

S/D No. 83-62 Name Tallgrass Inn
Date Application Rec'd. 6-24-83 Preliminary Approval _____
Scheduled S/D Meeting 7-7-83

DESCRIPTION

General Location On both sides of Tara (if extended from the south)
in an area north of 21st Street North

Owner Tallgrass Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th No., Wichita, Ks. Zip Code 67226 Phone 683-5567

- | | |
|--|--------------------------------|
| 1. Gross Acreage of Plat <u>9.20+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>39.33</u> ft | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>9.2</u> ac | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA w/DP-96</u> | |
| 6. Proposed Zoning <u>BB w/DP-92</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This property is in the process of being deleted from DP-96 and being added to DP-92. A zone change from AA to BB (Z-2520) has been requested. Proposed use for this parcel is "apartments for rent by day, week or month."

- A. A portion of Tallgrass Clubhouse Addition is being replatted by this Tallgrass Inn Addition and the perimeter utility easements within the replatted area are being vacated. The utility company representatives shall be prepared to comment.
- B. Two pieces of land which were originally part of Parcel 11a in DP-96 and which are not now part of Parcel 6 in DP-92 will become landlocked pieces of AA-zoned land unless they are added to one of the adjacent plats. It is recommended that Tallgrass Clubhouse Addition be replatted to include these two pieces of land and to clean up the boundaries of that plat since portions have been or are being replatted as Summerfield and as Tallgrass Inn. This replat should be submitted prior to or in conjunction with the final plat of Tallgrass Inn.
- C. The representative from City Engineering and the representatives from the various utility companies should be prepared to comment on what utility easements need to be platted as part of this addition and what off-site easements, if any, need to be obtained.
- D. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- E. The applicant shall guarantee all drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- G. The applicant shall guarantee the extension of municipal water to serve this property.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. No final plat shall be submitted until the MAPC has reviewed and approved amended DP-92 and Z-2520.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-62 Name Tallgrass Inn
Date Application Rec'd. 6-24-82 Preliminary Approval 7-7-83
Scheduled S/D Meeting 9-1-83

DESCRIPTION

General Location On both sides of Tara (if extended from the south)
in an area north of 21st Street North

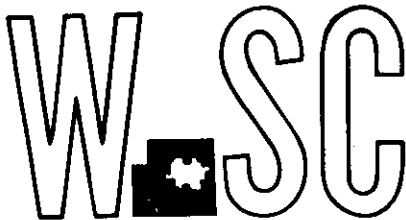
Owner Tallgrass Company
Surveyor/Engineer Kenneth Bengtson, Mid-Kansas Engineering Consultants
Address 240 N. Rock Rd., Suite 130, Wichita Zip Code 67206 Phone 682-6561

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>9.20+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> <u>1</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>39.23 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>9.2 ac.</u> | streets <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>AA w/DP-96</u> | |
| 6. Proposed Zoning <u>BB w/DP-92</u> | |
| 9. Is public water available <u>x</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

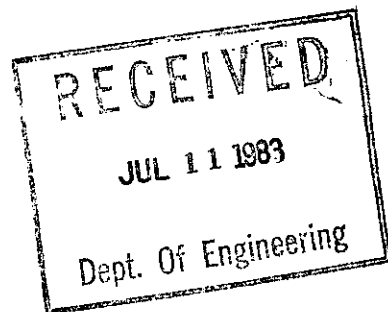
- A. The latest amendment to the associated C.U.P. requires a 10-foot landscaping/screening area along the east and south sides of this property (adjacent to Summerfield and unplatted land). It is noted that a 10-foot utility easement is being platted on the south boundary of the plat. No wall or fence which is classified as a structure may be constructed within a utility easement. Mass plantings of the type needed to provide screening should not be placed within a utility easement.
- B. The engineer's certificate shall reference K.S.A. 12-512(b) as the authority for vacating existing utility easements within this tract of land (easements platted in the original Tallgrass Clubhouse Addition).
- C. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what drainage improvements, if any, need to be guaranteed with this plat.
- D. The applicant shall guarantee extension of sanitary sewer to serve the lot.
- E. The applicant shall guarantee extension of City water to serve the lot.
- F. If improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted for recording with the plat.
- G. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 8, 1983

Bill G. Yung Design
8225 E. 35th St. North
Wichita, Ks. 67226

Re: S/D 83-62 - Preliminary plat of Tallgrass Inn

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 7, 1983, 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. Two pieces of land which were originally part of Parcel 11a in DP-96 and which are not now part of Parcel 6 in DP-92 will become landlocked pieces of AA-zoned land unless they are added to one of the adjacent plats. It is recommended that Tallgrass Clubhouse Addition be replatted to include these two pieces of land and to clean up the boundaries of that plat since portions have been or are being replatted as Summerfield and as Tallgrass Inn. This replat should be submitted prior to or in conjunction with the final plat of Tallgrass Inn.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve this property. A sanitary sewer layout plan shall be submitted prior to the final plat so that appropriate easements can be shown on the final plat.
- D. The applicant shall guarantee the extension of municipal water to serve this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

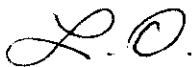
Bill G. Yung Design
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- F. No final plat shall be submitted until the MAPC has reviewed and approved amended DP-92 and Z-2520.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,



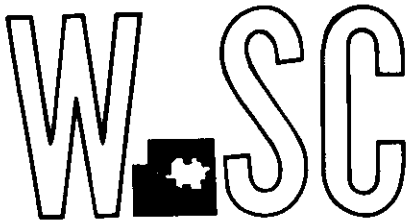
Louise Olivarez
Senior Planner

LO:bh

cc: Tallgrass Co., P.O. Box 4048, 67204
Mike Lindebak, City Engineer

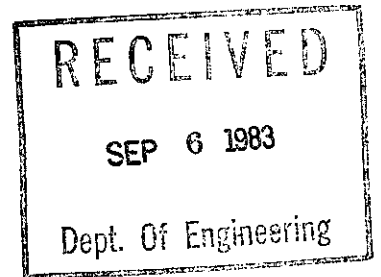
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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



September 1, 1983

Mr. Kenneth Bengtson
Mid-Kansas Engineering Consultants
240 N. Rock Road, Suite 130
Wichita, Kansas 67206

Re: S/D 83-62 - Final plat of Tallgrass Inn

Dear Mr. Bengtson:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 1, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The latest amendment to the associated C.U.P. requires a 10-foot landscaping/screening area along the east and south sides of this property (adjacent to Summerfield and unplatted land). It is noted that a 10-foot utility easement is being platted on the south boundary of the plat. No wall or fence which is classified as a structure may be constructed within a utility easement. Mass plantings of the type needed to provide screening should not be placed within a utility easement.
- B. The engineer's certificate shall reference K.S.A. 12-512(b) as the authority for vacating existing utility easements within this tract of land (easements platted in the original Tallgrass Clubhouse Addition).
- C. The final plat tracing shall show any necessary storm sewer or sanitary sewer easements based on utility layout plans which are to be submitted to City Engineering for review and approval.
- D. The applicant shall guarantee extension of sanitary sewer to serve the lot.
- E. The applicant shall guarantee extension of City water to serve the lot.

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Kenneth Bengtson

9-2-83

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- F. If improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted for recording with the plat.
- G. The applicant shall submit an avigational easement and a restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- H. Closure computations shall be submitted with the final plat tracing.
- I. 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 September 8, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Tallgrass Co., P.O. Box 4048, 67204
+ Mike Lindebak, City Engineer