

WICHITA-SEDGWICK COUNTY

DATE November 7, 197

METROPOLITAN AREA PLANNING DEPARTMENT

✓ Dick Linn, City Engineer
Paul Graves, Traffic Engineer
TO M. S. Mitchell, Ass't Supt. Public Works Maintenance
FROM Jack H. Galbraith, Chief Planner *JHG*
SUBJECT Cobblestone Alley CUP

Attached is a copy of a submitted CUP known as Cobblestone Alley. We would appreciate your review, comments, and recommendations pertaining to traffic, access control, and whether or not an additional 10 feet of right-of-way should be required on Rock Road and Central to provide for an accel-decel lane.

Please have this information to us by November 13.

Thank you.

JHG:rw
attachments

WICHITA-SEDGWICK COUNTY

DATE Sept. 4, 1975

METROPOLITAN AREA PLANNING DEPARTMENT

✓ Dick Linn, City Engineer
Paul Graves, Traffic Engineer
TO M.S. Mitchell, Flood Control Supervisor

FROM Jack H. Galbraith, Chief Planner

SUBJECT Cobblestone Alley Amended C.U.P. - DP-49

Attached is a copy of the amended C.U.P. for the development at the south east corner of Central and Rock Road. The plan as submitted proposes to divide parcel A into parts 1-A and 1-B. Please note that apartments are proposed on tract 1-B. Also note that the access road along the south property line adjacent to these two parcels is now labeled as a 25 foot fire lane easement with a fire gate indicated adjacent to the west line of tract 1-B.

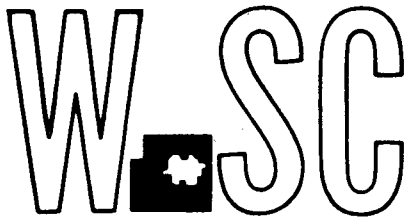
Although there is no scheduled hearing date, we would appreciate any comments you have at your earliest convenience. I have been advised by K.G.&E. that they are concerned that their sub-station site does not properly drain and that provisions should be made for drainage improvement.


Jack H. Galbraith
Chief Planner

RECEIVED
SEP 4 1975
Engineering Division

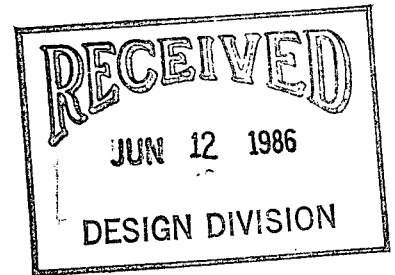
JHG:el
Attach.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 11, 1986

Mr. Bill G. Yung
Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: DP-49, Amendment #5 - COBBLESTONE ALLEY C.U.P.
(Parcel B - Part of Lot 1, Block A, Dean Rupert Second Addition)

Dear Bill:

We have reviewed your revised development plan for the above-referenced C.U.P. which proposes to divide the original Parcel B into three (3) tracts. Copies of the plan were also submitted to the City Engineer and to the Traffic Engineer for their comments. Our review of the revised plan raises the following comments and/or questions:

1. The proposed uses for Parcel B, Tract 3 should be expanded to include the uses permitted in Parcel B, Tract 1 and automobile sales and leasing agency subject to BZA approval.
2. Due to increasing amounts of traffic from the extensive development along Rock Road in this area, staff will not be in support of your street vacation proposal. We recommend that the street be left as it is on the original C.U.P., and if any changes are needed in this 10' R.O.W. for your development, then Mike Hampel in Operations and Maintenance should be contacted regarding a minor street permit. We are advised that a one-time permit fee of ten dollars is possible. General Provision #18 shall be deleted from this revised plan as we expect the decel lane will be needed in the future.
3. The revised development plan shows a paved area being added to Parcel B with a temporary construction shed located within the area. Therefore, the submission of a vacation case will be a requirement of approval of this C.U.P. amendment. Inasmuch as it is expected that a drainage easement will be retained, the shed should be removed at any time.

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Y

Bill G. Yung
June 11, 1986
Page 2

4. It is noted that the total net area for Parcel A, Tract 2 has changed slightly and the figure for Maximum Gross Floor Area was omitted from this revised plan. Also, the word "tract" should be added to the last sentence of General Provision #19 to read: "This cross- tract parking agreement....".
5. Parcel B is now in four (4) ownerships and therefore, the Parcel will need replatting as a requirement of approval of this C.U.P. amendment.

This C.U.P. has been scheduled for public hearing by the M.A.P.C. on July 10, 1986. Please submit 14 copies of the development plan with the changes requested above to our office no later than Friday, June 27, 1986. If you wish to discuss any of our comments and requirements, please call.

Sincerely,



Jack H. Galbraith
Chief Planner

JHG/BRB:blw

cc: Lindy Andeel, Andeel & Andeel Property, 358 N. Rock Rd., Wichita, 67206
Everett C. Fettis, One Twenty Bldg., Wichita, 67202
Bill McKinley, City Traffic Engineer
✓ Mike Lindebak, City Engineer/Interim Director of Planning
Mike Hampel, Operations & Maintenance