

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM #

9

MARCH 24, 1988

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 88-13 - WESTLINK VILLAGE 22ND ADDITION

OWNER/APPLICANT: Fidelity Savings Association, c/o Bill Suter,  
100 E. English, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of Rolling Hills, in an area just east of  
Parkdale.

SITE SIZE: 1.65 Acres

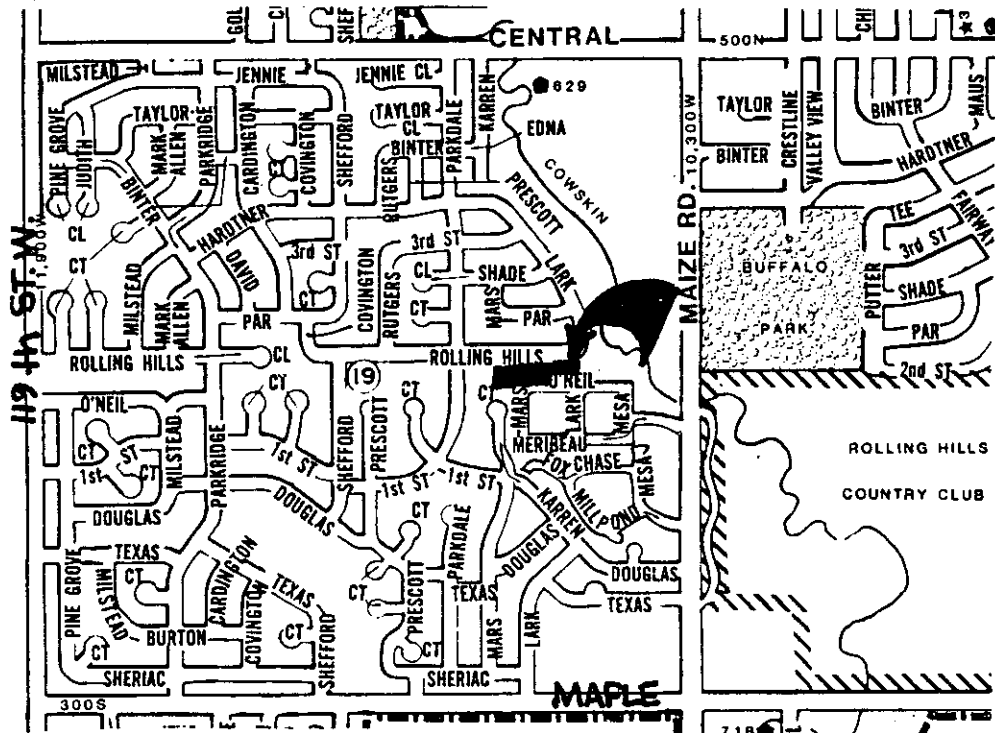
NUMBER OF LOTS:  
Residential: 9  
Office:  
Commercial:  
Industrial:  
Total: 9

MINIMUM LOT AREA: 7,916.25 Sq. Ft.

CURRENT ZONING: "AA" (Single-Family)

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is a replat of a portion of Block 5 of Westlink Village 17th Addition. Nine (9) lots are being proposed in an area originally platted for six (6) lots. In October of 1986, in this same block and to the west of this replat, three (3) lots were divided into five (5) separate building sites by a lot split.

- 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. 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.
- E. The major issue to be resolved with this replat is whether or not the proposed lot sizes are appropriate and compatible with lot sizes in the area.

Comparison of Proposed Lots to Average Lot in the Area:

The minimum lot frontage proposed by this replat is 63.3 feet.  
The minimum lot area proposed is 7,916 square feet.

The average lot frontage for properties near the replat is 79.7 feet.  
The average lot area is 9,823 square feet.

With above comparisons in mind, it is recommended that the plat be redesigned to provide for the creation on only 8 lots rather than 9. This change will create lots that have frontage and areas more in line with surrounding properties. An 8-lot replat would roughly produce lots with a frontage of 71.8 feet and an area of 8,984 square feet.

- 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.

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PROPOSED ZONING: "AA"

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VICINITY MAP:

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. 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.
- E. The major issue to be resolved with this replat is whether or not the proposed lot sizes are appropriate and compatible with lot sizes in the area.

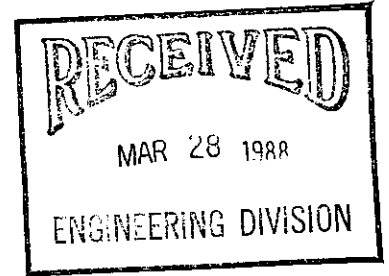
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With above comparisons in mind, it is recommended that the plat be redesigned to provide for the creation on only 8 lots rather than 9. This change will create lots that have frontage and areas more in line with surrounding properties. An 8-lot replat would roughly produce lots with a frontage of 71.8 feet and an area of 8,984 square feet.

- 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).



March 25, 1988

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

Re: Preliminary Plat S/D 88-13 - WESTLINK VILLAGE 22ND 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. 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.
- E. 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.
- 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.

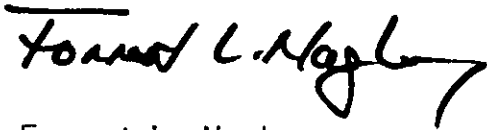
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- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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:dik

Enclosure

cc: A.L. & Dora Bradshaw, 6501 Maple, Wichita, KS 67209  
Robert Bradford, 10611 Rolling Hills, Wichita, KS 67212  
Kenneth Evans, 902 N. West, Wichita, KS 67203  
Douglas & Naomi Kutilek, 10921 W. Rolling Hills, Wichita, KS 67212  
William & Ferne Orndoff, 10927 W. Rolling Hills, Wichita, KS 67212  
Kenneth E. Evans, 902 N. West, Wichita, KS 67203  
✓ Fidelity Savings Association of Kansas, 100 E. English,  
Wichita, KS 67202

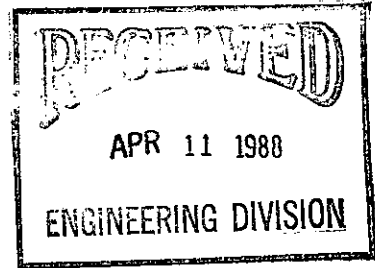


STAFF COMMENTS:

NOTE: 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 67202-1682  
(316) 268-4561

April 8, 1988

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

Re: Final Plat S/D 88-13 - WESTLINK VILLAGE 22ND 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 88-13 - WESTLINK VILLAGE 22ND 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: A.L. & Dora Bradshaw, 6501 Maple, Wichita, KS 67209  
Robert Bradford, 10611 Rolling Hills, Wichita, KS 67212  
Kenneth Evans, 902 N. West, Wichita, KS 67203  
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Kenneth E. Evans, 902 N. West, Wichita, KS 67203  
Fidelity Savings Association of Kansas, 100 E. English,  
Wichita, KS 67202  
✓ Mike Lindebak, City Engineer