

PLAT NO. 72-89 MAP NO. H-2W-D

NAME SANTA FE - WEST WICHITA INDUSTRIAL DISTRICT

LOCATION East of 119th Street and south of Santa Fe
Railway Co. tracks

ENGINEER W. C. Merritt

OWNER Santa Fe Land Improvement Co.

APPLICATION FILED 9/7/72

SKETCH PLAT FILED 9/7/72

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED Closed.

S/D ACTION _____

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS _____

Bd. Co. Com. granted extension from 10-1-75 to 10-1-76
10-1-76
9-26-80 B.C. Co. Com.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

S/D 72-89 SANTA FE - WEST WICHITA INDUSTRIAL DISTRICT. East of 119 St. and south of Santa Fe Railway tracks. W. C. Merritt

POSTED
9-11-72

ACTION

COMMITTEE	DATE
M.A.P.C.	_____
B.C.C./B. CO. C.	_____

Bd. of C. Com. granted extension 10-1-75
to Oct. 1, 1976

(10-20-76) Bd. Co. Com. granted one year extension
to Oct. 1, 1977

(10-12-77) Bd. Co. Com. granted one year extension
to Oct. 1, 1978

9-26-79 Bd. of C. Com. Granted one year extension to
Oct. 1, 1980

10-8-80 Bd. Co. Com.
~~9-26-79~~

Map No. H-2W-D
Sec. No. 31
Twp. No. 27S
Range 1W

Subdivision Report and Progress
S/D No.: 72-89

Name: Santa Fe - West Wichita Industrial District

General Location: East of 119th Street and south of Santa Fe Railway Co. tracks

Owner: Santa Fe Land Improvement Co.

Address: 900 South Polk St, Amarillo, Texas Phone: 806/376-5131

Subdivider: Same 79101

Address: Same Phone: Same

Engineer/Surveyor: W. C. Merritt

Address: Same Phone: Same

Application Received 9/7/72

Conf. with Applicant _____

Sketch Plat Received 9/7/72

Present Zoning _____

Proposed Zoning _____

Letter of Intent _____

PREL. PLAT RECEIVED _____

S/D Comm. Action _____

Dept. Report on Prel. _____

TRACING PROGRESS:

Received _____

Released _____

Received _____

Released _____

FINAL PLAT RECEIVED _____

S/D Comm. Action _____

Dept. Report on Final _____

M.A.P.C. ACTION _____

Dept. Report on Final _____

Letter on Irons Received _____

Title/Taxes Rec'd & Reviewed _____

Final Review _____

Referral to B.C.C. _____

B.C.C. ACTION _____

Recorded _____

Comments:

*AGM-Encl.
900 S. Polk attn: E.W. Landreth*

*Ed Landreth - Amarillo 376-5131 ext 441
Page 6 of 9*

G. W. GABERT, P. E.
Assistant Engineer



The Atchison, Topeka and Santa Fe Railway Co.

900 Polk St., Amarillo, Texas 79101
Phone (806) 376-5131, Ext. 347

Map No. H-2W-D
Sec. No. 31
Twp. No. 27S
Range 1W

Subdivision Report and Progress

S/D No.: 72-89

Name: Santa Fe - West Wichita Industrial District

General Location: East of 119th Street and south of Santa Fe Railway Co. tracks

Owner: Santa Fe Land Improvement Company

Address: 900 South Polk Street, Amarillo, Texas Phone: 806/376-5131

Subdivider: Santa Fe Land Improvement Co. 79101

Address: 900 South Polk Street, Amarillo, Texas Phone: 806/376-5131

Engineer/Surveyor: W. C. Merritt

Address: 900 South Polk Street, Amarillo, Texas Phone: 806/376-5131

PLAT DATA

1. Gross Acreage of Plat 97 acres
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 8
 - Other _____
 - Total 8
3. Min. Lot Frontage _____ ft.
4. Min. Lot Area _____ sq. ft.
5. Lineal Feet of New Streets:
 - (a) 70 ft R/W 7800 ft.
 - (b) _____ R/W _____ ft.
 - (c) _____ R/W _____ ft.
 - (d) _____ R/W _____ ft.
 - (e) Total 7800 Linft.
6. Existing Zoning _____
7. Proposed Zoning _____
8. Lot Area Required by Zoning _____ sq. ft.
9. Assoc. Zoning Case _____

COMMENTS:

PLAT PROGRESS

- Application Received 9/7/72
- Conf. with Applicant _____
- Sketch Plat Received 9/7/72
- Letter of Intent _____
- PREL. PLAT RECEIVED _____
- S/D Comm. Action _____
- Dept. Report on Prel. _____
- FINAL PLAT RECEIVED _____
- S/D Comm. Action _____
- Dept. Report on Final _____
- M.A.P.C. ACTION _____
- Dept. Report on Final _____
- Tracing Received _____
- Letter on Irons Rec'd _____
- Title/Taxes Rec'd & Reviewed _____
- Final Review _____
- Referral to B.C.C. _____
- B.C.C. ACTION _____
- Prints _____
- Released _____
- Recorded _____

WICHITA-SEDGWICK COUNTY

October 25, 1982
DATE


METROPOLITAN AREA PLANNING DEPARTMENT

TO Dorothy White, County Clerk
FROM Arthur D. Chambers, Senior Planner
SUBJECT SCX-0289 "R-1" to "E" - Generally located on the east side of 119th Street West and South of the A. T. and S. F. Railroad

The above referenced zone case was approved by the Board of County Commissioners on August 2, 1972, subject to platting within one year. Several extension of the platting time limit have been granted. On September 29, 1982, I wrote to a representative of the applicant and stated the case file would be marked "closed."

This is to inform you that the case file has been marked "closed" and the signed resolutions may be discarded. Any further action of this property will require a new application and public hearing. If you have any questions about this matter, please call.

COPY


Arthur D. Chambers, AICP
Senior Planner

ADC:bh

cc: Richard Fuson, Assistant County Counselor
Ron Worley, Zoning Administrator
Louise Olivares, Senior Planner

September 29, 1982

W. C. Merritt, Division Manager
Santa Fe Improvement Company
900 South Polk Street
Amarillo, Texas 79101

Re: SCZ-0289 - "R-1" to "E" and
✓ S/D 72-89 - Santa Fe West Industrial
District. Generally located on the
east side of 119th Street West and
south of the AT&SF Railroad.

Dear Mr. Merritt:

As you are aware, the above referenced zone case was approved by the County Commission in August 1972 and a sketch plat was filed in September 1972. Since that time no further work has been done to complete the plat. On October 14, 1981 the County Commission granted the eighth extension of the platting time limit to October 14, 1982. At that time we stated that we would not support any additional platting time limit extensions.

This letter is to inform you that based upon the lack of activity on the above cases, and your discussion with Art Chambers of my staff on August 18, 1982 concerning your desire to develop the site with residential uses, the above case files will be marked "closed" on October 14, 1982. As was stated by Art on August 18, you will need to talk to Louise Olivarez about platting the land and Bob Young regarding annexation. Both Louise and Bob, as well as Art or myself, can be reached at (316) 268-4421.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el

WICHITA-SEDGWICK COUNTY

DATE
September 15, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO Everett C. Patrick, Chairman County Board of Commission

FROM Jack H. Galbraith, Chief Planner

SUBJECT SCZ-0289 - Zone change "R-1" to "E"; and
S/D 72-89 - Santa Fe West Wichita Industrial District.
Generally located on the east side of 119th Street West
and south of the A.T.&S.F. Railway.

We are in receipt of a letter (copy attached) from W.C. Merritt, Division Manager for the Santa Fe Land Improvement Company, requesting a further extension of time to complete the platting requirements of the above referenced zone case.

Our files indicate that this is the eighth request for a one-year extension of the platting time. The problem prohibiting completion of the plat has been the lack of adequate utilities in the area. We would concur in the requested one-year extension of the platting time until October 1, 1981. In accordance with the provisions of Planning Commission Policy Statement #5, this request will have to be considered by the entire Board of Commissioners. We, therefore, suggest that this matter be placed on your agenda for the October 8, 1980 County Commission meeting. If you have any questions, please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:e1
Attachment

cc: Tom Scott, County Board Commissioner
Don Gragg, County Board Commissioner
Theodore C. Hill, County Counselor
John Philbrick, Director of Administration, County
Department of Administration
(Blind copy also mailed to: M.C. Merritt, Division Manager,
Santa Fe Land Improvement Co., 900 Polk St, Amarillo, Texas 79171)



SANTA FE LAND IMPROVEMENT COMPANY
900 Polk Street, Amarillo, Texas 79171 • Telephone 806/376-5131

September 3, 1980

KS-07-02

RECEIVED

SEP 8 1980

METROPOLITAN PLANNING
ROUTE 26

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 N. Main Street
Wichita, KS 67202

Re: SCI-0289 - Zone Change "R-1"
to "E", and S/D 72-89 - Santa Fe
West Wichita Industrial District.
Generally located east side 119th
St. West, south AT&SF Railway

Dear Mr. Galbraith:

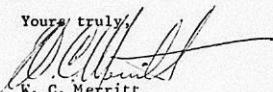
Our property known as Santa Fe West Wichita Industrial District, was zoned "E" in 1972, subject to our platting the property within one year; however due to the lack of adequate utilities, we have requested and received postponement of the platting requirement.

Will you please present for consideration by the County Commission that we be granted an additional one-year extension of the platting time.

We still feel that this property is best suited for industrial use and that "E" zone is the best zoning possible for the property now and in the future.

Your help in this matter is greatly appreciated.

Yours truly,


W. C. Merritt
Division Manager

September 26, 1979

W. C. Merritt
Division Manager
Santa Fe Land Improvement Company
900 South Polk Street
Amarillo, Texas 79101

Re: SCZ-0289 - Zone Change "R-1" to
"E"; and S/D 72-89 - Santa Fe
West Wichita Industrial District.
Generally located on the east side
of 119th St. West, in an area south
of the A.T. & S.F. Railway

Dear Mr. Merritt:

The Board of County Commission at their regular meeting on September 26, 1979, considered your request for the extension of time for platting. The action of the County Commission was to grant a one year's extension to October 1, 1980.

If you have any questions concerning this matter, please get in touch with us.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

March 17, 1978

Mr. W. C. Merritt
Division Manager
Santa Fe Land Improvement Company
900 South Polk Street
Amarillo, Texas 79101

Re: SCE-0289: Zone changes from "R-1" to "E" and S/D 72-89:
Santa Fe West Wichita Industrial District

Dear Mr. Merritt:

In response to your letter of March 10, 1978, please be advised that on October 12, 1977, the Board of County Commissioners approved a one-year platting time extension, making the current deadline for recording the plat, October 1, 1978.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:LO:et

October 4, 1977

Mr. Tom Scott, Chairman
Sedgwick County Board of Commissioners
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: SCZ-0289, "R-1" to "E" and
S/D 72-89, Santa Fe - West
Wichita Industrial District
Addition.

Dear Mr. Scott:

We have received a copy of a letter from Mr. W. C. Merritt, Division Manager for Santa Fe Land Company, requesting a further extension of time to complete the platting requirement of the above referred to zone case.

Our files indicate this is the fifth request for a one-year extension of the platting time. The problem being a lack of sanitary sewer and public water supply being available to serve this plat has resulted in the long delay in completing the plat. We would concur in the requested one-year extension with the new completion date for the plat to be October 1, 1978. In accordance with the provision of Planning Commission Policy Statement #5, this request will have to be considered by the entire County Commission. We, therefore suggest that this matter be placed on your agenda for the October 12, 1977 County Commission meeting. If you have any questions concerning this matter, please call.

Sincerely,

Jack E. Galbraith
Chief Planner

JHG:CLM:rme

cc: Commissioner John Hale
Commissioner Everett Patrick
Theodore H. Hill, County Counselor

September 20, 1977

Mr. W. C. Merritt
Division Manager
Santa Fe Land Improvement Co.
900 South Polk Street
Amarillo, Texas 79101

Re: SCZ-0289: zone change
from "R-1" to "E" and
✓ S/D 72-89: Santa Fe-
West Wichita Industrial
District. Generally
located on the east side
of 119th Street West in
an area south of the
A.T. & S.F. Railway.

Dear Mr. Merritt:

As you will recall, the above captioned zone case was approved by the Board of County Commissioners on August 2, 1972, subject to the platting of the property within one year or the case be considered denied and closed. Since that time, four extensions have been granted, making October 1, 1977, the current deadline for recording a plat of this area. If you desire an additional extension of time to complete the platting, please address your letter of request to Tom Scott, Chairman, Board of County Commissioners, 525 North Main, Wichita, Kansas, 67203, and send a copy to Jack Galbraith of this office.

If we can be of assistance to you in this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:rme

May 2, 1977

W. C. Merritt
Division Manager
Santa Fe Land Improvement Company
Room 500, 900 Polk Street
Amarillo, Texas 79101

Dear Mr. Merritt:

My apologies for being so tardy in responded to your inquiry to Jack Galbraith on water on your West Industrial Site.

I have discussed this at some length with the Director of Water for the City of Wichita and have also informally discussed the matter with Mr. Dugan, City Attorney for the City of Goddard. First of all, neither the City of Wichita's Water Department nor the Metropolitan Area Planning Department have any powers to interfere in any way with the City of Goddard acquiring a reasonable and adequate water supply for the City of Goddard. Should they and your company wish to enter into an agreement to locate wells on the industrial site, I see no problem with this. The City of Goddard may wish to confer with the City of Wichita about buying water from its system, much in the same fashion as the City of Augusta and others are now doing. However, that is strictly their option.


As I discussed with you, I would think that there would be no problem with the City of Goddard furnishing you water on an interim basis in the event there was an immediate development prospect for your industrial land. The City of Wichita has scheduled sewer into the Cowskin Basin but it is still some years away before actual construction. The City of Wichita is also now in process of extending its water further to the west. It's currently located at Tyler and U.S. 54. However, it will be extended very shortly another half mile to the west to Seville. This does, of course, place it very close to your site and certainly in the event of any major user or development taking place on the site I am sure the City of Wichita would consider the additional extension on a very quick, short-term basis.

As I discussed with you on the telephone, although Goddard may be furnishing you water on an interim basis and you may continue to buy from them on a long-term basis, we would expect the Santa

W. C. Merritt
5/2/77 Page 2

Fe lands or the subsequent owners thereof to participate in any normal benefit district for water extension from the City of Wichita at such time as it reaches that general site area. A serious matter for consideration of any industrial user will be the excellent insurance rating the City of Wichita water system provides. It is my belief and that of the Water Department also, that where the City of Wichita may be furnishing sewer service it should also be providing water in that same area. It seems to me to be largely a matter of timing and being able to justify the cost of extension at this time until there is a primary principal user for these or other lands in the immediate vicinity. If there are any additional questions, please call.

Sincerely,


Robert A. Lakin, Director
Metropolitan Area Planning Department

cc: Paul V. Dugan, City Attorney, City of Goddard
2707 W. Douglas 67211

bc: John Wynkoop, Director of Water
RAL:ew

SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 • 900 Palk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 445 or 457

January 26, 1977

K-07-2

Mr. Jack H. Galbraith
Chief Planner
City of Wichita
455 North Main Street
Wichita, Kansas 67202

Dear Mr. Galbraith:

The Board of County Commissioners granted an extension of time for our platting of Santa Fe West Wichita Industrial District, Case SCZ-0289, until October 1, 1977.

This is property we own generally located on the east side of 119th Street west and south of the Santa Fe railroad tracks in Section 31-T27S-R1W, near Wichita.

We have made requests for, and have been granted four time extensions for platting the property, as the major difficulty in development of this property is the lack of an available sanitary sewer and public water supply system to serve our proposed 110-acre industrial district. The property was zoned by the County Commissioners in 1972 conditional upon our property being platted within one year from the date of commission approval and that in the event a final plat is not completed, the case be considered denied and closed.

We have now received a request from the City of Goddard to drill two water wells on the subject property and we would have the perpetual unlimited right to purchase and use water upon the property now owned by Santa Fe Land Improvement Company, etc.

We feel that the availability of a public water supply system would enhance the value of the property; however, the lack of sewer would still continue to detract from industrial development. A non-discharging waste stabilization pond installation would not be economically feasible and would be a wasteful front end expenditure until such time as a sewer benefit district is formed, or sewer is available.

This property is included in the Master Sanitary Sewer Plan of the City of Wichita as a sewer lift station is in the bank of Cowskin Creek approximately one mile east of the subject property.



Mr. Jack H. Galbraith
City of Wichita

January 26, 1977
Page 2

Would the City of Wichita prefer to construct a water main also to serve the property, or does the City have some agreement that would permit the City of Goddard to serve properties that probably ultimately will be annexed to Wichita?

We would be interested in a sanitary sewer benefit district and annexation to Wichita, but water is also vital and would be available at this time from Goddard at no expense.

Please advise.

Yours truly,



W. C. Merritt
Division Manager

October 7, 1976

Mr. John Hale, Chairman
Board of County Commissioners
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: Request for extension of platting time limit on County zone case SCZ-0289, R-1 to E, and associated plat/S/D 72-89, sketch plat of Santa Fe-Wichita Industrial District. Generally located on the east side of 119th Street West and south of the Santa Fe railroad tracks.

Dear Mr. Hale:

Attached herewith is a copy of a letter from W. C. Merritt, Division Manager for Santa Fe Land Improvement Company, requesting an additional year extension of the platting time on the above referred to cases.

Our records indicate that this is a fourth request for platting time extension, three previous requests having already been granted. The original zoning approval was granted by the County Commission in 1972 and a sketch plat was filed that same year. Since that time there has been no further action on the plat. As has been pointed out before, the major difficulty in developing this property is the lack of an available sanitary sewer and public water supply system to serve this proposed industrial development. We would therefore concur in the request for extension of the platting time for one more year.

In accordance with the Planning Commission policy statement #5, this request will have to be considered by the Board of County

Mr. John Hale
October 7, 1976
Page 2

Commissioners at thier regular public meeting of October 20, 1976.
If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme
Attachment

cc: Earl Rush, County Commissioner
Tom Scott, County Commissioner
W. C. Merritt, Land & Tax Agent, 900 S. Polk St.,
Amarillo, Texas 79101
G. C. McLure, Director, County Department of Public Works
Syd Werbin, Division Head, County Building, Planning and
Inspection
Theodore H. Hill, County Counselor

September 20, 1976

Mr. W. C. Merritt
Division Manager
Santa Fe Land Improvement Co.
900 South Polk Street
Amarillo, Texas 79101

Re: SCZ-0289, zone change from
"R-1" to "E" and S/D 72-89
Santa Fe - West Wichita
Industrial District. Gen-
erally located on the east
side of 119th Street West
and south of the A.T. & S.F.
Railway.

Dear Mr. Merritt:

As you will recall, the above captioned zone case was approved by the Metropolitan Area Planning Commission on July 13, 1972, and by the Board of County Commissioners on August 2, 1972. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of County Commissioners; and that in the event the plat is not recorded with the Register of Deeds within the one year time limit, the case be considered denied and closed.

Since that time, the Board of County Commissioners has granted three extensions of the platting time. This is to advise you that the latest time limit will expire on October 1, 1976. We would appreciate your contacting our office at your earliest convenience and advising us of your intent to comply with the condition of platting.

If we have not heard from you by October 1, 1976, we will have to mark the zone case file "denied and closed" as required by the August 2, 1972 action of the Board of County Commissioners.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:LO:rme

SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 • 900 Polk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 445 or 457

September 27, 1976
K-07-2

Mr. Jack H. Galbraith
Chief Planner
Wichita-Sedgwick County
Metropolitan Area Planning Dept.
455 North Main Street
Wichita, Kansas 67202

RE: Request for Extension of
Platting Time Limit on
County Zone Case SCZ-0289,
"R-1" to "E".

Dear Mr. Galbraith:

Once again we come before the Planning Department requesting an extension of our platting time.

During the past year we were approached by an industrial prospect to purchase a portion of this property. The sale was not completed.

I feel that one of the big reasons the sale was not completed was because of the necessity of installing temporary non-discharging waste stabilization ponds. An investigation by our engineers reveals that such installation would cost about \$100,000. This is a feasible solution to the sewage problem if one could spread this cost over ten years or more, however, it is my understanding that the Environmental Health Department has recommended that the developer petition for sanitary sewer service at the time of approval of the temporary system.

It has been our experience that upon petitioning for improvements under benefit district we have been required to guarantee construction of the improvements within a relatively short period of time.

So, it appears that if we installed a temporary system we would not have enough time to make the system "pay out" before it would be necessary to bring permanent sewerage facilities to the property.

I believe we all agree that this property should be zoned industrial and that it will be an attractive inducement for industry to locate in your fine City once development occurs.

Under the circumstances, may we have an additional year to try to market this property with the assurance that industrial zoning is available. Your kind consideration of this matter will be greatly appreciated.

Yours truly,
W.C. Merritt
W. C. Merritt
Division Manager



P.S. Has any further consideration been given to extending sanitary sewer to this area?

SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 - 900 Polk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 445 or 457

December 30, 1975

K-07-2

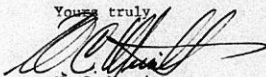
Mr. Jim Aiken, Director
Environmental Health Department
City of Wichita
104 South Main
Wichita, Kansas 67202

Dear Mr. Aiken:

Please refer to Mr. Galbraith's letter of September 17 advising that possibly some feasibility studies have been conducted in the area generally located on the east side of 119th Street, west and south of the Santa Fe tracks, our S/D 72-80, Zone Case SCA-0289, for possible use of non-discharge waste stabilization ponds until such time as a sanitary sewer system becomes available.

On October 22, I wrote you asking for information concerning this temporary basis system, and in particular, what kind of costs might be involved. We would appreciate hearing from you regarding the estimated costs, and any other information you can furnish.

Yours truly,


W. C. Merritt
Division Manager

cc: Mr. Jack H. Galbraith ✓
Chief Planner
Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202



SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 • 900 Polk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 445 or 457

October 22, 1975

K-07-2

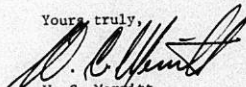
Mr. Jim Aiken, Director
Environmental Health Department
City of Wichita
104 South Main
Wichita, Kansas 67202

Dear Mr. Aiken:


Please refer to Mr. Galbraith's letter of September 17 advising that possibly some feasibility studies have been conducted in the area generally located on the east side of 119th Street, west and south of the Santa Fe tracks, our S/D 72-89, Zone Case SCA-0289, for possible use of non-discharging waste stabilization ponds until such time as a sanitary sewer system becomes available.

We would appreciate any information you have available concerning this temporary basis system, and in particular, what kind of costs might be associated therewith.

Yours truly,



W. C. Merritt
Division Manager

cc: Mr. Jack H. Galbraith 
Chief Planner
Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202



October 1, 1975

Mr. W. C. Merritt
Division Manager
Santa Fe Land Improvement Company
900 Polk Street - Room 500
Amarillo, Texas 79101

Re: Request for extension of
platting time limit on County
zone case SC2-0289, "R-1" to
"E". Associated plat -
✓S/D 72-89, Sketch plat of
Santa Fe - West Wichita
Industrial District. Gen-
erally located on the east
side of 119th Street West
and south of the Santa Fe
railroad tracks.

Dear Mr. Merritt:

The Board of County Commission on October 1, 1975 considered your request for the extension of time to complete the plat associated with the above captioned cases. Their action was to approve the extension for one additional year only, to October 1, 1976.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

September 24, 1975

Mr. Earl Rush, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: Request for extension of
platting time limit on County
zone case SCZ-0289, "R-1" to
"E". Associated plat -
S/D 72-89, Sketch plat of
Santa Fe - West Wichita
Industrial District. Gen-
erally located on the east
side of 119th Street West
and south of the Santa Fe
railroad tracks.

Dear Mr. Rush:

Attached is a copy of my letter of September 17, 1975, request-
ing that you schedule the request from Santa Fe Land Improvement
Company that they be granted an extension of time to complete
the above captioned plat. Inasmuch as their request did not
appear on your agenda today, would you please have it scheduled
for your next agenda on October 1, 1975.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme
Attachment

cc: Jack Turner, County Counselor
Charmaine McDonald, Deputy County Clerk

September 17, 1975

Mr. Earl Rush, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: Request for extension of
platting time limit on County
zone case SCZ-0289, "R-1 to
"E". Associated plat -
S/D 72-89, Sketch plat of
Santa Fe - West Wichita
Industrial District. Gen-
erally located on the east
side of 119th Street West
and south of the Santa Fe
railroad tracks.

Dear Mr. Rush:

On August 2, 1972, the Board of County Commissioners approved the above referred to zone case subject to platting of the property within one year from the date of the zone case approval. Since that time the applicant has requested and has been granted two extensions of one year to complete the plat. The applicant is now requesting a third extension of the platting time limit.

The main difficulty in platting the subject property is the lack of an available sanitary sewer and public water supply system to serve this proposed industrial development. The applicant is therefore requesting an extension of the platting time based on completion of the plat within one year from the time sanitary sewer becomes available to serve the site. At the present time, however, there are no plans underway to extend sanitary sewer to this area and there is no projection in the Capital Improvements Program for a sanitary sewer project in this area. We have discussed this situation briefly with Jim Aiken, Director of Environmental Health and he was of the opinion that some preliminary feasibility studies have been conducted in this area for possible use of non-discharging waste stabilization ponds until such time as a sanitary sewer system becomes available. Aiken indicated

Mr. Earl Rush
September 17, 1975
Page 2

that appropriately designed sewage systems of this type would be satisfactory for use on a temporary basis, thereby allowing development of the property to proceed without having to wait on sanitary sewers. He also indicated that he would expect the property owner to petition to the City of Wichita for sanitary sewer in addition to receiving approval for the use of the waste stabilisation pond system.

It is our recommendation that the extension of the platting time not be openended, but rather granted for 18 months maximum which should allow adequate time for the applicant to now work out a temporary sewage treatment system with Environmental Health and complete the platting requirement of the zone case approval. Since this is third request for the platting extension, in accordance with the provisions of Planning Commission policy statement #5, it will be necessary that this request be considered by the County Commission. We would therefore request that this matter be scheduled on your agenda for the September 24, 1975 meeting.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

cc: Jack Turner, County Counselor
Syd Werbin, Division Head, County Building, Planning
and Inspection
Jim Aiken, Environmental Health Department
W. C. Merritt, Santa Fe Land Improvement Company
900 Polk Street - Room 500, Amarillo, Texas, 79101

September 17, 1975

Mr. W. C. Merritt
Division Manager
Sante Fe Land Improvement Company
900 Polk Street - Room 500
Amarillo, Texas 79101

Re: S/D 72-89 - SANTA FE - WEST
WICHITA INDUSTRIAL DISTRICT -
request for extension of time
to complete this plat.

Dear Mr. Merritt:

Attached is a copy of our letter to Commissioner Rush asking that your request for extension of time to complete the above captioned plat be considered at their meeting of September 24, 1975. Recently, the Commission has considered other similar requests for extending the platting time for a length of two years where there are similar problems with sewer and water. The Commission has generally chosen not to grant such extensions for long periods of time and rather have only extended the time to a year to eighteen months.

We are recommending an 18 month extension and there should be no reason you should attend the meeting, unless you so desire, as these requests are usually routine.

If you have have any questions regarding this matter, please contact me.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme
Attachment

August 14, 1974

Mr. Tom Scott, Chairman
Sedgwick County Commissioners
525 North Main Street
Wichita, Kansas 67203

Re: SCE-0289 - Zone change from
"R-1" to "P" and S/D 27-89 -
Sketch plat of Santa Fe-West
Wichita Industrial District.
Generally located in an area
east of 119th Street West and
south of the Santa Fe Railroad
right-of-way.

Dear Mr. Scott:

We have received a letter from Mr. W. C. Merritt of the Santa Fe Land Improvement Company, requesting an extension of the one year platting time requirement associated with the above referred to County zone case. Mr. Merritt cites yet unresolved drainage problems, problems with obtaining sanitary sewer and a public water supply to serve subject property as the reasons for the delay in completing the plat.

This is a second request for an extension of the platting time limit and therefore in accordance with the Metropolitan Area Planning Commission Policy Statement #5, formal consideration and approval by the Board of County Commissioners is required. For the reasons cited by Mr. Merritt, we would concur in a one year extension of the platting time. If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rma

cc: W. C. Merritt, Santa Fe Land Improvement Co.
900 South Polk St., Amarillo, Texas 79101

Jack Turner, County Counselor
Max Christman, County Planning & Zoning
Sharon Deering, County Clerk's Office

July 16, 1974

W. C. Merritt, Land & Tax Agent
800 South Polk Street
Amarillo, Texas 79101

Re: SCZ-0289 - Zone changed from
"R-1" to "E" and S/D 72-89 -
Santa Fe-West Wichita Industrial
District. Generally located on
the east side of 119th St. West
south of the A.T. & S.F. railway.

Dear Mr. Merritt:

As you will recall, the above captioned case was approved by the Metropolitan Area Planning Commission on July 13, 1972, and by the Board of County Commissioners on August 2, 1972. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of County Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed.

Since that time, the Board of County Commissioners granted a one year extension in the platting time. This is to advise you that the time limit will now expire on August 2, 1974, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, the case file will be marked "denied and closed".

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:JR:rme

To: The file

From: Curtis L. Newby

Subject: Requirements for submission of Prelim plat.

On Jan 9, 1974, I met with Gordon W. Babert, Engineer with Barte Fe Railroad Co., Amarillo Texas regarding what needed to be done in order to submit a preliminary plat. I went over our latest letter of Sept 17, 1973 in the file and discussed with him the platting procedure in general. Babert felt that no preliminary plat should be submitted until the issues involving the extension of sewer & water to serve the property were resolved to the point of being able to tell Barte Fe that sewer & water service from Wichita would definitely be available and also how the cost of the service extension would be paid for. I advised him that as soon as possible we would advise him as to what the City's position regarding this matter will be.

I then advised Mr. Babert to discuss in more detail the drainage problems on subject property with the Flood Control Office before leaving and took him to said office to meet M. S. Mitchell.

September 7, 1973

Mr. W. C. Merritt
Santa Fe Land Improvement Co.
909 South Polk Street
Amarillo, Texas 79101

Subject: S/D 72-89 - Santa Fe -
West Wichita Industrial District.
Generally located on the east
side of 151st Street West and
south of the Santa Fe Railroad
track.

Dear Mr. Merritt:

Our review of the above referred to sketch plat has raised two areas of major concern: (1) serving subject property with sanitary sewer and a municipal water supply, and (2) drainage problems involving subject property. In a session attended by the City Manager, Public Works, Industrial Development, and the Health Department, the question of sewer was discussed and the only acceptable answer is municipal sewer. Therefore, since the one year platting time limit imposed by the Board of County Commissioners in their approval of the associated County zone case SCT-0289, "F-1" to "E" was about to expire, our office contacted the Chairman of the Board of County Commissioners, Earl Rush, regarding the platting time limit. Chairman Rush granted a one year extension of the platting time on August 6, 1973. The new platting time limit has now been set as August 2, 1974.

Regarding the problems involved with the proposed plat, subject property is in an area where soil conditions are such that septic tank sewage systems cannot be used. However, there are at present no sanitary sewer lines in the area which could serve subject property. If sewer mains are extended so that subject property can be served, a sewer benefit district will have to be established and annexation of subject property into the City of Wichita will have to be discussed. A determination with regards to

Page 2
Mr. W. C. Merritt
September 7, 1973

extension of City of Wichita water service will also have to be made. It would appear that the best time for the policy decisions to be made with regards to annexation, establishment of benefit districts, etc. would be upon submission of a preliminary plat. You may, however, wish to contact our office to discuss these matters prior to the submission of the preliminary plat.

Relative to the drainage problem, subject property is located in an area which has minimal drainage improvements and it appears that the eastern portion of subject property may not be drainable. We are enclosing a copy of a memo from the Maintenance-Flood Control Office for your information which outlines the drainage problems which will need to be resolved as part of the plat approval. Again you may wish to discuss the drainage problems with us prior to submission of the preliminary plat.

In addition to the foregoing comments the following changes or additions should be considered in preparing the preliminary plat:

- A. Clearwater Road shall be labeled as "151st Street West" on the plat.
- B. Proposed lotting, if any, shall be clearly identified within the block pattern suggested on the plat.
- C. The geometrics of the intersection of the northernmost east-west road shall be changed to intersect with 151st Street West at a 90° angle.
- D. It would appear that the location of the southernmost east-west road should be changed so as to back industrial lots into the residential zoned land adjacent on the south of subject property so as to maintain separation of industrial traffic from possible future residential development to the south.
- E. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

Enclosed for your files and information is a marked "engineers copy" of the sketch plat. If you have questions, want to discuss this plat with us, please contact our office.

Sincerely,

Curtis L. Hewby
Junior Planner

Page 3
Mr. W. C. Merritt
September 7, 1973

CLM:rma
Enclosure

cc: Dick Linn, City Engineer
M. S. Mitchell, Maintenance-Flood Control
Gary Richert, Industrial Development
Jim Aiken, Director, Environmental Health
Ray Bruggeman, Director, Department of Public Works
Robert Hess, Director, Water & Water Pollution Control
John D. Wynkoop, Operations Chief Engineer

SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 - 900 Polk Street, Amarillo, Texas 79171
Telephone 806/376-5131 Ext. 445 or 457

August 28, 1973

K-07-2

Mr. Jack H. Galbraith, Chief Planner
Wichita - Sedgwick County
Metropolitan Area Planning Commission
City Building Annex - Room 402
104 South Main
Wichita, Kansas 67202

Re: Zone Case SCZ-0289 and S/D 72-89

Dear Mr. Galbraith:

We are in receipt of your letter of August 2 to Mr. Earl Rush, Board of County Commissioners, requesting a one-year extension of the platting time requirements in the captioned zone case.

Can you advise the result of your request and what new information has been developed regarding the feasibility of serving the property with sewer, water, etc.

Yours truly,



W. C. Merritt
Division Manager



August 2, 1973

Earl Rush, Chairman, Board of County Commissioners
Jack H. Galbraith, Chief Planner

Zone Case SCE-0289 - and S/D 72-89 - Sketch Plat of
Santa Fe West Wichita Industrial District. South
side of West U. S. 54 Highway east of 119th Street
West

On July 13, 1972, the Planning Commission recommended approval of the above-referred to zone case, and on August 2, 1972, the Board of County Commissioners approved said zone case subject to the application area being platted within one year's time. The Santa Fe Railroad Development Company submitted a sketch plat to the Planning Department Office and since that time the sketch plat has been under discussion with various public agencies. The discussion has centered around the feasibility of serving the property with various municipal improvements, i.e., sewer and water, sewer districts, etc.

As the one year platting time limit will expire on August 2, 1973, the Planning Department is requesting that you grant a one year extension of the platting time requirements in order for the above referred to matters to be resolved so that the applicant can complete the platting process.

We would appreciate your consideration of this matter and if you feel that the requested one year extension of the platting time is in order, please advise us at your earliest convenience.

If you have any questions concerning the zone case and associated plat, please call me.

JHG:CLN:ber

cc: Santa Fe Land Improvement Company
Attention: W. C. Merritt, Land and Tax Agent
900 South Polk Street
Amarillo, Texas 79101

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

October 3, 1972

TO Jack H. Galbraith, Chief Planner
FROM Robert A. Lakin, Director of Planning *ML*
SUBJECT S/D 72-89 - Santa Fe West Industrial District

In a session attended by the City Manager, Public Works, Aiken, and Industrial Development, I raised the question of sewer service for the above addition. Aiken advises the only acceptable answer is municipal sewer. To provide this, a submain will be required off of the main sewer which comes up the Cowskin. One major crossing would probably be involved. Other logical service areas would be the Dell, West Millbrook, Doonan, Hidden Lakes plus Hortons, Wicks and others on the south side of U. S. 54.

To do this and spread costs equitably, annexation of the areas west of Tyler would be indicated. So that the Santa Fe plat won't be caught late in the approval process, it has been agreed by those in the meeting to recommend at Preliminary approval, that the Subdivision Committee and Metropolitan Area Planning Commission recommend that the Board of ~~City~~ Commissioners be advised of the policy question of annexation and be requested to provide direction in this regard. Failure to support annexation will require a reevaluation of sewer requirements and possibly plat approval.

By copy of this memo, I would request Public Works to suggest how they would propose to create sewer districts so that annexation areas could be established. I will confer with Linn on this later.

Water service was also discussed and I suggested that Santa Fe would probably use Goddard water. However, if we annex and if the Water Department is prepared to extend a main to the area; then we should require them to use Wichita water. Keep me advised on any response in either direction on this question.

RAL:rme

cc: John Gist, Principal Planner
James Aiken, Director of Environmental Health
Ray Bruggeman, Director of Public Works
Dick Linn, City Engineer
Dean Sellers, Assistant City Engineer
Robert H. Hess, Director of Water & Water Pollution Control
John D. Wynkoop, Operations Chief Engineer

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works Maint. DATE Oct. 2, 1972



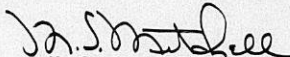
TO John Gist, Principal Planner

FROM M. S. Mitchell

SUBJECT - Industrial Development/
Santa Fe Land Improvement
Company

I have reviewed subject sketch plat and without topographic information, it is difficult to detail the problems which may occur draining the site until the adjacent land is developed. Santa Fe has recently installed or renewed a cross-railroad culvert (18" dia. CMP) approximate 125 ft. west of the west line of Hughes Addition. Recall that it is discharge from this culvert which the Hughes Addition was required to provide for as a condition of platting. Approximately 700 ft. east of that culvert, the railroad has a 10 ft. span pile bent and drainage from that bridge runs north-easterly across the Plasi property to Highway 54. The draws leading from these two cross-railroad structures extend approximately 800 to 900 ft. south into subject tract. It is probable that the west two proposed railroad spurs will act as drainage divides and that the area west of the westerly spur will drain to Clearwater Road and the 18 inch cross-railroad culvert in approximate equal portions. Of the land between the west two spurs, the south portion may drain to the proposed half-section line road shown on the plat which gradually slopes to the east. The northern two-thirds probably will drain north to the 10 ft. bridge. This leaves the land between the two easterly spurs without a cross-railroad structure at the north and it is doubtful if all of that parcel can drain to the south road. From the southeast corner of the plat the undeveloped land labeled Builder's Inc. property slopes east without any defined drainage course. The nearest water course of any significance is the north running Cowskin Tributary located about 300 ft. east of 107th Street West and behind a series of suburban residential tracts where it is impounded 9 or 10 times in its route to the Santa Fe Railroad right-of-way. At that point the Tributary channel has been obliterated and its course toward the Cowskin at least partially blocked.

For these reasons, we believe that intensive industrialization of subject tract must be accompanied by planned improvement of drainage facilities and welcome the opportunity to work with the railroad in developing such plan.


M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Industrial Development/Santa Fe Land Improvement Co. Adn. Plat File

SANTA FE WEST WICHITA INDUSTRIAL DIST.

- ① meet with Mitchell re proposed method of handling the drainage. This may or may not have some effect on the proposed lot, block and street pattern.
- ② clearly identify proposed lotting, if any, within the suggested block pattern.
- ③ label Clearwater Road as 151st Street West
- ④ alter geometrics of northern most E-W road to intersect with 151st Street W. at 90°
- ⑤ question south location of the southern most E-W Road being adjacent to the south R. Perhaps an alternate street pattern would be more suited so as to side and/or back lots into the property to the south. The street at its presently designated location will not work as compatible with the residentially zoned land to the south.
- ⑥ sewers ?

Santa Fe Land Improvement Company

Room 500

900 Polk Street

AMARILLO, TEXAS 79101

W. C. MERRITT,
Land and Tax Agent

806-376-5131
Ext. 445 or 457

September 1, 1972

K-07-2

Wichita Sedgwick County
Metropolitan Area Planning Commission
City Building Annex - Room 402
104 South Main
Wichita, Kansas 67202

Gentlemen:

Enclosed are five copies of sketch plat of proposed Santa Fe West Wichita Industrial District and completed Application for Subdivision Approval.

I respectfully request that you give our proposed plat your favorable consideration.

Yours truly,



W. C. Merritt

Encls.



Map No.: _____
Section No.: 31
Twp. No.: 27 S
Range: 1 W

S/D No. 72-89

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe - West Wichita Industrial District

General Location: East of 119th Street and south of Santa Fe Railway Company tracks

Name of Property Owner: Santa Fe Land Improvement Company
Address: 900 S. Polk Street, Amarillo, Texas 79101 Phone: (806) 376-5131
Name of Subdivider: Santa Fe Land Improvement Company
Address: 900 S. Polk Street, Amarillo, Texas 79101 Phone: (806) 376-5131
Name of Agent/Surveyor: W. C. Merritt
Address: 900 S. Polk Street, Amarillo, Texas 79101 Phone: (806) 376-5131
Date of Application: September 4, 1972

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 97 acres
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 8
 - Other _____Total Number of Lots 8
3. Minimum Lot Frontage _____ ft.
4. Minimum Lot Area _____ ft.
5. Existing Zoning M-1
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 70 ft. R/W 7800 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 7800 Lin. ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes/No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: By W. C. Merritt
SANTA FE LAND IMPROVEMENT COMPANY
W. C. Merritt
Land & Tax Agent

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by JHG
Date 9.7.72
Fee Submitted _____

T9-301B
(2-71)

