

Existing R/W - Adequate

Platted: Yes

History:

Z-1602	"AA" to "R-5"		
DP-64		3-28-74	MAPC Approve
		4-16-74	BCC Approve
DP-64		3-15-79	MAPC Approve
		4-17-79	BCC Approve

COMMENTS:

- The following should be considered by the Planning Commission in making findings of fact.

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to an existing C.U.P., located north of 13th Street and west of Zoo Boulevard. The amended development plan shows Parcel 3 being designated for drainage and the redesign of Parcel 2 to permit four-plexes and to delete a public street. The maximum number of dwelling units for Parcel 4 has been increased from 16 to 29 du's and from 16 du's to 34 du's for Parcel 6. Overall density has been increased from 7.42 du/acre to 10.2 du/acre. The maximum number of dwelling units in the C.U.P. is not to exceed 136.

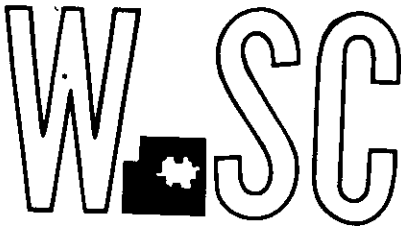
RECEIVED
MAR 5 1981
Dept. Of Engineering

2. Parcels 2 and 3 are currently platted with one large four-plex lot and several duplex lots, which would have access to 13th Street by a public street. The applicant has requested that the permitted uses for Parcel 2 be changed from duplexes to four-plexes since Parcel 3 is to be purchased by the City of Wichita for a retention area in conjunction with the 13th Street drainage project. Staff is supportive of the proposed changes and feels that the City of Wichita should join with the applicant in replatting Parcels 1, 2 and 3. A replat is needed to vacate public streets, platted lots, and to provide access to the drainage facilities.

Another area that should be addressed is the ability of neighboring land owners to utilize Parcel 1 for recreation purposes. The proposed uses for Parcel 1 include walkways and picnic shelters. Staff feels that some agreement between the City and the applicant should be reached about fencing, public access, maintenance, etc., of Parcel 1 prior to forwarding this case on to the City Commission. After an agreement has been reached the plan should be changed to reflect the agreement as it relates to Parcel 1.

3. The Department of Engineering has indicated that a maintenance access easement is needed across the easterly boundary of Parcel 4 to serve a pump station in the northwesterly portion of Parcel 1.
4. Should the Planning Commission determine that the proposed amendments are appropriate, the following are recommended conditions of approval.
 - a. The applicant shall dedicate, by separate instrument a 40 foot maintenance access easement along the eastern boundary of Parcel 4, prior to scheduling this case before the City Commission.
 - b. Replatting of Parcels 1, 2 and 3 prior to the issuance of any building permits on Parcel 2.
 - c. The Department of Engineering and the applicant shall reach an agreement regarding access, fencing, maintenance, etc., of Parcel 1. The plan shall be changed to reflect the agreement prior to scheduling this case before the City Commission.
 - d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

RECEIVED

MAR 17 1981

Dept. Of Engineering

March 13, 1981

William L. Korber
330 Laura
Wichita, Kansas 67211

Re: DP-64 - Approval of an amendment
to the Westwood Lake Residential
C.U.P. located on the north side
of 13th Street, in an area west
of Zoo Boulevard

Dear Mr. Korber:

At its regular meeting on March 12, 1981, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend approval of the C.U.P. subject to the following conditions:

- a. The applicant shall dedicate, by separate instrument a 40 foot maintenance access easement along the eastern boundary of Parcel 4, prior to scheduling this case before the City Commission.
- b. Replatting of Parcels 1, 2 and 3 prior to the issuance of any building permits on Parcel 2.
- c. The Department of Engineering and the applicant shall reach an agreement regarding access, fencing, maintenance, etc., of Parcel 1. The plan shall be changed to reflect the agreement prior to scheduling this case before the City Commission.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

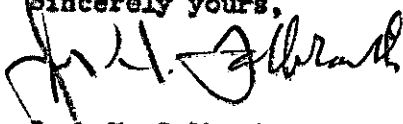
*MLJ
RMB*

- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

In accordance with condition "C", we will not schedule this for consideration by the City Commission until we have heard from you and the Department of Engineering about the agreement regarding access, fencing, etc. of Parcel 1. You should contact Mike Lindebak of the Department of Engineering regarding the replatting of Parcels 1, 2 and 3. He can also give you the description for the 40' access easement referred to in condition "A".

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

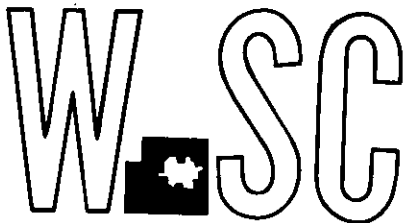


Jack H. Galbraith
Chief Planner

JHG:sad

cc: Dennis Niedens, 900 North Tyler Road, #7, Wichita 67212
Sheffield Place Inc., 1901 West 13th Street, Wichita 67203
Ray Bruggeman, Director of Engineering
Mike Lindebak, Department of Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

RECEIVED

MAR 17 1981

Dept. Of Engineering

March 13, 1981

William L. Korber
330 Laura
Wichita, Kansas 67211

Re: DP-64 - Approval of an amendment
to the Westwood Lake Residential
C.U.P. located on the north side
of 13th Street, in an area west
of Zoo Boulevard

Dear Mr. Korber:

At its regular meeting on March 12, 1981, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend approval of the C.U.P. subject to the following conditions:

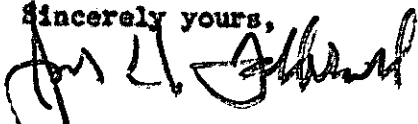
- a. The applicant shall dedicate, by separate instrument a 40 foot maintenance access easement along the eastern boundary of Parcel 4, prior to scheduling this case before the City Commission.
- b. Replatting of Parcels 1, 2 and 3 prior to the issuance of any building permits on Parcel 2.
- c. The Department of Engineering and the applicant shall reach an agreement regarding access, fencing, maintenance, etc., of Parcel 1. The plan shall be changed to reflect the agreement prior to scheduling this case before the City Commission.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

In accordance with condition "C", we will not schedule this for consideration by the City Commission until we have heard from you and the Department of Engineering about the agreement regarding access, fencing, etc. of Parcel 1. You should contact Mike Lindebak of the Department of Engineering regarding the replatting of Parcels 1, 2 and 3. He can also give you the description for the 40' access easement referred to in condition "A".

If you have any questions concerning this matter, please contact our office.

Sincerely yours,



Jack H. Galbraith
Chief Planner

JHG:sad

cc: Dennis Hiedens, 900 North Tyler Road, #7, Wichita 67212
Sheffield Place Inc., 1901 West 13th Street, Wichita 67203
Ray Bruggeman, Director of Engineering
Mike Lindebak, Department of Engineering

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-12-81

Case No. DP-64

Request: Approval of an amendment to the
Westwood Lake Residential C.U.P.

Location: Generally located on the north side of 13th Street, in an area
west of Zoo Boulevard.

Acres: 20.1

Size: 930' x 950' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-5"
North	I-235	"AA"
East	Senior Citizen's Home	"B"
South	Single-family	"AA"
West	I-235 & undeveloped	Approved for "R-6"

Existing R/W - Adequate

Platted: Yes

History:

Z-1602	"AA" to "R-5"		
DP-64		3-28-74	MAPC Approve
		4-16-74	BCC Approve
DP-64		3-15-78	MAPC Approve
		4-17-78	BCC Approve

COMMENTS:

1. The following should be considered by the Planning Commission in making findings of fact.

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to an existing C.U.P., located north of 13th Street and west of Zoo Boulevard. The amended development plan shows Parcel 3 being designated for drainage and the redesign of Parcel 2 to permit four-plexes and to delete a public street. The maximum number of dwelling units for Parcel 4 has been increased from 16 to 29 du's and from 16 du's to 34 du's for Parcel 6. Overall density has been increased from 7.43 du/acre to 10.2 du/acre. The maximum number of dwelling units in the C.U.P. is not to exceed 136.

2. Parcels 2 and 3 are currently platted with one large four-plex lot and several duplex lots, which would have access to 13th Street by a public street. The applicant has requested that the permitted uses for Parcel 2 be changed from duplexes to four-plexes since Parcel 3 is to be purchased by the City of Wichita for a retention area in conjunction with the 13th Street drainage project. Staff is supportive of the proposed changes and feels that the City of Wichita should join with the applicant in replatting Parcels 1, 2 and 3. A replat is needed to vacate public streets, platted lots, and to provide access to the drainage facilities.

Another area that should be addressed is the ability of neighboring land owners to utilize Parcel 1 for recreation purposes. The proposed uses for Parcel 1 include walkways and picnic shelters. Staff feels that some agreement between the City and the applicant should be reached about fencing, public access, maintenance, etc., of Parcel 1 prior to forwarding this case on to the City Commission. After an agreement has been reached the plan should be changed to reflect the agreement as it relates to Parcel 1.

3. The Department of Engineering has indicated that a maintenance access easement is needed across the easterly boundary of Parcel 4 to serve a pump station in the northwesterly portion of Parcel 1.
4. Should the Planning Commission determine that the proposed amendments are appropriate, the following are recommended conditions of approval.

- a. The applicant shall dedicate, by separate instrument a 40 foot maintenance access easement along the eastern boundary of Parcel 4, prior to scheduling this case before the City Commission.
- b. Replatting of Parcels 1, 2 and 3 prior to the issuance of any building permits on Parcel 2.
- c. The Department of Engineering and the applicant shall reach an agreement regarding access, fencing, maintenance, etc., of Parcel 1. The plan shall be changed to reflect the agreement prior to scheduling this case before the City Commission.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- e. Any major changes in the development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

*approved
conditions
of approval*