

WICHITA-SEDGWICK COUNTY

DATE

March 13, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

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

FROM Mike Meek, Senior Planner, Current Plans Division

SUBJECT Commercial Community Unit Plan proposed at the southwest corner of Maple and Tyler Road

Attached is a copy of "Westwood Hills" proposed commercial CUP located at the southwest corner of Maple and Tyler Road.

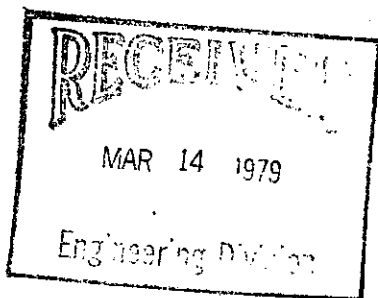
We would appreciate any comments you may have in regards to drainage, traffic, access points, etc. by Monday March 19, 1979.

*Mike Meek by Jess*

Mike Meek, Senior Planner  
Current Plans Division

MM:bp  
Attachments

① temporary sewer connections in Tyler Rd until Callahan-Westport Sanitation sewer project is constructed





THE CITY OF WICHITA

OFFICE OF MAPD - Current Plans

DATE May 25, 1984

TO Mike Lindebak, City Engineer  
Bob Feldner, Superintendent of Central Inspection  
Bill McKinley, Traffic Engineer

FROM Louise Olivarez, Senior Planner

SUBJECT Community Unit Plan amendment - DP-97

Attached is a copy of a proposed amendment to the Westwood Hills Commercial CUP located at the southwest corner of Maple and Tyler. This amendment adds to the CUP the property right at the corner; it creates more parcels than previously allowed while limiting the uses to "OC" rather than "LC" type uses; and it requests two openings to University rather than one.

I would appreciate your comments on this proposed CUP amendment by May 31, 1984.

Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Senior Planner

*No Comments  
5-29-84  
MLJ*

RECEIVED  
MAY 25 1984  
DESIGN DIVISION

*MLJ*

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE JULY 17, 1979

TO JACK GALBRAITH, CHIEF PLANNER - PLANNING DEPARTMENT

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT WESTWOOD HILLS: COMMUNITY  
UNIT PLAN


Baughman Company, P.A., has submitted a lot grading plan of the subject plat for approval. The approval is subject to the following requirements:

The developer shall submit a letter being in the form of a recordable instrument stating that Parcel 1 may surface drain to Parcel 2. Only the area upto the building setback line of Parcel 1 ~~in Maple Street~~ may drain to Maple Street.

The north portion of Parcel 2 shall drain east upto the building setback line, but then shall drain south towards the southeast corner of Parcel 2. At the southeast corner of Parcel 2 a flume or storm sewer or other approved drainage system shall be constructed to drain the lot into the University Avenue street gutter or into a possible storm sewer in Tyler Road.

Lastly it is suggested to call the Parcels 1 and 2, Lots 1 and 2 respectively.

I trust this is sufficient information to approve the subject Community Unit Plan of Westwood Hills. Please call me at Centrex 4235 if you need additional information.

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

YDD/dla

cc: Westwood Hills CUP X  
Baughman Company

S/D No.: 84-74

Name: Westwood Hills Addition

Preliminary Approved:

Scheduled S/D Meeting: 7-19-84

DESCRIPTION

General Location: Southwest corner of Tyler Road and Maple Street.

Owner: R. Kell Hawkins

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 6.2 acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 4
    - Industrial:
    - Total: 4
  3. Minimum Lot Area: 24,000 sq. ft.
  4. Existing Zoning: "LC" - CUP - DP-97
  5. Proposed Zoning: "LC" - CUP - DP-97
- 

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Westwood Hills Community Unit Plan (DP-97).

- A. A provision of the associated C.U.P. (DP-97) states that "cross-parcel access easements and joint access drives will be handled at the time of replatting." Because of limited access to Tyler, it is recommended that Lot 2 grant to Lots 3 and 4 the right to use its access drive which will be constructed in the eastern 30' x 200' portion of Lot 2. The applicant's agent should be prepared to state if any other joint access easements are proposed, such as an easement across Lot 1 to provide Maple Street access for Lot 2. All access easements shall be recorded and the recording data shown on the face of the plat.
- B. A 24-foot-wide joint access drive between Lot 1 and McClay Addition has already been granted, with 6 feet being on Lot 1 and 18 feet being on McClay Addition. However, the applicant wishes to maintain the 30-foot-wide access as provided on the C.U.P. in case a commercial-width curb cut is desired. Therefore, the access controls to Maple as granted in the plat's text should reference access control except for one opening to Maple across the west 269 feet of the north line of Lot 1.
- C. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot <sup>5</sup>/<sub>4</sub>.
- D. The applicant shall submit an avigational easement and restrictive covenant for this property.
- E. A sidewalk is not required on Maybelle or University adjacent to Lots 1 and 2 because "complete access control" is being platted to each of these streets from the commercially zoned lots. A sidewalk is required adjacent to Lot 4 on University (commercial zoning). Staff recommends that the Metropolitan Area Planning Commission recommend to the Board of City Commissioners that the requirement for this stub sidewalk be waived.
- F. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage plan for this property.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.

THE CITY OF WICHITA

OFFICE OF City Engineer

DATE July 20, 1984

TO Forrest Nagley, Senior Planner

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Westwood Hills Addition - S/O 84-74

Sewer service for Lot 4 will be provided by Lateral 1, Main 8,  
Southwest Interceptor, which is currently under construction.

No guarantees will be required with this plat.

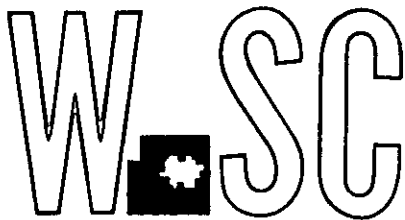


Chris Breitenstein  
Civil Engineer III

CB:gr

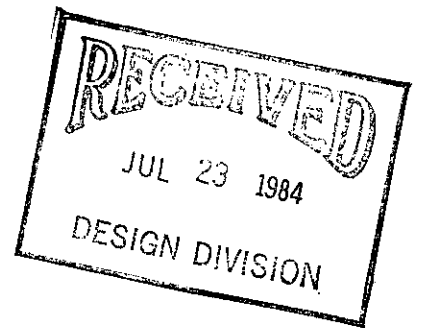
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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 20, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 84-74 - Final plat of Westwood Hills Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 19, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A provision of the associated C.U.P. (DP-97) states that "cross-parcel access easements and joint access drives will be handled at the time of replatting." Because of limited access to Tyler, it is recommended that Lot 2 grant to Lots 3 and 4 the right to use its access drive which will be constructed in the eastern 30' x 200' portion of Lot 2. The applicant's agent should be prepared to state if any other joint access easements are proposed, such as an easement across Lot 1 to provide Maple Street access for Lot 2. All access easements shall be recorded and the recording data shown on the face of the plat.
- B. A 24-foot-wide joint access drive between Lot 1 and McClay Addition has already been granted, with 6 feet being on Lot 1 and 18 feet being on McClay Addition. However, the applicant wishes to maintain the 30-foot-wide access as provided on the C.U.P. in case a commercial-width curb cut is desired. Therefore, the access controls to Maple as granted in the plat's text should reference access control except for one opening to Maple across the west 269 feet of the north line of Lot 1.
- C. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 4. If City Engineering determines a guarantee is not required, a memorandum shall be obtained so stating. *of SATISFIED By 7/20 MEMO FUN*
- D. The applicant shall submit an avigational easement and restrictive covenant for this property.

Baughman Company, P.A.  
July 20, 1984  
Page 2

- E. Since a sidewalk is not required on Maybelle or University adjacent to Lots 1 and 2 because "complete access control" is being platted to each of these streets from the commercially zoned lots, the Subdivision Committee recommends that the Board of City Commissioners waive the sidewalk required adjacent to Lot 4 on University in order to avoid a "stub extension."
- F. The final plat tracing shall indicate a 20-foot drainage easement adjacent to the south line of Lot 4 and part of Lot 2.
- G. Closure computations shall be submitted with the final plat tracing.
- H. 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. The certificate will be required if petitions are submitted. 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, July 26, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:bh

cc: R. Kell Hawkins, 429 Westfield Court, 67209  
X Mike Lindebak, City Engineer

GENERAL PROVISIONS

1. Total Net Land Area 312,694 S.F. or 7.18 Acres.
  2. Access controls shall be as follows:
    - 4 points of access to Maple Street
    - 3 points of access to Tyler Road
    - 2 points of access to University Avenue
  3. Signs as permitted by zoning ordinance.
  4. Utilities shall be installed underground on all parcels.
  5. Appropriate fire lane easements for Parcel 4 will be considered at the time of replatting and more specifically defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and 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 it may be used for passenger loading and unloading.
  6. There shall be a planting strip no less than 10 feet in width, as indicated on the plan, along the west 230 feet of the north line of Parcel 1, the west line of Parcels 1 and 4 and the south line of Parcels 4 and 5. A landscape plan prepared by a landscape architect for the planting strip, indicating the type, location, and specification of plant material and method of providing water to the plant material, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permits. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted. Failure to properly maintain 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 that the planting strips are not properly maintained.
  7. A 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the west and south lines of Parcel 4 and the south line of Parcel 5 if buildings are constructed on said parcels in which the rear service or storage areas face directly the residentially zoned property across Maybelle Avenue and University Avenue. Said walls shall be reduced to 3 feet in height within 25 feet of any street intersection. The rear of the buildings is the side designed for service rather than public access
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7. Continued

and may encompass such items as loading docks, lack of display windows, trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the public building. Where buildings are designed without a rear service or storage area which directly faces the residential districts, no wall shall be required. A financial guarantee for required screening (walls) shall be made prior to the issuance of any occupancy permit(s). If the required wall has not been constructed.

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PARCEL 2

- A. Net Area 26,425 Sq. Ft. or 0.61 Acres
- B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 7,925 Sq. Ft.
- C. Maximum Gross Floor Area 7,925 Sq. Ft.
- D. Floor Area Ratio 30%
- E. Maximum Building Height 35 Feet
- F. Setbacks
- |            |         |
|------------|---------|
| Maple St.  | 35 Feet |
| Tyle Road  | 35 Feet |
| South Line | 15 Feet |
- G. Parking Ratio as per zoning ordinance
- H. Access Points
- 2 to Maple Street
  - 1 to Tyler Road (shared with Parcel 3)
- I. Maximum number of buildings: 1
- J. Proposed Uses: Retail Sales (Convenience Stores Selling Gasoline) and all uses permitted under OC Zoning Districts 28.04.085
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PARCEL 3

- A. Net Land Area 24,000 Sq. Ft. or 0.55 Acres
- B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 7,200 Sq. Ft.
- C. Maximum Gross Floor Area 7,200 Sq. Ft.
- D. Floor Area Ratio 30%
- E. Maximum Building Height 35 Feet
- F. Setbacks
- |            |                          |
|------------|--------------------------|
| Tyler Road | 70 Feet and as indicated |
| North Line | 15 Feet                  |
| South Line | 30 Feet                  |
- G. Parking Ratio as per zoning ordinance
- H. Access Points
- 1 to Tyler Road (shared with Parcel 2)
- I. Maximum number of buildings: 1
- J. Proposes Uses: All uses permitted under OC Zoning Districts  
28:04:085
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PARCEL 4

- A. Net Land Area 170,960 Sq. Ft. or 3.92 Acres
- B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 51,290 Sq. Ft.
- C. Maximum Gross Floor Area 51,290 Sq. Ft.
- D. Floor Area Ratio 30%
- E. Maximum Building Height 35 Feet
- F. Setbacks
- |                   |         |
|-------------------|---------|
| Maybella Avenue   | 50 Feet |
| University Avenue | 50 Feet |
| North Line        | 30 Feet |
| East Line         | 30 Feet |
- G. Parking Ratio as per zoning ordinance
- H. Access Points
- |                        |
|------------------------|
| 1 to University Avenue |
| 1 to Tyler Road        |
- I. Maximum number of buildings: 7
- J. Proposes Uses: All uses permitted under OC Zoning Districts 28.04.085
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PARCEL 5

- A. Net Land Area 42,710 Sq. Ft. Or 0.98 Acres
- B. Maximum Building Coverage shall not exceed 30 per cent of the net land area or 12,815. Sq. Ft.
- C. Maximum Gross Floor Area 21,355 Sq. Ft.
- D. Floor Area Ratio 50%
- E. Maximum Building Height 35 Feet
- F. Setbacks
- |                   |         |
|-------------------|---------|
| Tyler Road        | 70 Feet |
| University Avenue | 50 Feet |
| North Line        | 50 Feet |
- G. Parking Ratio as per zoning Ordinance
- H. Access Points
- |                        |
|------------------------|
| 1 to Tyler Road        |
| 1 to University Avenue |
- I. Maximum number of buildings: 1
- J. Proposes Uses: Retail Sales and all uses permitted under OC Zoning Districts 28.04.085
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