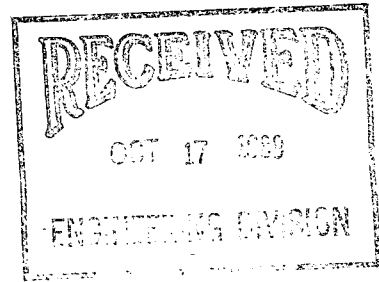


WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT



DATE: October 17, 1989

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Robert L. Young, Principal Planner *R. L. Young*

SUBJECT: Killarney West Commercial C.U.P. - generally located on the east side of Woodlawn in an area north of 32nd Street North.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The applicant proposes to replace an existing Commercial C.U.P. entitled "W.D.C. Parcel II B & C" with this C.U.P. and expand the size of the site from approximately 22 gross acres to 31 acres. The existing C.U.P. has been approved for light commercial zoning subject to platting. However, platting has not occurred. The C.U.P. proposal is divided by right-of-way for new K-96 freeway which is shown as an exception on the drawing. The applicant is requesting approval for a total maximum of 310,100 square feet of gross floor area for retail and office purposes within the seven parcels to be created. The existing C.U.P. is approved for a maximum of 249,163 square feet of gross floor area within two parcels.

I would appreciate your comments regarding this development proposal as soon as possible so it can be scheduled for MAPC review. Thank you.

BRH:ksk
Attachments

KILLARNEY WEST COMMERCIAL C.U.P.

1. THIS DEVELOPMENT CONTAINS 30.98 GROSS ACRES OR 21.02 NET ACRES, MORE OR LESS. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC RIGHT-OF-WAY (WILLOWOOD AND K-96) FROM GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS SEVEN (7) PARCELS PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTIONS (GENERAL PROVISION NO. 20) FOR SPECIFIC USES.
3. SETBACKS ARE AS FOLLOWS:

PARCEL NUMBER 1 - 35' ALONG WOODLAWN , WILLOWOOD AND ALONG THE NORTH AND EAST PROPERTY LINES.

PARCEL NUMBER 2 - 35' ALONG WOODLAWN AND WILLOWOOD.

PARCEL NUMBER 3 - 35' ALONG WILLOWOOD AND EAST PROPERTY LINE. SETBACK FROM WOODLAWN VARIES. (SEE PLAN).

PARCEL NUMBER 4 - 35' ALONG WOODLAWN

PARCEL NUMBER 5 - 35' ALONG WOODLAWN

PARCEL NUMBER 6 - 50' ALONG WOODLAWN.
PARCEL NUMBER 7 - 35' ALONG WOODLAWN.

IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, OR WHERE BUILDINGS ARE CONNECTED AT PARCEL LINES, SETBACKS BETWEEN THESE PARCELS WILL NOT BE REQUIRED.

ALL MAIN BUILDINGS OR STRUCTURES SHALL HAVE A REAR YARD, ALLEY, SERVICE DRIVE OR COMBINATION THEREOF OF NOT LESS THAN THIRTY FEET.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNAGE: SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY THE FOLLOWING CONDITIONS APPLY:
 - A. SIGN HEIGHT VARIANCES AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED.
 - B. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
 - C. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
6. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT

THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7. ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCEPT FOR THE LANDSCAPE BUFFER SOUTH OF WILLOWOOD AND EAST OF WOODLAWN WHICH SHALL BE INSTALLED AND MAINTAINED BY THE CITY OF WICHITA.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTION. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.
10. FIRE LANES:
 - A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN, REGARDING FIRE LANE(S) AND FIRE HYDRANT ACCESS, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

11. ACCESS CONTROL:

PARCEL NO. 1

ACCESS TO WOODLAWN SHALL BE LIMITED TO ONE (1) OPENING.

PARCEL NO. 2

ACCESS TO WOODLAWN SHALL BE LIMITED TO ONE (1) OPENING.

PARCEL NO. 3

COMPLETE ACCESS CONTROL TO WOODLAWN EXCEPT FOR THE SOUTH 60' WHICH SHALL ALLOW ONE (1) OPENING.

PARCEL NO. 4

COMPLETE ACCESS CONTROL TO WOODLAWN

PARCEL NO. 5

COMPLETE ACCESS CONTROL TO WOODLAWN EXCEPT FOR THE SOUTH 30' OF PARCEL WHICH SHALL ALLOW ONE (1) OPENING.

PARCEL NO. 6

ACCESS TO WOODLAWN SHALL BE LIMITED TO ONE (1) OPENING

PARCEL NO. 7

ACCESS TO WOODLAWN SHALL BE LIMITED TO ONE (1) OPENING

12. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.
13. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
14. THE 50' LANDSCAPE BUFFER AND THE CHISHOLM CREEK REALIGNMENT SOUTH OF WILLOWOOD SHALL BE INSTALLED AND MAINTAINED BY THE CITY OF WICHITA FROM WOODLAWN TO WHERE THE SWALE CROSSES WILLOWOOD (SEE PLAN VIEW). SAID BUFFER SHALL CONSIST OF TREES, TURF AND LOW SHRUBBERY AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. SIZE AND LOCATION OF PLANT MATERIAL SHALL BE SUCH AS TO REASONABLY SCREEN THE PROPOSED DRAINAGE SWALE FROM WILLOWOOD.
15. SCREENING WALL:
 - A. A SIX (6) TO EIGHT(8) FOOT SOLID OR SEMI SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH PROPERTY LINE OF PARCEL NO. 1 . AND ALONG THE EAST PROPERTY LINE OF PARCEL NO. 3. THE WALL REQUIREMENT ALONG THE EAST PROPERTY LINE OF PARCEL NO. 1 HAS BEEN WAIVED IN LIEU OF A 10' LANDSCAPE BUFFER DUE TO THE SEPARATION CREATED BY THE PROPOSED ADJACENT DRAINAGE SWALE. SAID BUFFER IS TO CONFORM TO THE REQUIREMENTS OF GENERAL PROVISION NO. 16.
 - B. WALLS AS DESCRIBED ABOVE SHALL BE CONSTRUCTED AROUND ALL STORAGE AND SERVICE AREAS WHEN ACROSS FROM THOSE AREAS ZONED RESIDENTIAL. A WALL SHALL BE CONSTRUCTED ALONG THE PROPERTY LINE WHERE ADJACENT TO A RESIDENTIAL DISTRICT AND SEPARATED BY A PUBLIC WAY, STREET, OR ALLEY, IF THE STORAGE AREA, SERVICE AREA, OR REAR OF BUILDING FACES THE RESIDENTIAL DISTRICT.
 - C. A TEN (10) FOOT PLANTING BUFFER, AS PER GENERAL PROVISION NO. 16, SHALL BE REQUIRED ALONG PROPERTY LINES ADJACENT TO RESIDENTIAL DISTRICTS WHEN SEPARATED BY A PUBLIC WAY, STREET OR AN ALLEY, IF A WALL IS NOT CONSTRUCTED. IF THE WALL IS CONSTRUCTED, THE TEN (10) FOOT PLANTING BUFFER REQUIREMENT SHALL BE WAIVED.

D. ALL WALLS SHALL BE CONSTRUCTED WITHIN A PLATTED THREE (3) FOOT WALL EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

NOTE: WALLS MAY CROSS UTILITY EASEMENTS WHEN COLUMN FOOTINGS (IN LIEU OF SPREAD FOOTINGS) ARE USED, AND APPROVAL HAS BEEN OBTAINED FROM THE CITY ENGINEER.

16. LANDSCAPE BUFFERS:

A. 10 FOOT LANDSCAPE BUFFERS SHALL BE REQUIRED AS STATED IN 15-C ABOVE. ALL LANDSCAPE BUFFERS (SEE PLAN FOR LOCATIONS) SHALL CONSIST OF TREES, TURF, AND LOW SHRUBBERY, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.

B. THE LANDSCAPE PLAN(S) PREPARED BY A LANDSCAPE ARCHITECT FOR LANDSCAPE BUFFERS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL INDICATE THE TYPE, LOCATION AND SPECIFICATIONS OF PLANT MATERIAL, AND SHALL DEPICT THE PROPOSED METHOD OF PROVIDING IRRIGATION TO SAID PLANT MATERIALS.

C. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

17. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

18. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF AN OVERALL SITE DEVELOPMENT PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PHASE OF THE PROPOSED DEVELOPMENT. THE OVERALL SITE PLAN SHALL INDICATE WHAT IS PROPOSED IN THE FIRST PHASE OF BUILDING CONSTRUCTION AND SHALL BE UPDATED TO REFLECT OVERALL SITE PLAN. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE REVIEW AND APPROVAL.

19. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO

REASONABLY HIDE THEM FROM GROUND VIEW.

20. PARCEL DESCRIPTION:

PARCEL NUMBER 1

PROPOSED USES: SHOPPING CENTER USES SUCH AS: GROCERY STORES; FURNITURE STORES; DEPARTMENT STORES; RESTAURANTS; RETAIL USES; OFFICES; MEDICAL AND DENTAL CLINICS; FINANCIAL INSTITUTIONS; AND TIRE, BATTERY AND ACCESSORY STORES.

NET AREA - 224,523 SQ. FT. (5.15 ACRES)
MAXIMUM BUILDING COVERAGE - 67,357 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA - 75,000 SQ. FT.
FLOOR AREA RATIO - 0.334
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 9

PARCEL NUMBER 2

PROPOSED USES: RESTAURANTS; RETAIL USES; OFFICES, MEDICAL AND DENTAL CLINICS; CONVENIENCE STORES; FINANCIAL INSTITUTIONS; SERVICE STATION WITH ACCESSORY SINGLE LANE, ENCLOSED CAR WASH WITH BZA APPROVAL; AND TIRE, BATTERY AND ACCESSORY STORES.

NET AREA - 30,625 SQ. FT. (.70 ACRES)
MAXIMUM BUILDING COVERAGE - 9,187 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA - 9,187 SQ. FT.
FLOOR AREA RATIO - 0.30
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 9

PARCEL NUMBER 3

PROPOSED USES: SAME AS THOSE DESCRIBED FOR PARCEL NUMBER 1.

NET AREA - 262,816 SQ. FT. (6.03 ACRES)
MAXIMUM BUILDING COVERAGE - 78,845 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA - 95,000 SQ. FT.
FLOOR AREA RATIO - 0.361
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 9

PARCEL NUMBER 4

PROPOSED USES: SAME AS THOSE DESCRIBED FOR PARCEL NUMBER 2.

NET AREA - 39,445 SQ. FT. (.91 ACRES)

MAXIMUM BUILDING COVERAGE - 11,834 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA - 11,834 SQ. FT.
FLOOR AREA RATIO - 0.30
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 9

PARCEL NUMBER 5

PROPOSED USES: SAME AS THOSE DESCRIBED ABOVE FOR PARCEL NUMBER 2.

NET AREA - 33,654 SQ. FT. (.77 ACRES)
MAXIMUM BUILDING COVERAGE - 10,096 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA -10,096 SQ. FT.
FLOOR AREA RATIO - 0.30
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 9

PARCEL NUMBER 6

PROPOSED USES: SAME AS THOSE DESCRIBED ABOVE FOR PARCEL NUMBER 1.

NET AREA - 294,886 SQ. FT. (6.77 ACRES)
MAXIMUM BUILDING COVERAGE -87,266 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA -100,000 SQ. FT.
FLOOR AREA RATIO - 0.344
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 9

PARCEL NUMBER 7

PROPOSED USES: SAME AS PARCEL NO. 2.
NET AREA - 29,945 SQ. FT. (.69 ACRES)
MAXIMUM BUILDING COVERAGE - 8,983 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA -8,983 SQ. FT.
FLOOR AREA RATIO - 0.30
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE GENERAL PROVISION NUMBER 3
PARKING - SEE GENERAL PROVISION NUMBER 9

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

January 25, 1990

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 89-73 - KILLARNEY WEST ADDITION

OWNER/APPLICANT: Woodlawn Development Co., 575 Fourth Financial Center, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering Consultants

LOCATION: East side of Woodlawn in an area north of 32nd St. North

SITE SIZE: 30.98 Acres

NUMBER OF LOTS

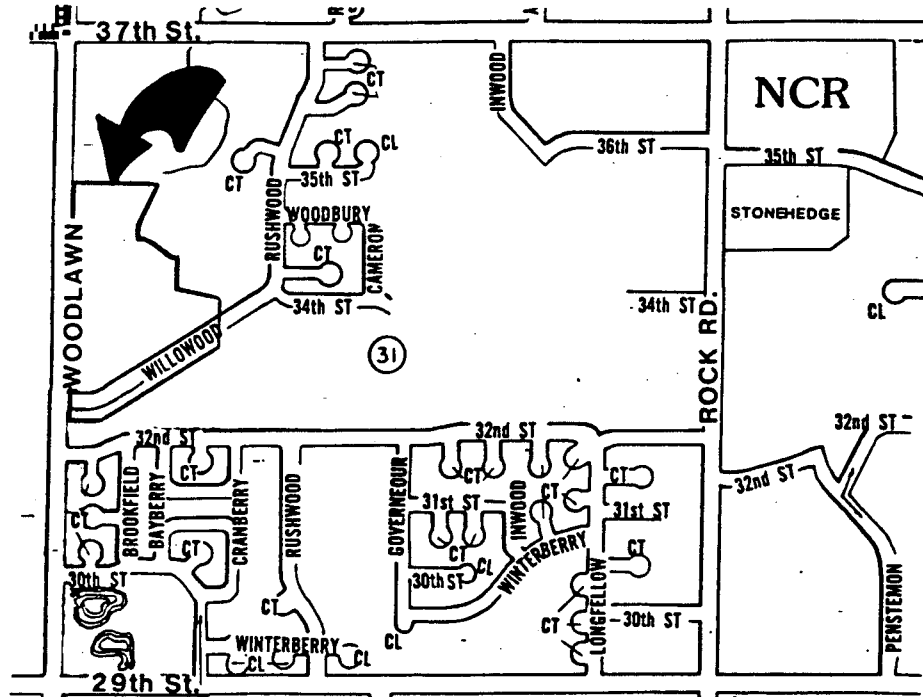
- Residential:
- Office:
- Commercial: 7
- Industrial:
- Total: 7

MINIMUM LOT AREA: 34,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling, "R-6" General Residence District and "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial (Z-2760, Z-2980, DP-156)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site is subject to conditions established by the Killarney West Community Unit Plan (DP-156 Amendment #1). The site is also involved in two zoning cases (Z-2980 and Z-2760) both of which are requesting "LC" (light-commercial) zoning for the entirety of the area being platted. Under the amended C.U.P., platting is required to be completed by January 9, 1992.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.

~~E.~~ City Engineering should be prepared to comment on the status of the old and new alignments of Willowood. Specifically, has construction of the new alignment been initiated or are guarantees still required and further, if this road is being constructed from Woodlawn to Rushwood and if sidewalks have been included.

In terms of the old alignment, Engineering needs to indicate if guarantees are needed to relocate any utilities, for closure of the street entrance at Woodlawn, and/or for the removal of existing pavement.

For the natural gas line located in this street's old alignment, a letter shall be provided from the appropriate utility indicating that satisfactory arrangements have been made for the relocation of this line.

- F. City Engineering and Traffic Engineering should be prepared to indicate if any improvements are needed along Woodlawn to serve this site, including any improvements to Woodlawn itself (presently only paved to two lanes), traffic improvements such as accel and decel lanes and major entrances to serve access to the planned developments, and any other improvements associated with the K-96 Expressway at this location.

~~G.~~ The applicant shall guarantee the abandonment of the sanitary sewer line in Block 2, which is not being covered by a utility easement.

- X. If any projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against such abandoned projects.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Since Lot 2, Block 2, is intended to have access by means of the opening to Woodlawn provided on Lot 1, an access agreement needs to be established for this purpose. A copy of such an agreement shall be provided to the Planning Department for approval. The applicant shall upon approval of the agreement have the document recorded and the recording information shown on the final plat tracing. A note on the face of the plat should indicate that access to Lot 2 has been established by this agreement.
- K. Since the plat is vacating various features, appropriate reference to KSA 12-512(b) shall be made in the engineer's text.
- L. On the final plat the recording information for the dedication of K-96 shall be indicated.
- M. City Engineering needs to indicate if the realignment of Chisholm Creek's drainage south of Willowood, with the City indicated as being responsible for the installation and maintenance of this improvement, is acceptable.
- N. On the final plat, building setbacks between lots or not adjacent to streets need not be shown. However, a note shall be provided on the face of the plat indicating that additional building setback requirements are established under CUP DP-156, on file with the Metropolitan Area Planning Department.
- O. The applicant is advised that the associated Community Unit Plan has established certain requirements for the provision of fire lanes around main structures constructed on this plat.
- P. On the final plat tracing, a dimension shall be shown for the area of complete access control to Woodlawn from Lot 1, Block 2.
- Q. The representative from the City's Fire Department should be prepared to indicate if the street name of Willowood is acceptable for this new alignment since this will now be basically an extension of 34th Street North across this mile section.
- R. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

- T. 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.
- U. 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.
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to comment on improvements needed along Woodlawn, the status of Willowood and the drainage noted on the plat for Chisholm Creek adjacent to Willowood.
- W. Traffic Engineering also needs to comment on any needed improvements for this site.

SEDGWICK COUNTY



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

January 26, 1990

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D/ 89-73 KILLARNEY WEST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 25, 1990, 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 guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall provide for the extension of sanitary sewer to the east line of Lot 1, Block 2.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since Lot 2, Block 2, is intended to have access by means of the opening to Woodlawn provided on Lot 1, an access agreement needs to be established for this purpose. A copy of such an agreement shall be provided to the Planning Department for approval. The applicant shall upon approval of the agreement have the document recorded and the recording information shown on the final plat tracing. A note on the face of the plat should indicate that access to Lot 2 has been established by this agreement.

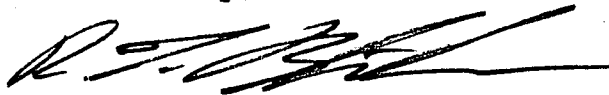
- G. Since the plat is vacating various features, appropriate reference to KSA 12-512(b) shall be made in the engineer's text.
- H. On the final plat the recording information for the dedication of K-96 shall be indicated.
- I. On the final plat, building setbacks between lots or not adjacent to streets need not be shown. However, a note shall be provided on the face of the plat indicating that additional building setback requirements are established under CUP DP-156, on file with the Metropolitan Area Planning Department.
- J. The applicant is advised that the associated Community Unit Plan has established certain requirements for the provision of fire lanes around main structures constructed on this plat.
- K. On the final plat tracing, a dimension shall be shown for the area of complete access control to Woodlawn from Lot 1, Block 2.
- L. Prior to submitting the final plat, a sanitary sewer layout plan shall be submitted to City Engineering.
- M. The Applicant shall meet with the Fire Department representative to determine the appropriateness of using Willowood or 34th Street North for the name of the east-west street being platted in this section.
- N. The applicant shall meet with City Engineering to clarify the responsibilities for maintenance of the drainage area south of Willowood and just east of Woodlawn.
- O. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.

S/D 89-73 Killarney West
Page 3

S. 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.

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Woodlawn Development Company
575 Fourth Financial Center
Wichita, KS 67202

Mike Lindebak, City Engineer

MEMO



TO: MR. CARL GIPSON, P.E.
Special Project Engineer
455 N. Main - City Hall
Wichita, KS 67202

PROJECT NO. 32-89474-3-042
PROJECT: K-96 Bypass -
Mainline Grading
DATE: 10/2/90

COPIES TO:

File thru COK

G. Greenwood

ATTN:

FROM: Brent Remsberg

REFERENCE: Disposition of "Old Willowood"

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Attached is a sketch depicting a concept utilizing a portion of Old Willowood. The concept is based upon leaving a minimum of 100 feet from the cul-de-sac right-of-way to the K-96 right-of-way.

While this dimension can vary, the amount of new construction required to "salvage" the existing street will remain constant.

Based upon unit prices from the sideroad improvement project (700146) we estimate the cost to be \$25,000.00.

The affected Contractors are ready to proceed with the demolition of Willowood this date as traffic has been restored to Woodlawn.

Please inform us how to proceed as soon as possible.

BER/cas

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

DATE: February 6, 1991

TO: Marvin Krout, Director of Planning

FROM: Carl L. Gipson P.E., Special Projects Engineer



SUBJECT: Killarney West Addition

Much of the proposed Killarney West Addition plat is currently drainage easement, which has been dedicated by separate instrument. Permanent drainage improvements have occurred within the area of the proposed plat in connection with the K-96 Bypass improvement.

I have recently seen a proposed final plat of Killarney West Addition which does not provide adequate easements for the drainage improvements which have been constructed. The plat also vacates existing easements by virtue of K.S.A. 12-512(b), which would leave us without easements to cover existing improvements.

This matter has been discussed with both the developer and the platting engineer, and everyone is in general agreement concerning what easements should be provided. Would you please let me know when this plat is scheduled for City Council approval, so I can verify the required easements are shown?

CC: Michael E. Lindebak, P.E., City Engineer
Vicky Huang, P.E., Subdivision Engineer
Teresa Carrington, Chief Planner

CG:guz