

MARCH 24, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-14 - WESTLINK VILLAGE 21ST ADDITION

OWNER/APPLICANT: Fidelity Development, Attn: Bill Suter, 100 E. English,
Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of Third and Parkdale.

SITE SIZE: 2.14 Acres

NUMBER OF LOTS:

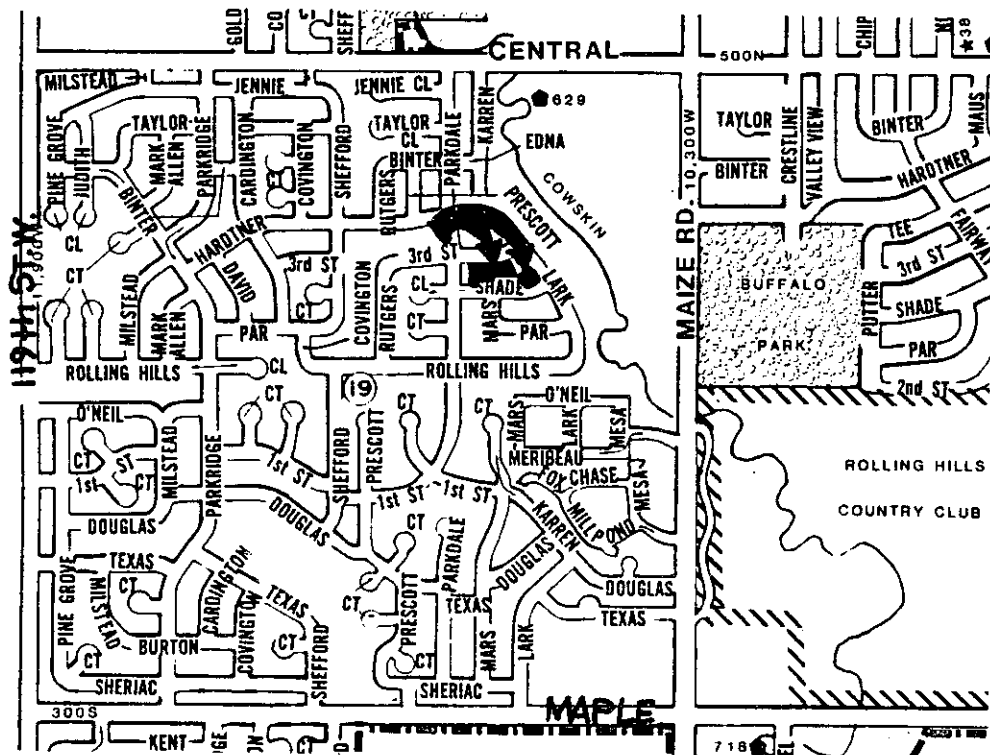
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 7,130 Sq. Ft.

CURRENT ZONING: "AA" (Single-Family)

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: A previous replat of this same general portion of Westlink Village 17th Addition, the Parkdale Addition, was reviewed by the MAPC and denied on May 28, 1987. Within the area of the proposed Parkdale plat, one lot has apparently been sold and has been excepted out of this new replat. This present replat does not encompass six (6) lots in the subject city block. As originally proposed, by Westlink Village 17th Addition, 14 lots were to occupy this city block. The Parkdale replat would have resulted in 19 lots in the block, while this present replat proposes a total of 17 lots in the block (11 lots by the replat, 6 lots not included in the replat).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit square footage figures for existing water, sanitary sewer, and street paving projects so existing special assessments can be redefined to the lots created by this plat.
- D. In 1987, when the Planning Commission denied the Parkdale Addition replat, the denial centered around neighborhood concerns that the creation of smaller lots would lessen the value of neighboring property. After hearing from representatives from the neighborhood, the Planning Commission voted 6-4 to deny the plat because the proposed lot sizes were not appropriate nor compatible with lot sizes in the area.

Comparison of the Parkdale Replat to this Proposed Plat:

The minimum lot frontage proposed by the Parkdale plat was 60 feet. The minimum lot area proposed was 7,130 square feet. The Parkdale replat would have caused 19 lots to exist in the subject city block.

The minimum lot frontage proposed by the current replat is 61 feet. The minimum lot area proposed is 7,130 square feet. This replat, if approved, will result in 17 lots in the subject block.

Given the history of the proposed Parkdale replat, and further, given the comparisons between the Parkdale replat and the present plat of Westlink Village 21st Addition, the Subdivision Committee needs to determine if the current replatting proposal is proper.

The average lot area for properties near the replat is 11,200 square feet. The average lot frontage is 92.6 feet.

- E. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

336 North Lark
Wichita, Kansas 67212

March 24, 1988

Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas 67202

Thank you for your consideration in notifying the Westlink 17th citizens of the proposed replat of Block 9.

As homeowners in the area, we prevail upon you to deny the proposed replat. We purchased the land and built our home at this location predicated on the current platting, lot sizes and in conformance with the restrictive covenants pertaining to square footage of homes being built.

We oppose the replatting which will create smaller lots and allow construction (in fact, encourage construction) of smaller homes. We feel this will be aesthetically detrimental to the neighborhood and lower our property values.

We regret we are unable to appear before you at today's meeting, but sincerely hope you will consider our concerns as expressed.

Sincerely,

Robert E. Stanbrough

Linda S. Stanbrough

Robert E. Stanbrough
Linda S. Stanbrough

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MARCH 24, 1988

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PROPOSED ZONING: "AA"

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STAFF COMMENTS:

- A. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit square footage figures for existing water, sanitary sewer, and street paving projects so existing special assessments can be redefined to the lots created by this plat.
- D. In 1987, when the Planning Commission denied the Parkdale Addition replat, the denial centered around neighborhood concerns that the creation of smaller lots would lessen the value of neighboring property. After hearing from representatives from the neighborhood, the Planning Commission voted 6-4 to deny the plat because the proposed lot sizes were not appropriate nor compatible with lot sizes in the area.

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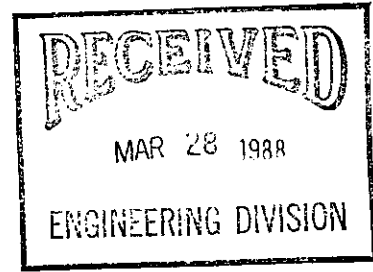
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The average lot area for properties near the replat is 11,200 square feet. The average lot frontage is 92.6 feet.

- E. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

EDG WICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

311 HALL - TENTH FLOOR
105 NORTH MAIN STREET
WICHITA, KANSAS 67202-1654
Tel. 268-4661

March 25, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 88-14 - WESTLINK VILLAGE 21ST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 24, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit square footage figures for existing water, sanitary sewer, and street paving projects so existing special assessments can be redefined to the lots created by this plat.
- D. The applicant is encouraged to work with representatives of the neighborhood to draft restrictive covenants which are agreeable to both the developer and the neighborhood.
- E. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

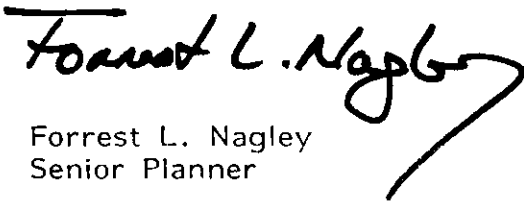
SEDGWICK COUNTY

Preliminary Plat S/D 88-14 - WESTLINK VILLAGE 21ST ADDITION
Page 2

H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Fidelity Development, Attn: Bill Suter, 100 E. English,
Wichita, KS 67202
Karen Brown, 10816 W. Shade, Wichita, KS 67212
David & Glenda Van Sant, 324 N. Mars, Wichita, KS 67212
Salley Davis, 314 N. Lark, Wichita, KS 67212
George & Evelyn Nickus, 10919 W. 3rd, Wichita, KS 67212
Russell & Carla Siemens, 10920 W. Shade, Wichita, KS 67212
Donald & Edith Hall, 404 N. Lark, Wichita, KS 67212
Tommy & Debra Deffenbaugh, 366 N. Lark, Wichita, KS 67212
Patrick & Barbara Vossen, 360 N. Lark, Wichita, KS 67212
Stephen & Christine Jordan, 1237 Lulu, Wichita, KS 67211
Orsemus & Judith Dill, 2136 Gold, Wichita, KS 67213
James & Connie Douthitt, 346 Lark, Wichita, KS 67212
Bryan & Gwendolyn Lagaly, 999 N. Silver Springs Blvd.,
Wichita, KS 67212
Terry & Kay McCormick, 11004 W. 3rd, Wichita, KS 67212
Clark & Sheri Fasching, 11003 W. 3rd, Wichita, KS 67212
Ronald & Teresa Kaylor, 359 N. Parkdale, Wichita, KS 67212
Paul & Sharon Kuhel, 4928 W. 2nd, Wichita, KS 67212
Raymond & Mary Turner, 403 N. Lark, Wichita, KS 67212
Fidelity Savings Association of Kansas, 100 E. English,
Wichita, KS 67202
James & Theresa Urban, 10918 W. 3rd, Wichita, KS 67212
Michael & Teresa Gardiner, 10815 W. Shade, Wichita, KS 67212
Timberwolf Enterprises, Inc., d/b/a Avanti Custom Homes,
640 N. 119th Street West, Goddard, KS 67052
Fred & Patsy Long, 337 N. Lark, Wichita, KS 67212
Robert & Linda Stanbrough, 336 N. Lark, Wichita, KS 67212
✓Mike Lindebak, City Engineer

APRIL 7, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 3/24/88)

CASE NUMBER: S/D 88-14 - WESTLINK VILLAGE 21ST ADDITION

OWNER/APPLICANT: Fidelity Development, Attn: Bill Suter, 100 E. English,
Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of Third and Parkdale.

SITE SIZE: 2.14 Acres

NUMBER OF LOTS:

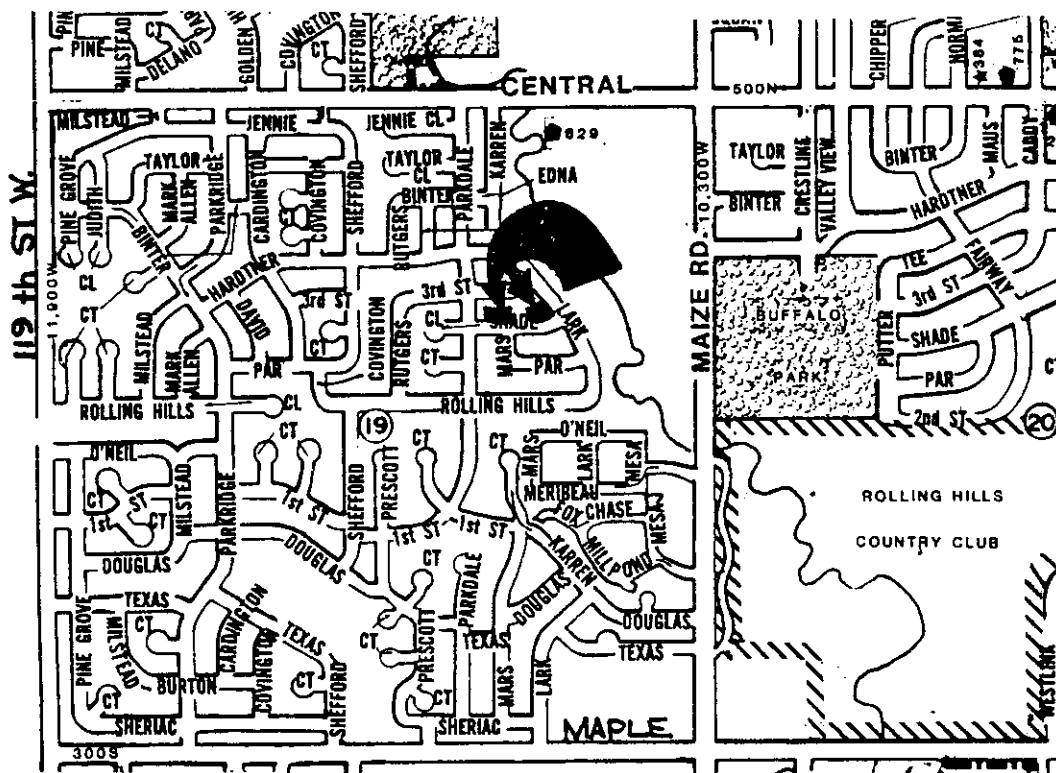
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 7,130 Sq. Ft.

CURRENT ZONING: "AA" (Single-Family)

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This final plat is for a portion of a preliminary plat approved on 3/24/88. The lots previously proposed on Third Street have been deleted from the plat.

When the Subdivision Committee reviewed the preliminary plat, it encouraged the subdivider to meet with representatives of the neighborhood in order to develop covenants agreeable to both parties.

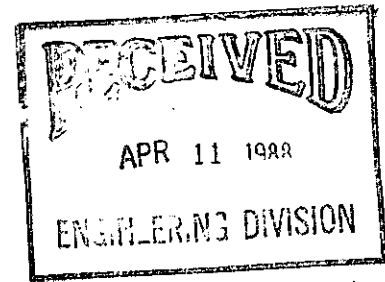
- A. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- B. The applicant shall submit square footage figures for existing water, sanitary sewer, and street paving projects so existing special assessments can be redefined to the lots created by this plat.
- C. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- D. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- E. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



April 8, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-14 - WESTLINK VILLAGE 21ST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 1988, 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 make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- B. The applicant shall submit square footage figures for existing water, sanitary sewer, and street paving projects so existing special assessments can be redefined to the lots created by this plat.
- C. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- D. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

SEDGWICK COUNTY

Final Plat S/D 88-14 - WESTLINK VILLAGE 21ST ADDITION
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 14, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dik

Enclosure

cc: Karen Brown, 10816 W. Shade, Wichita, KS 67212
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