

~~B.C.C. 18-60-C~~ *Approved* 10-6-64

Closed 10-6-64

DR64-13 - Park Board requests consideration of new park site located at SW corner of Tyler Rd & Harry - Master Plan amendment

ACTION

COMMITTEE	DATE
M.A.P.C.	<u>Adver for p. L. 8-20-64</u>
<i>Maple</i>	<u>Approved 7-17-64</u>
B.C.C./B.C.O.C.	<u>Approved 10-6-64</u>

Closed 10-6-64

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

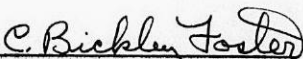
AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 E. MAIN ST.
WICHITA, KANSAS 67202

C E R T I F I C A T E

I, C. Bickley Foster, duly elected, authorized and acting as Secretary of the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Sedgwick County, Kansas, do hereby certify that the attached resolution was duly adopted by the Wichita-Sedgwick County Metropolitan Area Planning Commission on September 17, 1964, as an amendment, extension and addition to the Master City Plan for the City of Wichita, Kansas.

Given under my hand and seal this 17th day of September, 1964.

(SEAL)


C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

R E S O L U T I O N

WHEREAS, pursuant to authority granted by statutes of the State of Kansas, the City of Wichita created a City Planning Commission, which Commission, pursuant to statutory authority applicable to the City of Wichita, has heretofore duly made and adopted a Master Plan and various amendments, extensions and additions thereto for the physical development of a municipality, and of any land outside the municipality which, in the opinion of the Commission, bears relation to the planning of the municipality, which Master Plan and amendments, extensions and additions thereto have been published and made a public record and such plan, amendments, extensions and additions are all incorporated herein by reference, and

WHEREAS, pursuant to statutory authority, a Wichita-Sedgwick County Metropolitan Area Planning Commission was created to take over the functions of the Wichita City Planning Commission and to expand and broaden the territorial jurisdiction thereof, including authority to amend, extend and add to said Master City Plan, and

WHEREAS, said Master City Plan, the amendments, extensions and additions thereto includes as a part thereof the following:

"Recreational and School Facilities" for the City of Wichita, Kansas; and

WHEREAS, having made and caused to be made careful and comprehensive surveys and studies of present conditions and trends of future growth of the municipality, the Wichita-Sedgwick County Metropolitan Area Planning Commission determined that said Master City Plan as heretofore amended, extended and added to should now be further amended, extended and added to by including as a part thereof the following:

That Part VIII, "Recreational and School Facilities", Large Parks - Suggested Facilities, page 31, be amended to include the following area:

4. For golf course and general recreational purposes a tract of land generally identified as the West half of Northeast Quarter and the East half of Northwest Quarter of Section 32, Township 27 South, Range 1 West of 6th Principal Meridian, generally located on the west side of Tyler Road and south of Harry Street, and

WHEREAS, pursuant to law (Section 13-1109, et seq. G. S. 1949, as amended), the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official city newspaper on August 24, 1964, of a public hearing to be held on the adoption of said amendment, extension and addition to said Master City Plan, and

WHEREAS, the Planning Commission on September 17, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, did hold the public hearing, at which hearing more than a majority of all members of the Wichita-Sedgwick County Metropolitan Area Planning Commission were present; and

WHEREAS, a majority of all members of said Wichita-Sedgwick County Metropolitan Area Planning Commission favored the adoption of said amendment and extension as hereinafter specified.

NOW, THEREFORE, BE IT RESOLVED by the majority of all members of the Wichita-Sedgwick County Metropolitan Area Planning Commission, in meeting duly assembled, that the Master City Plan of the City of Wichita, Kansas, as heretofore amended, extended and added to, be and the same is hereby further amended, extended and added to to include the following:

That Part VIII, "Recreational and School Facilities", Large Parks - Suggested Facilities, page 31, be amended to include the following area:

4. For golf course and general recreational purposes a tract of land generally identified as the West half of Northeast quarter and the East half of Northwest quarter of Section 32, Township 27 South, Range 1 West of 6th Principal Meridian, generally located on the west side of Tyler Road and south of Harry Street.

BE IT FURTHER RESOLVED that C. Merritt Winsby, Chairman and C. Bickley Foster, Secretary of the Wichita-Sedgwick County Metropolitan Area Planning Commission, record on the Master City Plan of the City of Wichita, as heretofore adopted, amended, extended and added to, the action hereby taken.

BE IT FURTHER RESOLVED that an attested copy of this resolution accomplishing said amendment and extension to the Master City Plan be certified to the governing body of the City of Wichita and to all legislative and administrative agencies affected by the plan.

ADOPTED at Wichita, Kansas, this 17th day of September, 1964.

C. Merritt Winsby
C. Merritt Winsby, Chairman
Wichita-Sedgwick County Metropolitan Area Planning Commission

ATTEST:
C. Bickley Foster
C. Bickley Foster, Secretary,
Wichita-Sedgwick County Metropolitan Area Planning Commission
(Seal)

DR 64-13

March 15, 1965

Emory Cox, Director, Park Board

C. Bickley Foster, Director of Planning

Woods Tract

I appreciated receiving the report on the Woods Tract for park and recreational purposes. Due to the very heavy agenda of the Planning Commission at its last meeting, which also included representatives from several cities and the State Highway Department, it did not appear practical to bring up the matter of the Woods Tract for further clarification. The original action of the Planning Commission was not predicated on whether the land would be used for a zoo or a golf course or a picnic area, but that the general character of the natural features of the Cow-skin Creek area would lend itself to park and recreational purposes. As you know, the present draft by our Department on Open Space, Park and Recreational Facilities indicates a considerable amount of land is desirable in this area for open space and park purposes. A previous study by Larry Smith and Company, Planning Consultants, concerning the Economic Analysis of Land Use Requirements for the Metropolitan Area, indicated a need for 2½ additional 18-hole golf courses to satisfy the 1960 census population of 343,000.

After Bob Young and I had viewed the site and heard the presentations of Mr. Bush of Hare and Hare consulting firm, I, too, would have considerable doubts as to the usefulness of this particular area for zoo purposes, due to the flooding condition. This is contingent, of course, on the aesthetic and practical points that it would also not be desirable to place the zoo on flat land in order to avoid a floodable area. This should not, however, preclude the necessity of using the land for a zoo site if all other possible site locations have been studied and found less desirable.

On the question of whether the tract is usable for a golf course, I would want to defer any opinion to Mr. Demming, your consultant on the golf course, who has studied it in much greater detail.

Page 2 - Emory Cox, Director, Park Board
March 15, 1965

We anticipate that the Open Space Land Intergovernmental Agreement will be signed by the County on March 18, and I hope that the City Commission will see fit to endorse the application, pending the proposed Woods Tract site. You are, of course, at liberty to use any of these remarks as supporting material for your presentation to the City Commission on March 17.

CBF:ber

September 29, 1964

Board of City Commissioners
City Building
Wichita, Kansas

Gentlemen:

Subject: DR 64-13 - Amendment to
Master Plan - Recreational
Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on September 17, 1964, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for golf and general recreation purposes in an area west of the airport. This area, comprising approximately 160 acres, has been recommended for inclusion by the Park Board.

At the meeting of September 17, the Planning Commission did adopt a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the Board's general information and files.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber

Attachment

September 29, 1964

Mr. Wilmer Freund, County Engineer
P. O. Box 4405
Wichita, Kansas

Dear Mr. Freund:

Re: DR 64-13 - Amendment to Master
Plan - Recreational Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on September 17, 1964, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for golf and general recreation purposes in an area west of the airport. This area, comprising approximately 160 acres, has been recommended for inclusion by the Park Board.

At the meeting of September 17, the Planning Commission did adopt a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for your general information and files.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber
Attachment

September 29, 1964

Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas

Gentlemen:

Subject: DR 64-13 - Amendment to
Master Plan - Recreational
Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on September 17, 1964, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for golf and general recreation purposes in an area west of the airport. This area, comprising approximately 160 acres, has been recommended for inclusion by the Park Board.

At the meeting of September 17, the Planning Commission did adopt a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the Board's general information and files.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber

Attachment

September 29, 1964

Board of Park Commissioners
City Building
Wichita, Kansas

Gentlemen:

Re: DR 64-13 - Amendment to Master
Plan - Recreational Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on September 17, 1964, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for golf and general recreation purposes in an area west of the airport. This area, comprising approximately 160 acres, has been recommended for inclusion by the Park Board.

At the meeting of September 17, the Planning Commission did adopt a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the Board's general information and files.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber

Attachment

September 29, 1964

Mr. L. E. Wilbur
Board of Education
428 South Broadway
Wichita, Kansas

Dear Mr. Wilbur:

Re: DR 64-13 - Amendment to Master
Plan - Recreational Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on September 17, 1964, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for golf and general recreation purposes in an area west of the airport. This area, comprising approximately 160 acres, has been recommended for inclusion by the Park Board.

At the meeting of September 17, the Planning Commission did adopt a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the general information and files of the Board of Education.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber

Attachment

September 29, 1964

B. Smith, City Engineer

C. Bickley Foster, Director of Planning

DR 64-13 - Amendment to Master Plan
Recreational Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on September 17, 1964, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for golf and general recreation purposes in an area west of the airport. This area, comprising approximately 160 acres, has been recommended for inclusion by the Park Board.

At the meeting of September 17, the Planning Commission did adopt a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for your general information and files.

CBF:RAL:ber

Attachment

September 29, 1964

Robert G. Finch, City Clerk
C. Bickley Foster, Director of Planning

DR 64-13 - Amendment to Master Plan
Recreational Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on September 17, 1964, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for golf and general recreation purposes in an area west of the airport. This area, comprising approximately 160 acres, has been recommended for inclusion by the Park Board.

At the meeting of September 17, the Planning Commission did adopt a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for your general information and files.

CBF:RAL:ber

Attachment

() Published in The Wichita Beacon on August 24, 1964

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Public notice is hereby given that the Wichita-Sedgwick County Metropolitan Area Planning Commission will hold a public hearing to consider amending the Master Plan to include land generally located at the southwest corner of Tyler Road and Harry Street for general parks and recreation purposes, which public hearing will be held in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at 2 p.m. on September 17, 1964.

Said public hearing will be held pursuant to the provisions of Section 13-1109 of the General Statutes of Kansas of 1949, as amended, and will concern the following proposed amendment to the Master City Plan:

Adding to Section 8, Recreational and School Facilities, as a site proposed for general park and recreation purposes, the following described land:

A tract of land to include the west half of north-east quarter and east half of northwest quarter of Section 32, Township 27 South, Range 1 West of the 6th P.M.

Said public hearing above specified will be confined to the matters pertaining to said amendment and all persons concerned and interested are invited to attend said hearing, which is required by law to be held by the Wichita-Sedgwick County Metropolitan Area Planning Commission for the purpose of amending said Master City Plan.

Given under my hand this 21st day of August, 1964, in the City of Wichita, Kansas.

(SEAL)

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

August 20, 1964

TO: Metropolitan Area Planning Commission
FROM: C. Bickley Foster, Director of Planning
SUBJECT: Amendment of the 1946 Master Plan of the City of Wichita

The action to amend the Master Plan comes as a result of the City Commission meeting of August 11, 1964, and a motion by Commissioner Tarrant

"that all materials from the Park Board submitted at this time be received and filed; (2) to authorize and direct the Park Board to purchase the 160 acres of land with general obligation bonds after they have exhausted all sources for County, State and Federal monies in the form of participation in this recreational project; (3) recognize that the time limit will be fixed by (a) the limitation placed upon the Park Board by the owners of the property and (b) the facility with which they can meet and talk with the three aforementioned agencies; (4) the improvements and maintenance of the area designated for the golf course be on a revenue bond basis; and (5) that contiguous lands will be considered for EDC purposes and a feasibility study will be executed to determine the availability and desirability of such land. Motion carried unanimously."

The motion carried unanimously.

Following this action, a letter was received from W. R. Fleck, Chief Engineer for the Park Department, requesting that certain land be included in the Master Plan for park and recreation purposes. The area requested to be included totals 160 acres and is generally identified as the west $\frac{1}{2}$ of the northeast $\frac{1}{4}$ and the east $\frac{1}{2}$ of the northwest $\frac{1}{4}$ in Section 32, Township 27 South, Range 1 West, of the 6th P.M. in Sedgwick County, Kansas.

The land under consideration is proposed to be used for golf course and general recreation purposes. Tentative plans call for approximately 80 acres for golf course purposes and the remaining 80 to be used for general recreation purposes.

The necessity in amending the Master Plan comes from State Statutes. In addition, an application is being made for 20% Federal participation in purchase of this land and it is a requirement of the Federal Open Space Program that the land proposed for recreation purpose be in conformance with the Comprehensive Plan of the community.

As mentioned, a portion of the area will be used for golf course purposes and the other for general recreation purposes. I will briefly review existing golf course and other recreational facilities as they may relate to the inclusion of this land as a part of the Comprehensive Plan.

According to the report, "Economic Analysis of Land Use Requirements", prepared by Larry Smith in December, 1961, there were nine golf courses within the Wichita Metropolitan Area. Eight of these were eighteen hole courses and one a nine hole course. In addition, there was a proposed golf course, Fox Meadows Country Club, which was to be a private, club members only type of operation.

In estimating golf course requirements for urban areas, the

National Golf Foundation suggests that a reasonable ratio is one 18-hole course per 30,000 population. This varies from a low of 11,000 persons per course in sparsely populated states of the Dakotas and Wyoming to 40,000 and 50,000 per golf course in the highly urbanized states of New Jersey, California and Maryland. The ratio of 30,000 persons per 18-hole course is used in this analysis.

The present ratio of golf courses to population in the Wichita Metropolitan Area is approximately 40,400 persons per 18-hole course. Applying this ratio of one 18-hole course to each 30,000 population, and using the 1960 census of 343,000 population in the Wichita Metropolitan Area, there results a demand for $2\frac{1}{2}$ more 18-hole courses. This would be an increase of 45 holes.

In relation to this area and its feasibility as an area for golf course and general recreation purposes, the following comments might be in order:

1. The land is in an area subject to flooding, and parks and recreational use would appear to be an appropriate use. This would preclude its development in uses unsuited for such areas.
2. The land is in close proximity to the airport and airport approach zones, and would provide an excellent transitional area between the airport and future development to the west of the land.

3. Certain kinds of industrial uses are also compatible with airport operations. The uses proposed would offer a desirable setting for potential airport-oriented industries.
4. The area and its extensions north and south represent one of the relatively few areas in the Metropolitan Area that possess good features for parks and recreational purposes, in that it is heavily wooded and bisected by a waterway, the Cowskin Creek.
5. Good access can be provided to the area via U.S. 54, an expressway type facility.
6. It has been recommended in previous reports that this area and similar areas in the Metropolitan Area should be developed for recreational purposes. It has been envisaged that extensive lineal sections of such an area could be acquired to provide for a Metropolitan Park system.

In an effort to protect airport operations and to protect the public investment in airports, land near the Municipal Airport has been acquired for airport approach zones.

This provides a brief background on the area proposed to be included as a part of the Master Plan and is offered for your consideration.

The staff suggests that the Commission give a directive to advertise for a Public Hearing to determine the feasibility of including this area as a part of the Master Plan. The Public Hearing should be scheduled for September 17, 1964, in order to provide adequate time for notice in advertising.

THE CITY OF WICHITA

OFFICE OF PARK BOARD

DATE August 13, 1964

DR 6413

TO C. Bickley Foster, Director of Planning

FROM W. R. Fleck, Chief Engineer

SUBJECT Addition to Master Plan--
Wood Tract

Pursuant to the action of the City Commission on August 10 in which they endorsed the purchase of a 160 acre tract of land for park and recreation uses, we are requesting that the following described land be included in the Master Plan:

The West One-Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) and the East One-Half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$), all in Section Thirty-two (S 32), Township Twenty-seven South (T 27 S), Range One West (R 1 W) of the Sixth (6th) Principal Meridian in Sedgwick County, Kansas.



--W. R. Fleck
Chief Engineer

WRF:ct

