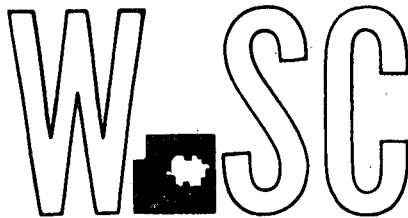


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

September 16, 1975

Mr. Henry Blase, Attorney
2302 Hood
Wichita, Kansas 67204

Re: S/D 75-11 - WILDWOOD ADDITION

Dear Mr. Blase:

On September 11, 1975, the Metropolitan Area Planning Commission considered the above-captioned plat. The action of the Commission was to approve the plat subject to the conditions recommended by the Subdivision Committee as listed in our letter of July 16, 1975 to K. O. Taylor, of which you received a copy. In addition, the Planning Commission approved the plat subject to the dedication of the drainage, riverbank maintenance, flood control and river beautification dedication being indicated on the plat as requested by the Flood Control Office, and with the appropriate wording for said dedication being added to the plat's text. This wording may be obtained from the Flood Control Office.

In addition, the following conditions must also be complied with prior to the tracing being released for recording:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plat.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

As it was pointed out to the Commission that, after dedication for the river area, subject lots would not meet the 2-acre minimum lot size required in the "R" Rural Residential District, the Planning Commission instructed that we initiate a zone change for your client without cost to him. Based on this instruction, should the Board of County Commissioners concur with the conditions of platting, we will initiate a zone change to "R-1" Suburban Residential,

page 2 - Mr. Henry Blase
September 16, 1975

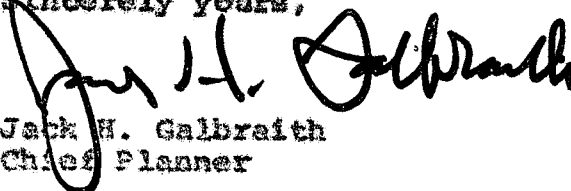
which will permit a minimum lot size of 40,000 square feet. Subject lot lines should then be adjusted to provide that each lot have a minimum of 40,000 square feet.

Based on your letter to Mr. Lakin, requesting that subject plat be forwarded on to the Board of County Commissioners, this is to advise you that we are working on the minutes associated with this case and are hoping that we will have them completed in time for this plat to be considered by the County Commission on October 1, 1975. Should we not meet that date, then their next meeting will be on October 8.

We will keep you advised when subject plat is to be considered and will furnish you copies of the minutes.

If you have any questions, please call.

Sincerely yours,

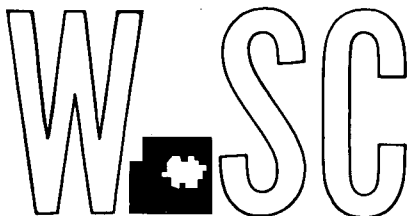


Jack H. Galbraith
Chief Planner

JHG:ber

cc: Kenneth O. Taylor, 1542 South St. Francis 67211
Ray Woods, 4707 Sullivan Road 67204
Verna Strong, 1915 Sullivan Circle 67204
* Dean Sellers, Assistant City Engineer
H. S. Mitchell, Flood Control Supervisor

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

August 29, 1975

Mr. Henry Blase, Attorney
2302 Hood
Wichita, Kansas 67204

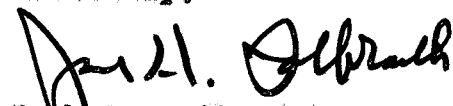
Re: S/D 75-11 - Final Plat of
WILDWOOD ADDITION

Dear Mr. Blase:

At its regular meeting on August 28, 1975, the Metropolitan Area Planning Commission considered the above plat, and inasmuch as you had requested a deferral of two weeks, its action was to continue the matter to the next regular meeting on September 11, 1975, the meeting to start at 1:30 p.m. in Room 401 City Building Annex, 104 South Main.

Please call if you have any questions.

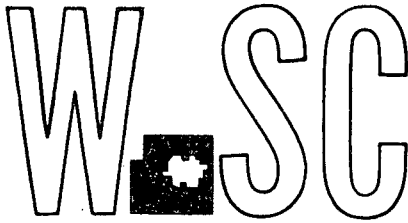
Sincerely,


Jack B. Galbraith
Chief Planner

JHG:ber

cc: Ray Woods, 4707 Sullivan Road 67204
Verne Strong, 1315 Sullivan Circle 67204
Kenneth O. Taylor, 1542 South St. Francis 67211
X Dean Sellers, Assistant City Engineer
H. S. Mitchell, Flood Control Supervisor

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

August 15, 1975

Mr. Henry Blase, Attorney
2902 Hood
Wichita, Kansas 67204

Re: S/D 75-11 - Final Plat of
WILDWOOD ADDITION

Dear Mr. Blase:

At its regular meeting on August 14, 1975, the Metropolitan Area Planning Commission reconsidered the above-captioned plat. After considerable discussion, their action was to again defer this case for two weeks so that we could again request a written opinion from the County Counselor. The Commission also requested that we ask representatives from the City Department of Law and the County Counselor to attend the next Planning Commission meeting.

Based on this action, subject plat will be rescheduled for the next regular meeting of the Planning Commission, which will be on Thursday, August 28, 1975, the meeting to start at 1:30 p.m. in Room 401 of the City Building Annex, 104 South Main.

If you have any questions, please call.

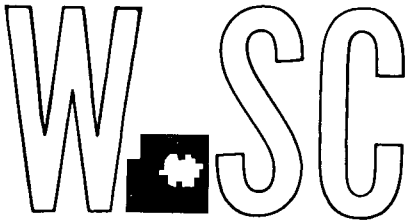
Sincerely,


Jack H. Galbraith
Chief Planner

JHG:ber

cc: Ray Woods, 4707 Sullivan Road 67204
Verne Strong, 1315 Sullivan Circle 67204
Kenneth G. Taylor, 1542 south St. Francis 67211
* Dean Sellers, Assistant City Engineer
M. S. Mitchell, Flood Control Supervisor

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 25, 1975

Mr. Henry Blase, Attorney
2302 Hood
Wichita, Kansas 67204

Re: S/D 75-11 - Final Plat of
WILDWOOD ADDITION

Dear Mr. Blase:

At its regular meeting on July 24, 1975, the Metropolitan Area Planning Commission considered the above-captioned plat, and after considerable discussion concerning the legal issues you raised, it was the action of the Commission to defer this plat, and they requested an opinion from the Legal Departments. I am not sure we understood all the issues you were raising, however, I thought the main point was that the Planning Commission or governing bodies have no authority to require the dedication of floodways, drainageways, or riverbanks for the purpose of drainage, riverbank maintenance, flood control or river beautification.

Would you please provide, at your earliest convenience, points of contention so that they may be passed on to the Legal Departments for review?

If you have any questions, please call.

Sincerely,

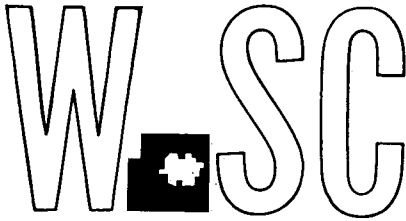


Jack H. Galbraith
Chief Planner

JHG:ber

cc: Ray Woods, 4707 Sullivan Road 67204
Verne Strong, 1315 Sullivan Circle 67204
Kenneth O. Taylor, 1542 South St. Francis 67211
*Dean Sellers, Assistant City Engineer
M. S. Mitchell, Flood Control Supervisor

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 18, 1975

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 75-11 - Final plat of
WILDWOOD ADDITION.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 17, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be forwarded to the M.A.P.C. for a determination on the requirement for flood-control right-of-way to be dedicated with this plat. Additional conditions of approval are:

- A. The deflection angles referred to in the legal description of the engineer's text shall be indicated on the face of the plat.
- B. A temporary cul-de-sac shall be granted by separate instrument at the north end of Edwards Avenue. A temporary 30-foot building setback from said cul-de-sac shall be included in said instrument. The properly executed instrument shall be submitted to the Planning Department for forwarding with the plat to the Board of County Commissioners.
- C. The applicant shall be advised that the existing mobile home indicated on the preliminary plat shall be removed from the street right-of-way prior to recording of the plat. A letter stating that this has been done shall be submitted to the Planning Department.
- D. The applicant shall contact Kansas Gas & Electric relative to making satisfactory arrangements for relocation or removal of the existing electric service line serving the existing mobile home on subject property. A letter obtained from said company stating that said arrangements have been made shall be submitted to the Planning Department.

July 18, 1975
S/D 75-11
Page 2

- E. The applicant shall guarantee the improvement of Edwards Avenue in accordance with suburban street standards since subject plat is a suburban subdivision. The County Engineer shall be contacted regarding this matter. In addition, appropriate road plans and profiles shall be submitted to the County Engineer for his approval.
- F. The applicant's engineer shall submit a site grading plan and closure data to Don Yelton of the Building, Planning and Inspection Office. A letter obtained from Mr. Yelton approving said plan shall be submitted to the Planning Department.
- G. Appropriate easements shall be indicated on the face of the plat for the Continental Pipeline Company's pipelines crossing subject property. A letter from the Continental Pipeline Company shall be submitted to the Planning Department setting forth that easement as shown on the final plat is acceptable.
- H. Any raising or lowering of the Continental Pipeline necessitated by the improvement of Edwards Avenue shall be at the sole expense of the applicant.
- 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. 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 24, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Ray Woods, 4707 Sullivan Road, 67204
Verne Strong, 1315 Sullivan Circle, 67204
Henry Blase, Attorney, 2302 Hood, 67204
✓ Dean Sellers, Assistant City Engineer

WICHITA-SEDGWICK COUNTY

DATE

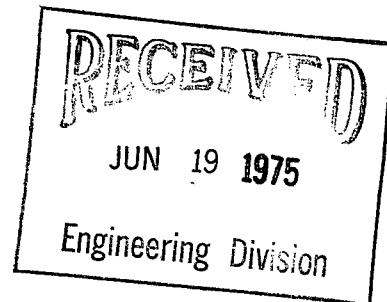
METROPOLITAN AREA PLANNING DEPARTMENT

June 18, 1975

TO Dick Linn, City Engineer

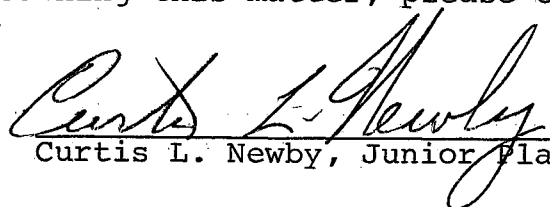
FROM Curtis L. Newby, Junior Planner

SUBJECT S/D 75-11 - Wildwood Addition. Generally located on the north side of 69th Street North in an area west of Meridian.



The above captioned plat was considered by the Subdivision Committee on June 5, 1975. At that meeting, Mr. Brewer of your office requested on behalf of the Department of Public Works, that the applicant guarantee the paving of Edwards Avenue to City of Wichita standards. Since that meeting, the applicant's engineer, K. O. Taylor, contacted our office to ask if subject plat was actually within the 3-mile area of Wichita. Our 3-mile ring maps were checked and subject plat is located outside the Wichita 3-mile ring and therefore outside the jurisdiction of the City Engineer. As stated in our original staff comments, this plat should be considered a suburban plat and the street improvements should be to suburban standards. It was an oversight on our part to have not pointed this out at the Subdivision Committee meeting and this is to advise you that when the final plat is considered by the Subdivision Committee, the paving of the street to city standards need no longer be a requirement of the plat approval.

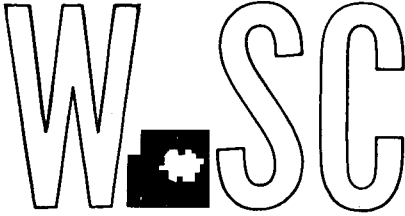
If you have any questions concerning this matter, please call.


Curtis L. Newby, Junior Planner

CLN:rme

cc: Ray Bruggeman, Director of Public Works
M. S. Mitchell, Maintenance-Flood Control
Don Yelton, Assistant County Engineer, 1015 Stillwell, 67213
K. O. Taylor, Engineer, 1542 South St. Francis, 67211

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

June 6, 1975

Mr. Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 75-11 - Preliminary plat
of WILDWOOD ADDITION.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 5, 1975, 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. A temporary cul-de-sac shall be granted by separate instrument at the north end of Edwards Avenue. A temporary 30 foot building setback from said cul-de-sac shall be included in said instrument.
- B. A 10 foot utility easement shall be indicated on the front of the lots on the east side of Edwards.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be submitted to the Planning Department.
- D. The applicant shall be advised that the existing mobile home indicated on the preliminary plat, shall be removed from the street right-of-way prior to recording of the plat.
- E. A lot grading plan and closure data for the final plat shall be submitted to the County Engineer.
- F. The applicant shall guarantee the improvement of Edwards Avenue in accordance with suburban street standards since subject plat is a suburban subdivision.

- G. Appropriate easements shall be indicated on the face of the plat for the Continental Pipeline Company's pipelines crossing subject property. A letter from the Continental Pipeline Company shall be submitted to the Planning Department setting forth that easement as shown on the final plat is acceptable.
- H. Appropriate plans and profiles for the street improvements shall be submitted to both the City Engineer for the City of Wichita because the plat is within the 3-mile area of Wichita and the County Engineer who has maintenance responsibility for said street. A letter obtained approving said plans, shall be submitted to the Planning Department.
- I. The applicant's engineer shall submit a site grading plan to Don Yelton of the County Engineer's Office. A letter obtained from Mr. Yelton approving said plan shall be submitted to the Planning Department.
- J. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- K. The applicant shall contact Kansas Gas & Electric relative to making satisfactory arrangements for relocation or removal of the existing electric service line serving the existing mobile home on subject property.
- L. Any raising or lowering of the Continental Pipeline necessitated by the improvement of Edwards Avenue shall be at the sole expense of the applicant.
- M. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the appropriate language used in reference to the "floodway" on subject property.
- N. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 75-11
June 6, 1975
Page 3

In regards to condition "F" concerning the street improvement, the applicants engineer should contact the Planning Department to arrange a meeting with the Director of Public Works to discuss the street improvements to be required.

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,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Mr. Ray Woods
4707 Sullivan Road, 67204

Mr. Verne Strong
1315 Sullivan Circle, 67204

✓Dean Sellers, Assistant City Engineer

S/D NO. 75-11 Name WILDWOOD ADDITION
Date Application Rec'd. 26-75 Preliminary Approval _____
Scheduled S/D Meeting 6-5-75

DESCRIPTION

General Location North side of 69th Street North in an area west of Meridian.

Owner Ray Woods

Surveyor/Engineer Kenneth O. Taylor

Address 1542 South St. Francis Phone 264-4072

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>21.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>400</u> ft. |
| Residential <u>8</u> | b. <u>70</u> R/W <u>1295</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>8</u> | TOTAL <u>1695</u> ft. |
| 3. Minimum Lot Frontage <u>200</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>87,120</u> sq. ft. | |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- B. The applicant shall be advised that the existing mobile home indicated on the preliminary plat, shall be removed from the street right-of-way prior to recording of the plat.
- C. A lot grading plan and closure data for the final plat shall be submitted to the County Engineer.
- D. The applicant shall guarantee the improvement of Edwards Avenue in accordance with suburban street standards since subject plat is a suburban subdivision.
- F. Appropriate easements shall be indicated on the face of the plat for the Continental Pipeline Company's pipelines crossing subject property. A letter from the Continental Pipeline Company shall be submitted to the Planning Department setting forth that easement as shown on the final plat is acceptable.
- F. Appropriate plans and profiles for the street improvements shall be submitted to both the City Engineer for the City of Wichita because the plat is within the 3-mile area of Wichita and the County Engineer who has maintenance responsibility for said street. A letter obtained approving said plans, shall be submitted to the Planning Department.
- G. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide

(OVER)

for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

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

S/D NO. 75-11 Name WILDWOOD ADDITION
Date Application Rec'd. 2-6-75 Preliminary Approval 6-5-75
Scheduled S/D Meeting 7-17-75

DESCRIPTION

General Location North side of 69th Street North in an area west of Meridian.

Owner Ray Woods
Surveyor/Engineer Kenneth O. Taylor
Address 1542 South St. Francis Phone 264-4072

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>21.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>400</u> ft. |
| Residential <u>8</u> | b. <u>70</u> R/W <u>1295</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>8</u> | TOTAL <u>1695</u> ft. |
| 3. Minimum Lot Frontage <u>200</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>87,120</u> sq. ft. | |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: It should be pointed out that subject property is zoned the "R" Rural Residential District which requires a minimum lot area of two acres. Subject plat proposes these lots to the center of the Little Arkansas River. It was expected that the river area would be an out-right dedication and lots increased to the two acre minimum size not extending into the river. The applicant's engineer should be prepared to discuss this matter.

- A. The deflection angles referred to in the legal description of the engineer's text shall be indicated on the face of the plat.
- B. A temporary cul-de-sac shall be granted by separate instrument at the north end of Edwards Avenue. A temporary 30 foot building setback from said cul-de-sac shall be included in said instrument. The properly executed instrument shall be submitted to the Planning Department for forwarding with the plat to be Board of County Commissioners.
- C. The applicant shall be advised that the existing mobile home indicated on the preliminary plat, shall be removed from the street right-of-way prior to recording of the plat. A letter stating that this has been done shall be submitted to the Planning Department.
- D. The applicant shall contact Kansas Gas & Electric relative to making satisfactory arrangements for relocation or removal of the existing electric service line serving the existing mobile home on subject property. A letter obtained from said company stating that said arrangements have been made shall be submitted to the Planning Department.
- E. The applicant shall guarantee the improvement of Edwards Avenue in accordance with suburban street standards since subject plat is a suburban subdivision. The County Engineer shall be contacted regarding this matter.

(OVER)

- F. The applicant's engineer shall submit a site grading plan and closure data to Don Yelton of the Building, Planning and Inspection Office. A letter obtained from Mr. Yelton approving said plan shall be submitted to the Planning Department.
- G. Appropriate easements shall be indicated on the face of the plat for the Continental Pipeline Company's pipelines crossing subject property. A letter from the Continental Pipeline Company shall be submitted to the Planning Department setting forth that easement as shown on the final plat is acceptable.
- H. Any raising or lowering of the Continental Pipeline necessitated by the improvement of Edwards Avenue shall be at the sole expense of the applicant.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

KSA
82 a 307