

WICHITA-SEDGWICK COUNTY

DATE  
August 10, 1981

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Chris Breitenstein, Drainage and Flood Control Engineer

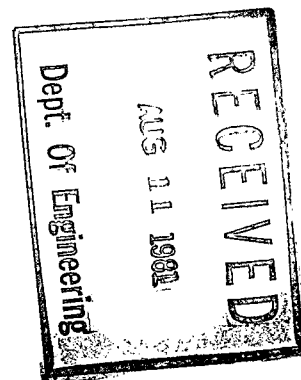
FROM Forrest L. Nagley, Junior Planner

SUBJECT Forwarding of copy of recorded maintenance covenant associated with the lot split of Lot 1, Block 4, Carriage House Plaza 2nd Addition (L/S-0516)

Attached please find a copy of the above-referenced instrument for Engineering's files.

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh  
Attach.



## METROPOLITAN AREA PLANNING DEPARTMENT

September 30, 1980

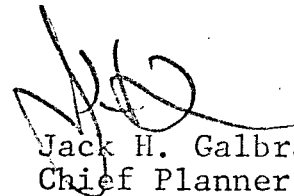
TO Robert B. Feldner, Superintendent of Central Inspection  
Paul B. Graves, Chief Design Engineer  
Mike Lindebak, Program Development Engineer

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-50 - Carriage House Commercial C.U.P. Generally located at the northeast corner of Tyler Road and McCormick.

I have attached a copy of a proposed amendment to the above captioned C.U.P. The amendment proposes to split the approved Parcel 3 into two parcels. One of the new parcels would contain only the existing lake and could not be developed until drainage improvements are made in this area. We are concerned about the maintenance of the lake and the possibility of the City being forced to assume responsibility of the lake. Parcel 4 could be developed after the amendment has been approved by the City Commission. Other changes have been marked in red on the plan.

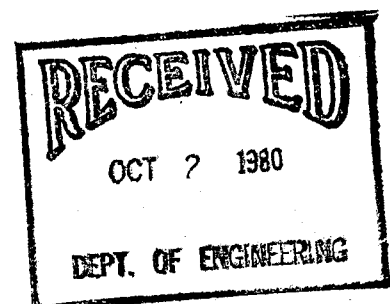
I would appreciate any comments you might have regarding the proposed amendment by Tuesday, October 7, 1980. If you have any questions, please call me or Art Chambers.

  
Jack H. Galbraith  
Chief Planner

JHG:ADC:e1

Attachments

Does an association exist for maintenance of the pond today?  
If not have them form one.



WICHITA-SEDGWICK COUNTY

DATE December 8, 1972

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO M. S. Mitchell, Ass't Sup't Public Works Maintenance  
✓ Dick Linn, City Engineer  
Paul Graves, Traffic Engineer

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT Meeting to discuss DP-50 Carriage House CUP

Just a reminder of the meeting to discuss the above captioned CUP which is located on the East side of Tyler Road North of U.S. 54. We will meet in the Planning Commission meeting room at 2:00 p.m., Tuesday, December 12, 1972.

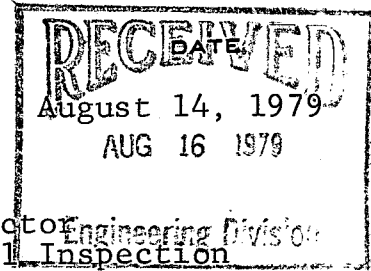
Please advise if you cannot attend at this time.

JHG:rw

cc: Robert A. Lakin

WICHITA-SEDGWICK COUNTY

**METROPOLITAN AREA PLANNING DEPARTMENT**



✓ Dick Linn, City Engineer  
Paul B. Graves, Traffic Engineer  
Max Greene, Flood Control and Landfill Director  
TO Robert B. Feldner, Superintendent of Central Inspection

FROM Jack H. Galbraith, Chief Planner

SUBJECT Amendment to DP-50 - Carriage House C.U.P.  
at the northeast corner of Tyler Road and McCormick.

Attached is a copy of a proposed amendment to the above captioned C.U.P. The amendment proposes to create one additional parcel so that the east 220 feet of the existing Parcel 3 can be developed. The other major change is the rewording of the proposed uses for Parcel 1 to allow retail stores.

Art Chambers of my staff has visited informally with Bill McKinley regarding the requirement for an accel/decel lane along Tyler, and with Max Greene regarding the drainage lake and easements. We have now received a formal application for the proposed amendments and are requesting comments.

I would appreciate any comments you might have regarding guarantees for continued maintenance of the drainage lake, curb cuts, etc., by August 20, 1979.

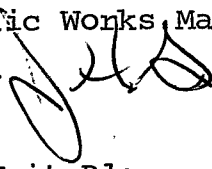
  
Jack H. Galbraith  
Chief Planner

JHG:AC:el  
Attachment

WICHITA-SEDGWICK COUNTY

DATE November 27, 1972

**METROPOLITAN AREA PLANNING DEPARTMENT**

✓ Dick Linn, City Engineer  
Paul Graves, Traffic Engineer  
TO M. S. Mitchell, Ass't Sup't Public Works Maintenance  
FROM Jack H. Galbraith, Chief Planner   
SUBJECT DP-50 Carriage House Community Unit Plan

Attached is a copy of a Community Unit Plan located at the Northeast corner of McCormick and Tyler Road. We would appreciate your reviewing this CUP and providing your comments concerning drainage, access to Tyler Road and Kellogg Drive, and any additional comments or concerns you find with this development proposal. We would appreciate your comments by Wednesday, December 6, 1972.

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

JHG:rw

attachment

## GENERAL PROVISIONS

1. Curb Cuts: The maximum number of curb cuts on Tyler Road shall not exceed one. One curb cut shall be allowed over the east 125 feet of the west 165 feet of Parcel 2 adjoining Tyler Court. There shall be no curb cuts on the south side of Hendryx St. adjoining Parcel 3 until such time as the CUP is amended. (See General Provision No. 2) There shall be no curb cuts on the south side of Hendryx St. adjoining Parcel 4.
2. No structures shall be permitted on Parcel 3 until such time as the Public Works Department of the City of Wichita determines that the lake is no longer needed for drainage purposes. At such time the CUP for Parcel 3 shall be amended to reflect the proposed uses.
3. On-site signs as permitted by the zoning district, provided no signs shall be located adjacent to Topaz Lane nor shall signs be placed on the north side of the proposed buildings which can be seen by residents to the north.
4. All utilities shall be installed underground.
5. A fire lane, a minimum of 20 feet in width (with sufficient turning radii at corners to accomodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
6. Planting screens as indicated on the plan shall be provided and maintained and shall consist of low shrubbery and trees not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner as to not constitute a traffic hazard.

A landscape plan shall be prepared by a landscape architect for the planting screens and all of Parcel 3, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.

Except for that portion of Parcel 2 now developed (which is west of a line 845 feet east of the center line of Tyler Road), the plantings at the locations indicated on the plan at the time of issuance of a building permit on the portion of the parcel included in the building permit shall be done in the first planting season after the issuance of such permit.

7. All lights shall be directed so as not to shine directly toward the residential properties to the north, west and east.
8. A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry or similar material at least 5 feet high but not more than 8 feet high shall be constructed at the locations indicated on the plan at the time of issuance of a building permit on portion of the parcel included in the building permit. The wall or walls shall not be constructed on any utility easement.
9. Minimum building setbacks shall be as indicated on the plan.
10. Off-street parking and loading spaces shall be provided as required by ordinance.
11. All structures on Parcels 2 and 4 shall face to the south.

#### PARCEL DESCRIPTIONS

##### Parcel No. 1

- |   |                                  |
|---|----------------------------------|
| 1. Net area:  | 0.83 acres or 36,193 Square Feet |
| 2. Maximum Building Coverage: 30% of 36,193 Sq. Ft. or  | 10,858 Square Feet               |
| 3. Maximum Building Height:   | 40 Feet                          |
| 4. Maximum floor area:  | 12,670 Square Feet               |
| 5. Floor area ratio:  | 0.35                             |
| 6. Maximum number of buildings  | One (1)                          |
| 7. Proposed Uses: Financial facilities, offices, retail sales and/or service establishments excluding carry-out food businesses, mortuaries, auto repair shops, motels, hotels, storage garages and filling stations. |                                  |

Parcel No. 2

1. Net area: 16.46 acres or 716,923 Square Feet
2. Maximum building coverage: 30% of 716,923 or 215,077 Square Feet
3. Maximum building height: 40 Feet
4. Maximum floor area: 250,923 Square Feet
5. Floor area ratio: 0.35
6. Proposed uses: Shopping center and/or offices, professional personal services, comparison and convenience shopping.
7. Maximum number of buildings Two (2)

Parcel No. 3

1. Net area: 4.06 acres or 176,888 Square Feet
2. Maximum building coverage: None until such time as plan is amended.
3. Proposed uses: Open area, lake and drainage easement until such time as plan is amended.

Parcel No. 4

1. Net area: 2.03 acres or 88,266 Square Feet
2. Maximum building coverage: 30% of 88,266 Sq. Ft. or 26,480 Square Feet
3. Maximum building Height: 40 Feet
4. Maximum floor area: 30,890 Square Feet
5. Floor area ratio 0.35
6. Maximum number of buildings: One (1)
7. Proposed uses: Financial facilities, offices, retail sales and/or service establishments excluding carry-out food businesses, mortuaries, auto repair shops, motels, hotels, storage garages and filling stations.