

Box 93
PLAT NO. S/D 71-71 MAP NO. 5947

NAME ROCKWOOD 11th ADDITION

LOCATION At the southwest corner of Rock Road and Central

ENGINEER K. O. Taylor

OWNER W. W. Taylor, Inc.

APPLICATION FILED 10-12-71

SKETCH PLAT FILED none submitted

PRELIMINARY FILED 10-12-71

S/D ACTION 10-21-71 approve

FINAL FILED 10-26-71

S/D ACTION 11-4-71 Approve

MAPC ACTION 11-11-71 Approve; 5-11-72 of 10' snow
very deletion

BCC ACTION 1-18-76 Return to Map Co. S/B Comm.;
6-27-72 approve - only to execution of cut pipe
1-18-76 *1-18-76*

RECORDED 8-2-72

REMARKS _____

S/D 71-71 - ROCKWOOD 11TH ADDITION
At the southwest corner of Rock Road
and Central
Baughman Company

ACTION

DATE

S/D COMMITTEE (prelim) approve 10-21-71
" (final) approve 11-4-71
" approve 11-11-71
M.A.P.C.
R.C.C.T. ~~5/11-72~~ Return to 1-18-72
Mapc S/D Comm.
Denied extension of 10' row 5-11-72
MAPC approve 6-27-72
BCC approve 6-27-72
sub to Hunter
of surface &
interference 7/22

Map No. 5947
Sec. No. 19
Twp. No. 27 S
Range 2 E

Subdivision Report and Progress
S/D No.: 71-71

Name: ROCKWOOD 11TH ADDITION

General Location: At the southwest corner of Rock Road and Central

Owner: W. W. Taylor, Inc.

Address: 7826 East Douglas 67206 Phone: 683-5658

Subdivider: Same

Address: _____ Phone: _____

Engineer/Surveyor: K. O. Taylor

Address: 1542 South St. Francis 67211 Phone: 264-4072

Application Received 10-12-71
Conf. with Applicant none
Sketch Plat Received none submitted
Present Zoning "B" "BB" & "LC"
* Proposed Zoning "LC" BB & B
Letter of Intent none

PREL. PLAT RECEIVED 10-12-71
S/D Comm. Action 10-21-71 approve
Dept. Report on Prel. 10-27-71

TRACING PROGRESS:

Received 12-7-71
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 10-26-71
S/D Comm. Action 11-4-71 approve

Dept. Report on Final 11-5-71
* M.A.P.C. ACTION 11-11-71 approve
Dept. Report on Final 11-18-71
~~Letter on Irons Received N/A~~
Title/Taxes Rec'd & Reviewed 12-20-71
Final Review 1-12-72
Referral to B.C.C. 1-13-72

B.C.C. ACTION 1-18-72 Return to
make S/D Comm.
BCC ACTION
~~Recorded~~ 6-27-72 approve, subj to
RECORDED 8-2-72 reduction of certificate
& verification of
map

Comments:

- * Z-1269 - Associated zone case "B" & "BB" to "LC" (Approved in part)
- (DP-41 - Associated "LC" CUP)
- * 5-20-71 M.A.P.C. Action 5-11-72 Denied request to delete the 10' of additional right of way from plat as originally approved

REGISTER OF DEEDS

F
7-5-72

SEDGWICK COUNTY, KANSAS

ROCKWOOD ELEVENTH

ADDITION was

filed for record on August 2, 1972

3-2 5-20
80
vh

John Hill

Register Of Deeds

T9-328

July 26, 1972

W. W. Taylor
7826 East Douglas Avenue
Wichita, Kansas 67206

Subject: "Certificate" form re:
Rockwood 11th Addition

Dear Mr. Taylor:

Per our telephone conversation of yesterday, enclosed is the "certificate" relative to the sanitary sewer petition submitted on the above captioned plat. This has been returned to our City Clerk from the Register of Deeds for lack of the corporation seal for W. W. Taylor, Inc.

Please have seal affixed to the instrument and return to the Planning Department Office at my attention.

Thank you.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

CERTIFICATE

REVISED COPY

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, W. W. Taylor, Inc., owner and plat-
tor of Rockwood 11th Addition Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Extension of sanitary sewer to serve the exception north-
east of the plat.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within Rockwood 11th Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 7th day of July, 1972.

W. W. Taylor, Inc.

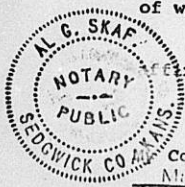
By: W. W. Taylor
W. W. Taylor, President

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 7th day of July,
1972, before me, a notary public in and for said County and State,
came W. W. Taylor, Pres. of W. W. Taylor, Inc., to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
fixed my notarial seal the day and year above written.

Al G. Skaff
Notary Public Al G. Skaff



Commission Expires:
May 7, 1975

1971 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

1971 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller County Treasurer
Marie Warden County Clerk

PLEASE INDICATE ANY CHANGE OF ADDRESS

0-30710
 W W TAYLOR INC.
 7026 S DOUGLAS
 WICHITA KANSAS 67206

LOT 2
 CEDARWOOD TENTH ADDITION

STANT

STATEMENT IS \$10.00 OR LESS
 BE PAID IN FULL

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
1,000	106.43	1,152.63	629.53	629.53	1,259.06
			JUN 27 1972		629.53 * 4,717.65
MAKE CHECKS PAYABLE TO: RONALD G. MILLER COUNTY TREASURER			INTEREST	PAID	RECEIPT NO.
					CA CK

1971 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

1971 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller County Treasurer
Marie Warden County Clerk

PLEASE INDICATE ANY CHANGE OF ADDRESS

0-30710
 W W TAYLOR INC.
 7026 S DOUGLAS
 WICHITA KANSAS 67206

LOT 1
 CEDARWOOD NINTH ADDITION

STANT

STATEMENT IS \$10.00 OR LESS
 BE PAID IN FULL

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
3,770	401.24	654.10	527.67	527.67	1,055.34
			JUN 27 1972		527.67 * 4,717.64
MAKE CHECKS PAYABLE TO: RONALD G. MILLER COUNTY TREASURER			INTEREST	PAID	RECEIPT NO.
					CA CK

1971 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

1971 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller County Treasurer
Marie Warden County Clerk

PLEASE INDICATE ANY CHANGE OF ADDRESS

0-30710
 W W TAYLOR INC.
 7026 S DOUGLAS
 WICHITA KANSAS 67206

LOT 2
 CEDARWOOD EIGHTH ADDITION

STANT

STATEMENT IS \$10.00 OR LESS
 BE PAID IN FULL

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
580	61.73	1,772.9	1,195.1	1,195.1	2,390.2
			JUN 27 1972		1,195.1 * 4,717.52
MAKE CHECKS PAYABLE TO: RONALD G. MILLER COUNTY TREASURER			INTEREST	PAID	RECEIPT NO.
					CA CK

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1971
FIRST HALF DELINQUENT DEC. 21, 1971 SECOND HALF DELINQUENT
JUNE 21, 1972 WITH INTEREST AT 10% PER ANNUM

1971 REAL ESTATE TAX

SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald G. Miller
COUNTY TREASURER

Marie Wardew
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

7826 E Douglas
W W CAYLOR INC.
7826 E DOUGLAS
WICHITA KANSAS 67206

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
1,070	113.88	122.72	119.30	119.30	236.60
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					INTEREST
118.20			JUN 27 1972	118.30 *	4,717.61

LOT 1
ROCKWOOD EIGHTH ADDITION

IMPORTANT
IF THIS STATEMENT IS \$10.00 OR LESS
IT MUST BE PAID IN FULL

MAKE CHECKS PAYABLE TO:
RONALD G. MILLER
COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

INTEREST PAID RECEIPT NO.

CA _____
CK _____

4

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1971
FIRST HALF DELINQUENT DEC. 21, 1971 SECOND HALF DELINQUENT
JUNE 21, 1972 WITH INTEREST AT 10% PER ANNUM

1971 REAL ESTATE TAX

SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald G. Miller
COUNTY TREASURER

Marie Wardew
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

C-BESS
W W CAYLOR INC.
7826 E DOUGLAS
WICHITA KANSAS 67206

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
1,460	157.52	158.52	153.02	153.02	316.04
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					INTEREST
158.02			JUN 27 1972	158.02 *	4,717.63

LOT 3
ROCKWOOD EIGHTH ADDITION

IMPORTANT
IF THIS STATEMENT IS \$10.00 OR LESS
IT MUST BE PAID IN FULL

MAKE CHECKS PAYABLE TO:
RONALD G. MILLER
COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

INTEREST PAID RECEIPT NO.

CA _____
CK _____

4

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1971
FIRST HALF DELINQUENT DEC. 21, 1971 SECOND HALF DELINQUENT
JUNE 21, 1972 WITH INTEREST AT 10% PER ANNUM

1971 REAL ESTATE TAX

SEDGWICK COUNTY
WICHITA, KANSAS 67203

Ronald G. Miller
COUNTY TREASURER

Marie Wardew
COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

C-BESS
W W CAYLOR INC.
7826 E DOUGLAS
WICHITA KANSAS 67206

VALUATION	GENERAL TAX	SPECIAL	HALF		TOTAL TAX
			FIRST	SECOND	
3,250	345.90	249.453	1,420.22	1,420.21	2,840.43
RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203					INTEREST
1,420.21			JUN 27 1972	1,420.21 *	4,717.66

LOT 3
ROCKWOOD TENTH ADDITION

IMPORTANT
IF THIS STATEMENT IS \$10.00 OR LESS
IT MUST BE PAID IN FULL

MAKE CHECKS PAYABLE TO:
RONALD G. MILLER
COUNTY TREASURER

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

INTEREST PAID RECEIPT NO.

CA 6) 2973
CK _____

4

W. W. TAYLOR DEVELOPMENT COMPANY

7826 EAST DOUGLAS AVENUE WICHITA, KANSAS 67208
316 683-5658

July 13, 1972

Mr. Jack H. Galbraith
Metropolitan Area Planning Department
Wichita-Sedgwick County
104 S. Main St.
Wichita, Kansas 67202

Subject: S/D 71-71 - Rockwood 11th Addition - southwest corner
of Rock Road and Central Avenue.

Dear Mr. Galbraith:

You will find enclosed copies of paid tax receipts for the last half
of 1971 taxes and the Certificate for the extension of the sanitary
sewer.

It is my understanding that this sewer will not be installed until
we commence construction.

Please advise if otherwise.

Very truly yours,

W. W. Taylor
W. W. Taylor

WWT/ps
Enclosures



June 29, 1972

Mr. Frank McMaster
420 R. H. Garvey Building
Wichita, Kansas 67202

Subject: S/D 71-71 - Rockwood 11th Addition - southwest corner
of Rock Road and Central

Dear Mr. McMaster:

The Board of City Commissioners, at its regular meeting on June 27, 1972, considered the above captioned plat. After making a determination to not require petitions for guaranteeing the paving of accel-decel lanes and the construction of sidewalks on the south side of Central and west side of Rock Road, their action on the plat was as follows:

Approve the petition and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign the plat and the "Agreement to Grant Easement"; and, instruct the Planning Department to withhold release of the plat tracing for recording until certification has been received of the payment of the 1971 taxes.

Inasmuch as the guarantee for accel-decel lanes and sidewalks were not required, attached are those petitions previously prepared by the Engineering Department and submitted to us by the applicant. Inasmuch as only the one guarantee was required, it

Mr. Frank McMaster

Page Two

June 29, 1972

is necessary that you resubmit a new certificate. Attached is the original certificate and a new certificate, which should be executed and returned to our office. In accordance with the above action, we also need verification that the taxes for 1971 and prior years have been paid.

At such time as we receive the certificate and verification of the taxes being paid, the plat tracing is ready to release for recording.

Please contact our office if you have any questions.

Very truly yours,

Jack H. Galbraith

JHG:gw

Encis.

cc: W. W. Taylor, 7826 East Douglas 67207
R. W. Linn, City Engineer

June 22, 1972

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

S/D 71-71 - Rockwood 11th Addition - South-
west corner of Rock Road and Central
(Agenda item for June 27, 1972)

The Board of City Commissioners, at their regular meeting on January 18, 1972, considered the above-captioned plat. The applicant's attorneys, Charles Anderson and Frank McMaster, objected to having to dedicate an additional 10 feet along Central and Rock Road for accel and decel lanes and to providing a satisfactory guarantee for installation of such lanes. It was the action of the City Commission to refer the matter back to the Planning Commission for further examination with the Traffic Engineer and Engineering Division of the Department of Public Works.

Since that time the applicant, the applicant's attorney and engineer have reviewed and discussed with us and the Engineering and Traffic Engineering Divisions, the needs and resulting requirements for right-of-way to accommodate the proposed street improvements for Central and Rock Road. The Planning Commission, at its regular meeting on May 11, 1972, considered the applicant's request to waive the 10-foot additional street right-of-way for each street as they previously had required in their recommendation for approval of the plat on November 11, 1971. The action of the Planning Commission was to deny the request for waiver of the additional 10 feet.

This plat is to be rescheduled before the City Commission at its regular meeting on Tuesday, June 27, 1972, with the recommendation for approval of the plat subject to the same conditions as established by the Planning Commission on November 11. Attached for the benefit of the Commissioners are copies of a memorandum from the Director of Public Works responding to the needs for the street right-of-way, as well as copies of the minutes of the Planning Commission's consideration of the request for waiver of the additional 10 feet.

JHG:JDG:ber

Attachments (2)

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

MINUTES

MAY 11, 1972

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission was held on Thursday, May 11, 1972, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas. The following members were present: Alvin J. Hennessy; Robert Blakey; Marjorie Taylor; Harlan Kamen; Austin Rising; James Burnett; Howard Harrison (early departure); and Abner V. J. Jackson. Also present were C. L. Perrine, liaison representative from Butler County Planning Board; Robert A. Lakin, Secretary; and Jack Galbraith and Berniece Rathke of the Planning Department staff. Chairman Hennessy presided.

1. Invocation was given by Rev. Lois Moran, Unity Church, 2160 North Oliver.

-
2. Approval of Minutes of March 23, 1972 and April 13, 1972.

LAKIN pointed out that Case Z-1364 had been incorrectly described in the minutes of April 13 in that the legal description had been amended whereas the minutes reflected the original request.

MOTION: JACKSON moved, BLAKEY seconded and it carried unanimously that the above-referred to error be corrected in the permanent record of Commission proceedings and that the minutes of March 23, 1972 and April 13, 1972 (as corrected above) be approved.

-
- * 3. Request from Frank McMaster that the following plat be reconsidered:

S/D 71-71 - Rockwood 11th Addition - Southwest corner of Rock Road and Central.

LAKIN pointed out that the Subdivision Committee and the Planning Commission have required as one of the conditions of approval of this plat, the dedication of an additional 10 feet of right-of-way along Central and Rock Road for accel/decel lanes, which is the usual requirement on large traffic generating type uses proposed on large tracts of land under one ownership.

When the plat was before the City Commission, however, the attorney for the subdivider requested that the City Commission alter the condition and it was deferred for discussion of the matter with the engineer. Such discussion has not resulted in a compromise acceptable to either party, and it was suggested that it be placed

before the Planning Commission again, since the question of the 10 feet was not a matter of discussion in the original approval.

LAKIN stated that the basic controversy is the 10 feet required for accel-decel lanes and possibly the required guarantee for improvement of such lanes.

FRANK McMASTER, representing W. W. Taylor, the subdivider, referred to the property at the northwest corner of subject intersection where a CUP had been approved several years ago and at that time 50 feet required for half-street dedication, which width will accommodate two moving lanes, a left turn lane, and a decel lane into the property.

McMASTER pointed out that the area to the northeast (NE corner of the intersection) was not required to plat in order to obtain a building permit because it had been under one ownership for a certain length of time and was exempt from the platting requirement. The area to the east was purported to be under two ownerships neither of which qualified for a CUP, but light commercial development and zoning has been permitted without a further dedication for street right-of-way.

McMASTER maintained that treatment of his client is unfair in processing subject plat because he is being asked to dedicate 10 feet more than was done on any of the other three corners at this intersection. In addition, to install the extra lane, the existing sidewalk will have to be torn out and replaced at the expense of Mr. Taylor. The attorney stressed the fact that subject corner is being treated differently than the others and that if the City needs an extra 10 feet at this intersection, it should be condemned from all four corners and the owners thereof paid rather than asking this one owner for a dedication.

McMASTER said his client feels that when areas are approved for commercial development, there should be no discrimination and like properties should be treated the same so far as requirements of platting and dedications.

So far as the necessity for the additional 10 feet, McMASTER noted that the City Traffic Engineer feels 60 feet for each half street is necessary (60 feet from each side) and that it is the ideal footage for the purpose of turn bays, decel lanes and moving lanes, as well as the requirement for sidewalks. He commented that this type of plan is referred to as a major street cross section. McMASTER showed another plan which indicated the same type of traffic facility could be constructed on only a 100-foot dedication at such intersections. What is proposed by the Traffic Engineer may be ideal and maybe in the future 140 feet would be ideal, but as a practical matter, McMASTER considered a 100-foot dedication sufficient to meet and carry the same amount of traffic and with the same degree of safety. The only thing is that the setback or parking strip is not as much.

McMASTER asked that the policy matter be decided and consideration be given to treating his client the same as other property owners at this intersection. He pointed out that the northwest corner is starting to develop (Carl Bell Market) and that other planned development can occur without any problem and if the City decides an additional 10 feet is needed for an accel-decel lane, it will be condemned and the owner paid. The attorney felt that just because his client is a little later timewise in development of his property, he should not be penalized as suggested.

McMASTER also pointed out that the City has acquired dedications for anticipated need for movement of traffic throughout the City and it has been held for 10 or 15 years and still is not being used. He suggested that once a stage of development has started in a given area, then all requirements be the same, and if it is desired to upgrade from the original requirements, then such upgrading should apply to all properties.

McMASTER asked that the 10 feet not be required inasmuch as the City can condemn it at some future time if needed, the same as would be necessary on the other four corners.

In discussion by the Planning Commissioners, it was brought out that Mr. Taylor had acquired subject property in 1967 or 1968 and the policy of requiring the extra 10 feet was established in 1968 or 1969.

LAKIN referred to a memorandum from the Director of Public Works to the Planning Commissioners which indicated the 10 feet had been required on various other developments, such as Marina Lakes, Sweetbriar, The Mall, Mor-Ell Addition, Randy's Addition, University Gardens and Kinkaid CUP.

JACKSON asked Lakin to clarify the status of the other three corners.

LAKIN said it was pretty much as related by Mr. McMaster. When the intersection area was annexed, 6 acres of light commercial zoning had been established on each corner by the County Commission. An application for expansion of the area to the north was submitted and granted under a CUP prior to the time of requiring the extra 10 feet.

The northeast corner was exempt from platting in order to obtain a building permit because it had been held under the same ownership since prior to 1948.

The tract directly to the east was purported to be in two ownerships and that is the way the permits were issued and neither ownership was of sufficient size to require a CUP. (McMASTER claims it was only one ownership and that the permit was issued in error.)

PAUL GRAVES, City Traffic Engineer, pointed out that accel-decel lanes are vital to development of large commercial centers at major intersections and if traffic movement is not handled properly there will be problems. GRAVES stated that so far as his office having the ideal plan as referred to by Mr. McMaster, he felt they have the minimum plan to provide adequate safety. He pointed out also that one cannot expect conditions to remain the same over a period of time. When asked if he thought the policy should be adhered to without exception, GRAVES commented that he did not think there was any policy which could not be excepted under certain circumstances, but he did not consider subject location or circumstances a proper exception. GRAVES pointed out that this intersection is in the same category as those noted above in Mr. Bruggeman's memorandum where the extra 10 feet has been required. He stated that the intersection itself is what determines the capacity of the roadway system in that more vehicles can move on a straight-a-way than at an intersection.

JACKSON asked how critical the 10 feet would be so far as the traffic pattern and GRAVES believed it to be very important and continued that a major street could be constructed 48 feet wide on a 60-foot right-of-way, but he certainly would not recommend such. Too, the requirement of the 10 feet would, in this case, be consistent with the established policy.

LAKIN explained that the memo from Mr. Bruggeman, the Director of Public Works, pointed out the recommendations of the Engineering and Traffic Engineering Divisions in this case, and the policy of the 10 feet is to allow for major tracts of land which, by their very nature of aggregating considerable development in one spot, create traffic volumes which require better methods of moving such traffic. He pointed out that the particular area being discussed is a sizeable tract of light commercial (approximately 22 acres).

HENNESSY raised a question concerning the sidewalk requirement and LAKIN answered that it is the City Commission policy that when a major intersection is rebuilt, appropriate sidewalks must also be installed in line with the redevelopment. He said that in most instances where sidewalks are required in platting, they are installed at the time of development.

HENNESSY asked if the matter of the 10 feet was raised when the service station was built at the southwest corner of Central and Rock Road and Lakin said it was not because at that time 75 feet of right-of-way had been required instead of 60 because of its location at a major street intersection.

McMASTER pointed out that the amount of zoning involved is actually 16.6 acres, although it was in excess of 22 acres before dedications were made by Mr. Taylor, which dedications have amounted to the taking of over 30% of the property for various reasons. McMASTER referred to Mr. Grave's comment about the

need for accel-decel lanes and the additional right-of-way he considered necessary for moving traffic, and asked for engineering renderings actually showing the necessity. It was his contention that the same facilities could be provided for moving traffic in a lesser right-of-way width. McMASTER commented that traffic engineers each have their own opinions about what is necessary in a given situation and he referred again to the numerous dedications acquired throughout the City for improving street widths which are not now used after a number of years.

RISING asked if it was true that Mr. Taylor had given about 30% of his property and it was stated that dedications have been given for Central and Rock Road as well as drainage, but it was not thought by the staff that it was as much as 30%.

McMASTER said that when the CUP was before the Commission, there was opposition from property owners in the area and at that time Mr. Taylor agreed to set his development back from the property line farther than the City ordinance required, and he has, in affect, lost the use of property because of this action.

In an effort to bring the matter to a close, BLAKEY asked the staff if Mr. Taylor is being asked for something other than has been required on other ownerships in similar circumstances. LAKIN said he was not and referred to the memorandum from the Director of Public Works wherein he had listed several other developments which had complied with this requirement.

MOTION: BLAKEY moved and BURNETT seconded that the Planning Commission deny the request to delete the 10 feet of additional right-of-way from the plat as originally approved.

HARRISON asked how important it actually is to have the additional 10 feet and how far it is necessary to go to the south and west of the corner. LAKIN said the 75-foot dedication required extends 350 feet from the intersection, then tapers to the major street standard of 60 feet (half), but the additional 10 feet is needed for what is commonly referred to as the parking, which accommodates sidewalk, utilities, etc.

VOTE ON ABOVE MOTION: Carried by a vote of 7 in favor (Hennessy, Blakey, Taylor, Kamen, Rising, Burnett, and Jackson) and 1 opposed (Harrison).

SUBDIVISION COMMITTEE

4. V-0595 - The Mac Building, Inc. requests vacation of an alley, legally described as the 20-foot north-south alley abutting Lots 2, 4 and 6 on Wabash and Lots 1 and 3 on Washington, Mosher's Subdivision of Lots 9, 11 and 12, Pearce and Van-

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE January 28, 1972



TO Robert A. Lakin, Director of Planning
FROM R. W. Bruggeman, Director of Public Works

SUBJECT Rockwood 11th Addition - Right-of-Way Requirements on Developments Where Acceleration - Deceleration Lanes Are Required

The above-mentioned Addition plats the property involved in Zoning Change Case Z-1269 and Commercial Community Unit Plan DP-41. The approved zoning and C, U, P. will permit development and land use which requires an acceleration - deceleration lane to serve the development.

The current right-of-way requirement for major streets is 100 feet. If an acceleration - deceleration lane is necessary, due to property development, an additional ten feet of right-of-way is required at this specific location. This right-of-way is required only at the development proposed and does not affect right-of-way requirements on other properties in the area.

Acceleration - deceleration lanes are required on large commercial developments and where large traffic volume generation is anticipated.

It should be noted that the current right-of-way requirements are based on current City pavement standards and minimum clearances recommended by the Utility Advisory Committee and the Department of Public Works. Current FHWA and State Highway Commission standards require additional paving width and will reduce the right-of-way clearance provided. Central Avenue west of Rock Road is on the Urban Highway System for Wichita.

The minimum dimension between the curb and right-of-way line recommended by the Utility Advisory Committee and the Department of Public Works is 14.5 feet. The multitude of facilities usually located on major streets increases the demand for lateral clearance. The deletion of the requested ten foot additional right-of-way on Rockwood 11th Addition would provide only 4.5 feet between the curb and the right-of-way line. If urban standards are used, only 1.5 foot clearance between the curb and right-of-way line will be provided.

Listed below are the utilities and facilities installed in the right-of-way on major streets:

1. Street light poles
2. Traffic control signals
3. Traffic control signs
4. Street name signs
5. Electric transmission poles
6. Telephone poles
7. Gas lines and appurtenances
8. Water lines and appurtenances
9. Fire hydrants
10. Drainage inlets
11. Mail boxes
12. Emergency phones
13. Sidewalk - The sidewalk must be clear of vertical obstructions. Traffic clearance requires two foot minimum spacing from the curb line on vertical obstructions.

Undesirable elements of narrow parking (lateral clearance) are listed as follows:

1. Sidewalk adjacent to curb
 - a. Pedestrian safety is threatened (along curb and at driveways).
 - b. Surface drainage splashes on sidewalk.
 - c. Snow plow covers sidewalk.

- d. Sidewalks are expensive to maintain adjacent to curb. (Settling at curb causes tripping and icing hazard.)
- e. The driveway slope is too steep for pedestrians and is abrupt for vehicles at the curb line.
2. Sight distance at driveways presents a hazardous situation for motorists and pedestrians. (Cars parked adjacent to drives block the sight line.)
3. The curb opening for driveways is reduced and will restrict the turning access. Current standards provide a wider curb cut with an improved turning radius.
4. Elevation control is limited on narrow parkings. The walk grade must be established exactly and property development must conform without deviation due to the walk location at the curb line. Curb control cannot be varied to fit private improvements. The current lateral clearance provides some flexibility in elevation control.
5. Narrow parkings eliminate the possibility of plantings and beautification in the public right-of-way.
6. The multitude of uses located in the right-of-way and the close proximity of improvements on private property immediately adjacent to the right-of-way creates a sight pollution problem. The problem is magnified when lateral clearances are decreased.

Listed below are the plats and developments where additional right-of-way has been required for acceleration - deceleration lane improvements:

1. Marina Lakes (Amidon Avenue)
2. Sweetbriar (Amidon Avenue)
3. The Mall (Harry Street)
4. Mor-El Addition (across Harry Street from The Mall)
5. Randy's Addition (across Harry Street from The Mall)

Robert A. Lakin, Director of Planning
January 28, 1972

Page 4

6. University Gardens (21st Street and Oliver)
7. Kinkaid C. U. P. (Broadway and Pawnee)

The major constraint of roadway design for operational and safety capabilities of a street is insufficient right-of-way.

RWB Bruggeman
R. W. Bruggeman
Director of Public Works

RWB:gg

cc: R. W. Linn, City Engineer
Paul B. Graves, City Traffic Engineer

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	71-71	Name	ROCKWOOD 11th ADDITION
Application Filed:	10-12-71	Sketch Filed:	
Preliminary Plat Filed:	10-12-71	Approved by S/D:	10-21-71
Final Plat Filed:	10-26-71	Approved by S/D:	11-4-71
Approved by Metropolitan Area Planning Commission:			11-11-71

DESCRIPTION

General Location: Southwest corner of
Rock Road and Central

Surveyor or Engineer: K. O. Taylor
Owner: W. W. Taylor, Inc.
Address: 7826 East Douglas

- | | | | |
|--------------------------|-----------------------------|--------------------------------|-----------------------|
| 1. Gross Acreage of Plat | <u>16.62</u> | 5. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>10</u> R/W | <u>1545</u> ft. |
| Residential | <u> </u> | b. <u> </u> R/W | <u> </u> ft. |
| Commercial | <u>1</u> | c. <u> </u> R/W | <u> </u> ft. |
| Industrial | <u> </u> | d. <u> </u> R/W | <u> </u> ft. |
| Other | <u> </u> | e. <u> </u> R/W | <u> </u> ft. |
| Total Number of Lots: | <u>1</u> | TOTAL | <u>1545</u> ft. |
| 3. Minimum Lot Frontage: | <u>879.65</u> ft. | 6. Existing Zoning: | <u>B, BB & LC</u> |
| 4. Minimum Lot Area | <u>708,286</u> sq.ft. | | |

Valid petitions have been submitted guaranteeing the paving of acceleration-deceleration lanes, and the construction of sidewalks on the south side of Central and the west side of Rock Road. A petition has been submitted for the extension of sanitary sewer, accompanied by an "Agreement to Grant Easement" for purposes of constructing said sewer, and a "certificate" has also been received certifying all the petitions. Planning Commission Recommendation:

JACKSON moved and HENNESSY seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to recording within 30 days after approval by the Board of City Commissioners.

NOTE: The associated zone Case Z-1269, "B" and "BB" to "LC" and Community Unit Plan DP-41, were approved by the City Commissioners on May 11, 1971, subject to platting.

Vote of Planning Commission: Unanimous.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign the plat and the "Agreement to Grant Easement"; and, instruct the Planning Department to withhold release of the plat tracing for recording until certification has been received of the payment of the 1971 taxes.

McMASTER & SMITH
ATTORNEYS AT LAW
SUITE 420 R. H. GARVEY BUILDING
WICHITA, KANSAS 67202

P. K. SMITH 1898 - 1969

F. C. McMASTER
STANFORD J. SMITH

AREA CODE 316
263-4281

June 14, 1972

Mr. Jack H. Galbraith
Chief Planner
METROPOLITAN AREA PLANNING DEPARTMENT
Wichita City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: S/D71-71-Rockwood 11th
Addition - Southwest Corner
of Rock Road and Central

Dear Jack:

This is to acknowledge receipt of your letter,
dated June 5, 1972, regarding the new date for
hearing on the captioned matter.

Your suggested date of June 27, 1972, will be
satisfactory.

Very truly yours,

McMASTER & SMITH

By: 

FRANK C. McMASTER

FCM:jcs

cc: W. W. Taylor
7826 East Douglas
Wichita, Kansas 67207



June 5, 1972

Mr. Frank McMaster
420 R. H. Garvey Building
Wichita, Kansas 67202

Subject: S/D 71-71 - Rockwood 11th
Addition - Southwest corner of
Rock Road and Central

Dear Mr. McMaster:

This is in regard to my letter of May 26, 1972, confirming that the above captioned case would be forwarded to the Board of City Commissioners for their consideration on June 20, 1972. I just received this morning a memorandum, advising that the City Commission would not meet that date because of a majority of the Commission being out of the City.

I would appreciate your confirming whether or not their next meeting of June 27, 1972, will be satisfactory for the consideration of this case.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:gw
cc: W. W. Taylor, 7826 East Douglas 67207

May 26, 1972

Mr. Frank McMaster
420 R. H. Garvey Building
Wichita, Kansas 67202

Subject: S/D 71-71 - Rockwood 11th
Addition - Southwest corner of Rock
Road and Central

Dear Mr. McMaster:

I am sorry that I was not in yesterday when you returned my call; however, I did receive your message that you desire the above captioned plat be forwarded to the Board of City Commissioners for their consideration at their regular meeting of June 20, 1972.

I appreciate your returning my call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ls

cc W. W. Taylor, 7826 East Douglas 67207

May 12, 1972

Mr. Frank McMaster, Attorney
R. H. Garvey Building
Wichita, Kansas 67207

Re: S/D 71-71 - Rockwood 11th
Addition - Southwest corner
of Rock Road and Central

Dear Mr. McMaster:

The Planning Commission, at its regular meeting on May 11, 1972, considered your request to waive the 10-foot additional street right-of-way required for Rock Road and Central associated with the above-captioned plat and the previously approved CUP. The action of the Planning Commission was to deny the request to delete the 10 feet of additional right-of-way from the plat as originally approved.

This plat may be forwarded to the Board of City Commissioners for their consideration at the regular meeting on May 30, 1972, such meeting starting at 9:00 a.m. in Room 201 City Building, 204 South Main. We would appreciate your reviewing your schedule and advising us if that date is acceptable.

If you have any questions, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: W. W. Taylor
7826 East Douglas 67207

April 28, 1972

Mr. Frank McMaster, Attorney
R. H. Garvey Building
Wichita, Kansas 67207

Re: S/D 71-71 - Rockwood 11th
Addition - Southwest corner
Rock Road and Central

Dear Mr. McMaster:

At its regular meeting on April 27, 1972, the Metropolitan Area Planning Commission considered the above-captioned plat. Inasmuch as one of the Commissioners stated that he would abstain from discussion and voting and thus leaving only four members of the Commission present, it was the action to defer this case to their next regular meeting on May 11, in hopes that more Commissioners would be present.

At their instruction, we will place this matter near the beginning of the agenda for that meeting, which will be held on May 11, 1972, at 1:30 p.m. in Room 401 City Building Annex, 104 South Main.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: W. W. Taylor
7826 East Douglas 67207

THE CITY OF WICHITA

JG



OFFICE OF THE CITY MANAGER
262-0611 — AREA CODE 316
CITY BUILDING — 204 S. MAIN ST.
WICHITA, KANSAS 67202

April 14, 1972

Mr. Frank C. McMaster
McMaster & Smith
Suite 420, R. H. Garvey Building
Wichita, Kansas 67202

Dear Mr. McMaster:

Your letter to Mr. Jack Galbraith of the Planning Department dated April 10, 1972, concerning an extension of time for platting in Case No. S/D 71-71-Rockwood 11th Addition and Z-1269-Zone change from "B" to "BB" and "LC" at the southwest corner of Rock Road and Central is acknowledged.

In accordance with Planning Commission Policy No. 5, a six months' extension of time for platting of this subdivision is hereby granted. The new completion date is now November 11, 1972.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ralph Wulz".

Ralph Wulz
City Manager

RW:kvc

cc: Jack Galbraith, Metropolitan Area Planning Department
Mr. W. W. Taylor, 7826 East Douglas 67206
Robert A. Lakin, Director of Planning



April 21, 1972

Wichita-Sedgwick County Metropolitan
Area Planning Commission

Jack H. Galbraith, Chief Planner

S/D 71-71 - Rockwood 11th Addition - Southwest
Corner of Rock Road and Central

The Board of City Commissioners, at their regular meeting on January 18, 1972, considered the above-captioned plat. The applicant's attorneys, Charles Anderson and Frank McMaster, objected to having to dedicate an additional 10 feet along Central and Rock Road for accel and decel lanes and to providing a satisfactory guarantee for installation of such lanes.

Inasmuch as the plat had indicated the appropriate dedications and satisfactory guarantee for the installation had been submitted, and inasmuch as the objection had not been raised with either the Subdivision Committee or the Planning Commission, it was the action of the City Commission to refer the matter back to the Planning Commission for further examination with the Traffic Engineer and Engineering Divisions of the Department of Public Works. Attached are the minutes of the City Commission meeting.

Also attached is a memorandum from the Director of Public Works responding to the requirement of the 60-foot half right-of-way and a list of those developments where additional right-of-way has been a requirement.

Mr. McMaster has requested that consideration of this plat be placed on your agenda for April 27 for a policy determination as to whether or not 60 feet of half right-of-way is necessary for the proposed development.

JHG:ber

Attachments

cc: Charles D. Anderson, Attorney, Union National Building 67202
Frank McMaster, Attorney, R. H. Garvey Building 67202
W. W. Taylor, 7826 East Douglas 67207



THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE January 28, 1972

TO Robert A. Lakin, Director of Planning
FROM R. W. Bruggeman, Director of Public Works

SUBJECT Rockwood 11th Addition - Right-of-Way Requirements on Developments Where Acceleration - Deceleration Lanes Are Required

The above-mentioned Addition plats the property involved in Zoning Change Case Z-1269 and Commercial Community Unit Plan DP-41. The approved zoning and C. U. P. will permit development and land use which requires an acceleration - deceleration lane to serve the development.

The current right-of-way requirement for major streets is 100 feet. If an acceleration - deceleration lane is necessary, due to property development, an additional ten feet of right-of-way is required at this specific location. This right-of-way is required only at the development proposed and does not affect right-of-way requirements on other properties in the area.

Acceleration - deceleration lanes are required on large commercial developments and where large traffic volume generation is anticipated.

It should be noted that the current right-of-way requirements are based on current City pavement standards and minimum clearances recommended by the Utility Advisory Committee and the Department of Public Works. Current FHWA and State Highway Commission standards require additional paving width and will reduce the right-of-way clearance provided. Central Avenue west of Rock Road is on the Urban Highway System for Wichita.

The minimum dimension between the curb and right-of-way line recommended by the Utility Advisory Committee and the Department of Public Works is 14.5 feet. The multitude of facilities usually located on major streets increases the demand for lateral clearance. The deletion of the requested ten foot additional right-of-way on Rockwood 11th Addition would provide only 4.5 feet between the curb and the right-of-way line. If urban standards are used, only 1.5 foot clearance between the curb and right-of-way line will be provided.

Listed below are the utilities and facilities installed in the right-of-way on major streets:

1. Street light poles
2. Traffic control signals
3. Traffic control signs
4. Street name signs
5. Electric transmission poles
6. Telephone poles
7. Gas lines and appurtenances
8. Water lines and appurtenances
9. Fire hydrants
10. Drainage inlets
11. Mail boxes
12. Emergency phones
13. Sidewalk - The sidewalk must be clear of vertical obstructions. Traffic clearance requires two foot minimum spacing from the curb line on vertical obstructions.

Undesirable elements of narrow parking (lateral clearance) are listed as follows:

1. Sidewalk adjacent to curb
 - a. Pedestrian safety is threatened (along curb and at driveways).
 - b. Surface drainage splashes on sidewalk.
 - c. Snow plow covers sidewalk.

- d. Sidewalks are expensive to maintain adjacent to curb. (Settling at curb causes tripping and icing hazard.)
- e. The driveway slope is too steep for pedestrians and is abrupt for vehicles at the curb line.
2. Sight distance at driveways presents a hazardous situation for motorists and pedestrians. (Cars parked adjacent to drives block the sight line.)
3. The curb opening for driveways is reduced and will restrict the turning access. Current standards provide a wider curb cut with an improved turning radius.
4. Elevation control is limited on narrow parkings. The walk grade must be established exactly and property development must conform without deviation due to the walk location at the curb line. Curb control cannot be varied to fit private improvements. The current lateral clearance provides some flexibility in elevation control.
5. Narrow parkings eliminate the possibility of plantings and beautification in the public right-of-way.
6. The multitude of uses located in the right-of-way and the close proximity of improvements on private property immediately adjacent to the right-of-way creates a sight pollution problem. The problem is magnified when lateral clearances are decreased.

Listed below are the plats and developments where additional right-of-way has been required for acceleration - deceleration lane improvements:

1. Marina Lakes (Amidon Avenue)
2. Sweetbriar (Amidon Avenue)
3. The Mall (Harry Street)
4. Mor-Ell Addition (across Harry Street from The Mall)
5. Randy's Addition (across Harry Street from The Mall)

Robert A. Lakin, Director of Planning
January 28, 1972

Page 4

6. University Gardens (21st Street and Oliver)
7. Kinkaid C. U. P. (Broadway and Pawnee)

The major constraint of roadway design for operational and safety capabilities of a street is insufficient right-of-way.

RWB Bruggeman
R. W. Bruggeman
Director of Public Works

RWB:gg

cc: R. W. Linn, City Engineer
Paul B. Graves, City Traffic Engineer

FINAL PLAT (S/D 71-71)

Rockwood 11th
Addition

Final Plat of Rockwood 11th Addition (S/D 71-71), located on the southwest corner of Rock Road and Central, presented. Planning Commission recommended that this plat be approved, subject to recording within 30 days after approval by the Board of City Commissioners. The associated zoning case Z-1269, "B" and "BB" to "LC" and Community Unit Plan DP-41, were approved by the City Commissioners on May 11, 1971, subject to platting. The Engineering Division has sent notice to property owner in the benefit district regarding the petition for accel-decel lanes.

Valid petitions have been submitted guaranteeing the paving of acceleration-deceleration lanes, and the construction of sidewalks, on the south side of Central and the west side of Rock Road. A petition has been submitted for the extension of sanitary sewer, accompanied by an "Agreement to Grant Easement" for purposes of constructing said sewer, and a certificate has also been received certifying all the petitions.

Charles Anderson
Attorney

Charles Anderson, Attorney representing W. W. Taylor, owner of the property, stated that Mr. Taylor began with 23 acres, plus, originally, and that 25 feet was previously required at the rear of his property for flood control purposes. In addition, the Planning Commission has requested them to dedicate an additional 10 feet along Central and an additional 10 feet along Rock Road for decel-accel lanes. He believed that this additional 10 feet was not necessary and was placing an undue burden on his client.

Frank McMaster
Attorney

Frank McMaster, Attorney representing Mr. Taylor, stated that he believed that the sub-division regulation abrogates the State law with reference to payment of the last half of taxes as the State law permits the last half of the taxes to be paid by June 20 and the Planning Commission is requiring that all taxes for 1971 be paid. He further stated that his client was required by a previous request from the Planning Commission to install sidewalks along Rock Road and if an additional 10 feet is needed on the west side of Rock Road, this sidewalk would need to be removed and replaced 10 feet to the west of the existing sidewalk. He stated that other platters to the north, northeast and east of his client were not required to grant the additional 10 feet to install the sidewalk and further, his client is required to place his driveway no closer than 40 feet to the intersection of Rock Road and Central. This requirement was not placed on any of the other property at this intersection.

In the discussion that followed, Mr. McMaster indicated that his client would be satisfied if the City Commission would delay the requirement that the plat be recorded until July 1972, which would take care of the last half of the 1971 taxes, but he would like to have the Commission take some kind of action regarding this 10 feet of additional right-of-way required by the Metropolitan Area Planning Commission.

Referred to MACP

Greene moved to refer the matter to the Metropolitan Area Planning Commission for further examination and to the Subdivision Committee for study with the Traffic and City Engineers. Motion carried 3 to 1. Donnell voting "No."

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

April 13, 1972

TO Ralph Wulz, City Manager
FROM Jack H. Galbraith, Chief Planner
SUBJECT Request for extension of time for platting
associated with zone case Z-1269 (pending
final plat S/D 71-71 - Rockwood 11th Addition).

We are in receipt of a letter concerning the above captioned matter from Mr. Frank C. McMaster, Attorney on behalf of W. W. Taylor, dated April 10, 1972, and which indicates to have been carboned to you. Said letter is the applicant's formal request for an extension of time to complete the plat of Rockwood 11th Addition.

The applicant's request for change in zoning (Z-1269) was considered by the Board of City Commissioners on May 11, 1971. The action of the Commission was to approve the request as recommended by the Metropolitan Area Planning Commission, subject to the platting of the land within one year from the date of such approval. In the subsequent platting of the land, the final plat of Rockwood 11th Addition was recommended for approval by the Planning Commission on November 11, 1971. In the plat's consideration before the City Commission on January 18, 1972, the applicant raised questions concerning the requirements for dedication of additional rights-of-way on Rock Road and Central and the requirement for the construction of the acceleration-deceleration lane adjacent thereto. As setforth in your memorandum to Bob Lakin, January 19, 1972, it was the action of the City Commission to refer the matter back to MAPC for further consideration and review of the requirement of additional street rights-of-way by the Traffic Engineering Division.

Since that time the applicant, the applicant's attorney and the applicant's engineer have reviewed and discussed with us and the Engineering and Traffic Engineering Divisions of the Department of Public Works, the needs and resulting requirements for right-of-way to accommodate the proposed street improvements for Central and Rock Road. It remains the staff position, and concurred in by the applicant's engineer, that the additional 10 feet of right-of-way is necessary for both streets. We are advised, however, that the applicant still desires to further discuss this requirement with the Planning Commission and it has been agreed to schedule the plat for their consideration on their regular meeting of Thursday, April 27, 1972.

COPY

Page 2
April 13, 1972

Under the terms of the Planning Commission policy statement NO. 5 the City Manager may approve an extension of time allowable for platting when the request falls within the guidelines of the policy statement. One such guideline is a 4 to 6 month extension when platting has commenced and is nearing completion and the additional time is needed to administratively complete the proceedings. Since the plat will need to be returned to the Board of City Commissioners following the reconsideration thereof by the Planning Commission, it is recommended that you grant the 6 month extension as requested which would establish a new completion date of November 11, 1972.

If you have any questions or additional information is desired, please advise.

JHG:rme

cc : S/D 71-71 - Rockwood 11th Addition file

Page 2
April 13, 1972

Under the terms of the Planning Commission policy statement No. 5 the City Manager may approve an extension of time allowable for platting when the request falls within the guidelines of the policy statement. One such guideline is a 4 to 6 month extension when platting has commenced and is nearing completion and the additional time is needed to administratively complete the proceedings. Since the plat will need to be returned to the Board of City Commissioners following the reconsideration thereof by the Planning Commission, it is recommended that you grant the 6 month extension as requested which would establish a new completion date of November 11, 1972.

If you have any questions or additional information is desired, please advise.

JHG:rme

cc : S/D 71-71 - Rockwood 11th Addition file

McMASTER & SMITH
ATTORNEYS AT LAW
SUITE 420 R. H. GARVEY BUILDING
WICHITA, KANSAS 67202

P. K. SMITH 1888 - 1969

F. C. McMASTER
STANFORD J. SMITH

AREA CODE 318
263-4261

April 10, 1972

Mr. Jack Galbraith
Chief Planner
METROPOLITAN AREA PLANNING DEPARTMENT
City Building Annex
104 South Main Street
Wichita, Kansas 67202

file in S/D 71-71

Re: S/D 71-71 - Rockwood 11th Addition
and Z-1269 - Zone change from "B"
& "BB" to "LC". At the Southwest
Corner of Rock Road and Central ...

Dear Sir:

This is to acknowledge, on behalf of W. W. Taylor, your
letter, dated April 6, 1972.

As you undoubtedly know, this matter was already discussed
with Mr. Robert Lakin and because of the comments of the
City Commission, regarding a possible extension of time,
and because of the matter concerning the ten (10) feet
additional dedication required by the Plat and a hearing
on the matter by the Planning Commission scheduled for
Thursday, April 27, 1972, it was decided that an extension
for the filing of the Plat should be requested of the City
Manager. Such extension is done in conformity with the
"Policy Statement No. 5" for an exception for zoning cases
associated with a Community Unit Plan. Mr. Lakin indicated
in our telephone conversation that he would recommend such
an extension.

While Policy Statement No. 5 seems to provide for an
extension up through twelve (12) months because of design
for street construction, I do feel such extended period of
time would be unnecessary. We would, of course, leave it
to your good judgment; however, I would recommend that in
preparation for unseen complications that six (6) month's
additional time within which to file a Plat would not be
unreasonable.



April 10, 1972-II

Mr. Jack Galbraith:

Please construe this letter as the applicant's formal request for such an extension of time.

Very truly yours,

McMASTER & SMITH

By:


FRANK C. McMASTER

FCM:jcs

cc: Mr. W. W. Taylor
7826 East Douglas Avenue
Wichita, Kansas 67206

Mr. Ralph Wulz
City Manager

Mr. Robert Lakin
Director of Planning

Mr. Charles Anderson
Attorney at Law

April 6, 1972

Mr. W. W. Taylor
7826 East Douglas
Wichita, Kansas 67206

Re: S/D 71-71 - Rockwood 11th Addition
and Z-1269 - Zone change from "B" & "BB"
to "LC". At the southwest corner of Rock
Road and Central.

Dear Mr. Taylor:

As you will recall, the above captioned zone case involving a portion of the property in the Rockwood 11th Addition plat was approved by the Planning Commission on April 22, 1971 and by the Board of City Commissioners on May 11, 1971. The action of the governing body was to approve the zone change request subject to platting within 1 year from the date of the approval by the governing body, or the case be denied and closed.

We recognize that one of your attorneys has been involved with the 1972 session of the Kansas Legislature, however, as a matter of procedure, this is to advise you that the one year time limit will expire on May 11, 1972. In the event the plat of Rockwood 11th Addition has not been recorded by the expiration date, based on the action of the governing body, the zone case will be marked "denied and closed" unless an extension of time is requested and granted.

Attached is a copy of Policy Statement No. 5 which sets out the procedure for extensions of time for platting. We would appreciate your advising us as to your intent to complete the plat by May 11, 1972. If we can be of assistance in completing the plat or can provide you additional information, please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ls

cc Charles D. Anderson, 1020 Union National Building 67202
Frank C. McMaster, Suite 420-R. H. Garvey Bldg. 67202
K. O. Taylor, 1542 South St. Francis 67211

January 24, 1972

Mr. Charles D. Anderson
Attorney
Union National Building
Wichita, Kansas 67202

Re: S/D 71-71 - Rockwood 11th
Addition

Dear Mr. Anderson:

Attached is a copy of a memorandum from the City Manager to me concerning this plat. As I mentioned to you on the phone the other day, I am leaving this in your hands as to the next step. I would recommend that you establish a meeting date satisfactory to yourself and the Public Works people to discuss the questions raised before the City Commission on additional street right-of-way. I would also recommend that you have your engineer (preferably not the land planners) available to meet with you. If you will let me know the date that you establish, I will have our office represented at that meeting.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:ber

Attachment

cc: Dick Linn, City Engineer
Paul Graves, Traffic Engineer

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE January 19, 1972

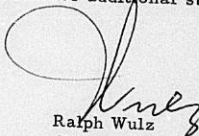


TO Robert A. Lakin, Director of Planning

FROM Ralph Wulz, City Manager

SUBJECT Referral of S/D 71-71

At the meeting of January 18, 1972, the City Commission referred the matter of MAPC Case S/D 71-71, plat at the southwest corner of Central and Rock Road, to the MAPC for further consideration by the Traffic Engineering Division. The Traffic Engineer and City Engineer should both be included in reviews of this matter to aid in determining the requirement for additional street right-of-way dedication.


Ralph Wulz
City Manager

RW:kam

cc: Dick Linn, City Engineer
Paul Graves, Traffic Engineer



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	71-71	Name	ROCKWOOD 11th ADDITION
Application Filed:	10-12-71	Sketch Filed:	10-21-71
Preliminary Plat Filed:	10-12-71	Approved by S/D:	11-4-71
Final Plat Filed:	10-26-71	Approved by S/D:	11-11-71
Approved by Metropolitan Area Planning Commission:			

DESCRIPTION

General Location: Southwest corner of Rock Road and Central

Surveyor or Engineer: K. C. Taylor
 Owner: W. W. Taylor, Inc.
 Address: 7826 East Douglas

- | | | |
|--------------------------|----------------|--------------------------------|
| 1. Gross Acreage of Plat | 16.62 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. 10 R/W 1545 ft. |
| Residential | 1 | b. R/W ft. |
| Commercial | | c. R/W ft. |
| Industrial | | d. R/W ft. |
| Other | 1 | e. R/W ft. |
| Total Number of Lots: | 1 | TOTAL 1545 ft. |
| 3. Minimum Lot Frontage: | 879.65 ft. | 6. Existing Zoning: B, BB & LC |
| 4. Minimum Lot Area | 708,286 sq.ft. | |

Valid petitions have been submitted guaranteeing the paving of acceleration-deceleration lanes, and the construction of sidewalks, on the south side of Central and the west side of Rock Road. A petition has been submitted for the extension of sanitary sewer, accompanied by an "Agreement to Grant Easement" for purposes of constructing said sewer, and a "certificate" has also been received certifying all the petitions. Planning Commission Recommendation:

JACKSON moved and HENNESSY seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to recording within 30 days after approval by the Board of City Commissioners.

NOTE: The associated zone Case Z-1269, "B" and "BB" to "LC" and Community Unit Plan DP-41, were approved by the City Commissioners on May 11, 1971, subject to platting.

The Engineering Division has sent notice to property owner in the benefit district regarding the petition for accel-decel lanes.

Taxes for the last half of 1971 still need to be paid. (Applicant desires to be hard on this matter.)

Vote of Planning Commission: Unanimous.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign the plat and the "Agreement to Grant Easement"; and, instruct the Planning Department to withhold release of the plat tracing for recording until certification has been received of the payment of the 1971 taxes.

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE January 13, 1972



ON SAFETY
PHASE II

TO Jack Galbraith, Senior Planner
FROM Bill H. Otten, Design & Planning Supt.
SUBJECT Rockwood Eighth Addition

The performance bond guaranteeing the installation of 250 feet of 6-inch water main to serve the Rockwood Eighth Addition should be cancelled upon the recording of the Rockwood Eleventh Addition.

Bill H. Otten

Bill H. Otten
Design & Planning Superintendent

BHO:bg



1-4-72

Eng Dept. advises
that paving petition
for de. all lanes
not 100% (does not
include expansion in the
corners) and notices
will need to be sent.

Need to try for
BCC meeting of Jan
14, 1972 for plat
approval.

Cwell

programma 101 Olivetti Underwood programma 101 Olivetti Underwood programma 101 Olivetti Underwood programma 101 Olivetti Underwood

Rachwood 1174

V
90 S
0 S
0 S
1 S
1353.15 S

0.0002706 A0
1353.1500000 a0

0.0002706 B0
1353.1500000 b0

0 S
10 S
30 S
2 S
1254.5 S

-1254.4942293 A0
3.8313664 a0

-1254.4939587 B0
1356.9813684 b0

89 S
49 S
30 S
3 S
288.7 S

-0.8817475 A0
-288.6986431 a0

-1255.3757062 B0
1068.2827253 b0

62 S
10 S
30 S
4 S
489.85 S

228.6485581 A0
-433.2122204 a0

-1026.7271481 B0
635.0705049 b0

31 S
44 S
30 S
4 S
1207.04 S

1026.5016994 A0
-635.0116736 a0

-0.2254487 B0
0.0688313 b0

WICHITA-SEDGWICK COUNTY

DATE

January 4, 1972

METROPOLITAN AREA PLANNING DEPARTMENT

TO John Dekker, Director of Law
FROM Curtis L. Newby, Planning Analyst *CLN.*
SUBJECT S/D 71-71 - Rockwood 11th Addition, easement agreement

In the approval of the above referred to plat, it was determined that an easement was needed on subject property to provide for the future installation of a sanitary sewer lateral. As the exact location at which the sanitary sewer lateral would be installed could not be determined until such time as said lateral was required to serve a tract adjacent to the subject property, the applicant agreed to provide a separate instrument (easement agreement) which would grant or provide for an easement for the sanitary sewer lateral when said lateral was installed. Attached herewith is a copy of the agreement to grant easement instrument.

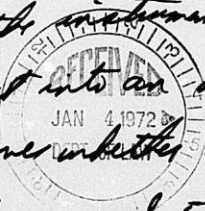
It is our understanding that said instrument has already been reviewed and approved as to form by the Department of Law. If this be the case we would appreciate your confirmation, or if not, we would appreciate your advising us as to the acceptability of said instrument.

If you have any questions, or wish to discuss this matter with us, please contact John Gist or myself.

CLN:rme

Attachment

Return - I think that some minimum discussion should be in the instrument. I would not want to get into an argument of a later date one or whether we need 20' (and he thinks we need 5.' of this language such as "not less than - 'in width'"
L. D.



AGREEMENT TO GRANT EASEMENT

This Agreement made this 9th day of December, 1971, between W. W. TAYLOR, INC., a corporation created and existing under the laws of the State of Kansas, hereinafter referred to as Party of the First Part, and the City of Wichita, Kansas, a body politic, hereinafter referred to as Party of the Second Part.

WHEREAS, the party of the first part is the owner in fee simple of Lots 1, 2 and 3, Rockwood 8th Addition to the City of Wichita, Sedgwick County, Kansas; Lot 1, Rockwood 9th Addition to the City of Wichita, Sedgwick County, Kansas; and Lots 2 and 3 of Rockwood 10th Addition to the City of Wichita, Sedgwick County, Kansas, to be replated as Rockwood 11th Addition to the City of Wichita, Sedgwick County, Kansas, and

WHEREAS, a public easement for sanitary sewer purposes will be needed for the construction of a sanitary sewer across the proposed Rockwood 11th Addition to serve Lot 1 of Rockwood 10th Addition and other development in the proposed Rockwood 11th Addition to the City of Wichita, Sedgwick County, Kansas,

WITNESSETH, the party of the first part, in consideration of the approval of the plat of Rockwood 11th Addition to the City of Wichita, Sedgwick County, Kansas, without its granting of a public easement at the time of the filing of said plat for record, agrees to grant a public easement for the construction and maintenance of a sanitary sewer in a northerly and southerly direction across the east 165 feet of Lot 1 in the proposed Rockwood 11th Addition. *The location of said location to be determined by the city engineer.*

It is mutually agreed that the party of the first part shall petition the City of Wichita for the construction of said sewer and that said parties will at the time construction is to be commenced, and by separate instrument, define the exact location of said easement and the balance of said east 165 feet of Lot 1, Rockwood 11th Addition upon the granting of said easement will thereupon be released from the encumbrance of this Agreement.



W. W. TAYLOR, INC

By

W. W. Taylor
President

A. Genevieve Taylor
Secretary

CITY OF WICHITA, KANSAS

By

Jack H. Greene, Mayor

ATTEST:

City Clerk

January 4, 1972

John Dekker, Director of Law
Curtis L. Newby, Planning Analyst

S/D 71-71 - Rockwood 11th Addition, easement
agreement

In the approval of the above referred to plat, it was determined that an easement was needed on subject property to provide for the future installation of a sanitary sewer lateral. As the exact location at which the sanitary sewer lateral would be installed could not be determined until such time as said lateral was required to serve a tract adjacent to the subject property, the applicant agreed to provide a separate instrument (easement agreement) which would grant or provide for an easement for the sanitary sewer lateral when said lateral was installed. Attached herewith is a copy of the agreement to grant easement instrument.

It is our understanding that said instrument has already been reviewed and approved as to form by the Department of Law. If this be the case we would appreciate your confirmation, or if not, we would appreciate your advising us as to the acceptability of said instrument.

If you have any questions, or wish to discuss this matter with us, please contact John Gist or myself.

CLN:rme

Attachment

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This Agreement made this 9th day of December, 19 71, between W. W. TAYLOR, INC., a corporation created and existing under the laws of the State of Kansas, hereinafter referred to as Party of the First Part, and the City of Wichita, Kansas, a body politic, hereinafter referred to as Party of the Second Part.

WHEREAS, the party of the first part is the owner in fee simple of Lots 1, 2 and 3, Rockwood 8th Addition to the City of Wichita, Sedgwick County, Kansas; Lot 1, Rockwood 9th Addition to the City of Wichita, Sedgwick County, Kansas; and Lots 2 and 3 of Rockwood 10th Addition to the City of Wichita, Sedgwick County, Kansas, to be replated as Rockwood 11th Addition to the City of Wichita, Sedgwick County, Kansas, and

WHEREAS, a public easement for sanitary sewer purposes will be needed for the construction of a sanitary sewer across the proposed Rockwood 11th Addition to serve Lot 1 of Rockwood 10th Addition and other development in the proposed Rockwood 11th Addition to the City of Wichita, Sedgwick County, Kansas,

WITNESSETH, the party of the first part, in consideration of the approval of the plat of Rockwood 11th Addition to the City of Wichita, Sedgwick County, Kansas, without its granting of a public easement at the time of the filing of said plat for record, agrees to grant a public easement for the construction and maintenance of a sanitary sewer in a northerly and southerly direction across the east 165 feet of Lot 1 in the proposed Rockwood 11th Addition.

It is mutually agreed that the party of the first part shall petition the City of Wichita for the construction of said sewer and that said parties will at the time construction is to be commenced, and by separate instrument, define the exact location of said easement and the balance of said east 165 feet of Lot 1, Rockwood 11th Addition upon the granting of said easement will thereupon be released from the encumbrance of this Agreement.



A. Genevieve Taylor
Secretary

W. W. TAYLOR, INC.

By

W. W. Taylor
President

CITY OF WICHITA, KANSAS

By

Jack H. Greene, Mayor

ATTEST:

City Clerk

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, W.W. TAYLOR INC, owner and plat-
tor of Rockwood 11th Addn. Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. PAVING Petition, Dezel lanes on Central & Rock Rd.
2. Sidewalk Petition, South side of Central
3. Sidewalk Petition, West Side of Rock Rd.
4. SANITARY Sewer to serve Exception to plat
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within Rockwood 11th Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 3rd day of JANUARY, 1972

W.W. Taylor Inc
By W.W. Taylor, President

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 3rd day of January,
1972, before me, a notary public in and for said County and State,
came W. W. Taylor, Pres. of W. W. Taylor, Inc., to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
my notarial seal the day and year above written.



Patricia A. Green
Notary Public Patricia A. Green

Commission Expires:
May 7, 1975

December 30, 1971

THE GOVERNING BODY OF THE CITY OF WICHITA

Gentlemen:

Enclosed is the petition of W. W. Taylor, Inc., addressed to the Governing Body of the City of Wichita, Kansas, for asphaltic concrete paving.

It was the understanding of my client at the time the preliminary plat was approved that construction of the work to be done under this petition would not commence until actual construction on the development adjacent thereto was underway. We also were of the understanding, through conference with the city staff, that we would be given the first opportunity to do the work under this petition so long as the work and material were in compliance with city specifications and requirements.

By the filing of this petition, we do not waive any rights we now possess concerning the validity of the taking of the land required to be dedicated for the installation of the work to be done under this petition.

Yours very truly,

Charles D. Anderson

Charles D. Anderson, Attorney
for W. W. Taylor, Inc. *JS*

CDA:js

*was attached to
paving petition for
accel. local lanes
on Central &
Rock Rd.*

CHARLES D. ANDERSON
DONALD B. CLARK
—
ROBERT T. CORNETT

ANDERSON AND CLARK
ATTORNEYS AT LAW
1020 UNION NATIONAL BUILDING
BROADWAY AND DOUGLAS
WICHITA, KANSAS 67202

December 17, 1971

AREA CODE 316
267-4316

Wichita Area Metropolitan
Planning Commission
401 City Annex Building
Wichita, Kansas 67202

Re: S/D 71071 Final Plat of
Rockwood-11th Addition
wood

Gentlemen:

This is to certify that the platter is fee owner of all those lands located within the proposed final plat of Rockwood 11th Addition to the City of Wichita, Sedgwick County, Kansas, to the date of this writing, and, further, taxes for the first half of 1971 have been paid in full,

Yours very truly,

ANDERSON AND CLARK

By:

Charles D. Anderson
Charles D. Anderson

CDA:js



November 12, 1971

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

Re: S/D 71-71 - Final Plat of
ROCKWOOD 11TH ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on November 11, 1971, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of November 5, 1971.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- OK* 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- OK* 3. Certification by an attorney that fee title is vested in the platlor.
4. *need last 1/2 of 71 Taxes paid* Certification that all taxes due and payable for 1971 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: W. W. Taylor, Inc., 7826 East Douglas 67206
Charles Anderson, Attorney, 1020 Union National Building 67202

November 5, 1971

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

Subject: S/D 71-71 - Final Plat of
ROCKWOOD 11TH ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 4, 1971, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. *petition - 96.9%*

The applicant shall install or guarantee the construction of a deceleration land adjacent to the south side of Central and the west side of Rock Road in accordance with the standards and specifications of the City Engineer.

2. *petition*

The applicant shall install or guarantee the construction of a sidewalk on the south side of Central adjacent to the west 750 feet of the north line of subject property; the total estimated construction cost to be in the amount of \$2,250.

3. *petition*

The applicant shall install or guarantee the reconstruction of the sidewalk on the west side of Rock Road adjacent to the new property line.

4. *petition, easement agreement original cert. agreement forwarded to Eng.*

The applicant and/or his engineer shall contact the Engineering and Maintenance Divisions of the Department of Public Works relative to making satisfactory arrangements for extension of sanitary sewer to serve the "Exception" northeast of the plat, and for granting the necessary easement(s) to permit such extension.

5. Recording of the plat within 30 days after approval by the Board of City Commissioners.

*See Section 11th Addition
Rockwood*

*Lead
petition
returned
from Eng.*

Page 2
November 5, 1971

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, November 11, 1971, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: W. W. Taylor, Inc., 7826 East Douglas, 67206
Charles Anderson, Attorney
Suite 1020, Union National Building, 67202

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 71-71 Name ROCKWOOD 11TH ADDITION
Date Application Rec'd. 10-12-71 Preliminary Approval 10-21-71
Scheduled S/D Meeting 11-4-71

DESCRIPTION

General Location At the southwest corner of Rock Road and Central

Owner W. W. Taylor, Inc.
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>16.62</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10</u> R/W <u>1545</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>1545</u> ft. |
| 3. Minimum Lot Frontage <u>879.65</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>708,286</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>B, BB & LC</u> | |
| 6. Proposed Zoning <u>B, BB & LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

1. The applicant shall install or guarantee the construction of a deceleration lane adjacent to the south side of Central and the west side of Rock Road in accordance with the standards and specifications of the City Engineer.
2. The applicant shall install or guarantee the construction of a sidewalk on the south side of Central adjacent to the west 750 feet of the north line of subject property; the total estimated construction cost to be in the amount of \$2,250.
3. The applicant shall install or guarantee the reconstruction of the sidewalk on the west side of Rock Road adjacent to the new property line.
4. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
5. The applicant and/or his engineer shall contact the Engineering and Maintenance Divisions of the Department of Public Works relative to making satisfactory arrangements for extension of sanitary sewer to serve the "Exception" northeast of the plat, and for granting the necessary easement(s) to permit such extension.
6. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

October 27, 1971

Subject: S/D 71-71 - Preliminary
Plat of ROCKWOOD 11TH ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 21, 1971, 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:

1. The applicant shall install or guarantee the construction of a deceleration lane adjacent to the south side of Central and the west side of Rock Road in accordance with the standards and specifications of the City Engineer.
2. The applicant shall install or guarantee the construction of a sidewalk on the south side of Central adjacent to the west 750 feet of the north line of subject property; the total estimated construction cost to be in the amount of \$2,250.
3. The applicant shall install or guarantee the reconstruction of the sidewalk on the west side of Rock Road adjacent to the new property line.
4. Indicating a 10-foot utility easement along and adjacent to the drainage right-of-way bordering subject property on the south and west.
5. The applicant and/or his representatives shall contact the Engineering and Maintenance Divisions of the Department of Public Works relative to making satisfactory arrangements and guarantee for extension of sanitary sewer to serve the "Exception" northeast of the plat, and for granting the necessary sewer easement(s) to permit such extension.

Page 2
October 27, 1971

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

Because of the discussion which took place regarding public versus private sewer extensions, and the problem of granting easements at a location which would not interfere with proposed building plans, the Committee suggested that the applicant discuss the sewer requirements with the Public Works Department prior to the plat being considered in final form. It was also requested that the applicant furnish the representatives on the Utility Advisory Committee for Southwestern Bell and Kansas Gas and Electric Companies, a copy of the applicant's proposed landscaped planting screen which was approved as a part of the associated Community Unit Plan (DP-41).

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.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: W. W. Taylor, Inc., 7826 East Douglas, 67206
Charles Anderson, Attorney
Suite 1020, Union National Building, 67202

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 71-71 Name ROCKWOOD 11TH ADDITION
Date Application Rec'd. 10-12-71 Preliminary Approval _____
Scheduled S/D Meeting 10-21-71

DESCRIPTION

General Location At the southwest corner of Rock Road and Central

Owner W. W. Taylor, Inc.
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>16.62</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10</u> R/W <u>1545</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>1545</u> ft. |
| 3. Minimum Lot Frontage <u>879.65</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>708,286</u> sq. ft. | |
| 5. Existing Zoning <u>B, BB & LC</u> | |
| 6. Proposed Zoning <u>B, BB & LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

1. Associated cases, Z-1269, "B" & "BB" to "LC" and DP-41 - Commercial Community Unit Plan, have been approved by the Board of City Commissioners subject to platting.
2. The applicant shall install or guarantee the construction of a deceleration lane adjacent to the south side of Central and the west side of Rock Road in accordance with the standards and specifications of the City Engineer.
3. The applicant shall install or guarantee the construction of a sidewalk on the south side of Central adjacent to the west 750 feet of the north line of subject property; the total estimated construction cost to be in the amount of \$2,250.
4. The applicant shall install or guarantee the reconstruction of the sidewalk on the west side of Rock Road adjacent to the new property line.
5. The applicant should be advised that in accordance with the City of Wichita Sidewalk Policy, approved by the Board of City Commissioners on August 31, 1971, that sidewalk construction will be a requirement included in, and at the time requests are made for, the issuance of building permits for lots where the sidewalk(s) does not exist but has been previously required and guaranteed as a condition of platting.
6. 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.
7. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5947
Section No.: 19
Twp. No.: 27 S.
Range: 2 E.

S/D No. 71-71

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rockwood 11th Addition

General Location: SW corner Rock Rd & Central

Name of Property Owner: W.W. Taylor, Inc.

Address: 7826 E. Douglas Phone: 683-5658

Name of Subdivider: Same Phone: _____

Address: _____ Phone: _____

Name of Agent/Surveyor: K.O. Taylor

Address: 1542 So. Francis Phone: 264-4072

Date of Application: Oct 6, 1971

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 16.62
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 879.65 ft.
4. Minimum Lot Area 708,286 ft.
5. Existing Zoning R, RR & LC
6. Proposed Zoning Dam
7. Lineal Feet of New Streets:
 - a. 10 R/W 1545 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 1545 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) NO (Yes-No)
12. City of Wichita Three-Mile Area

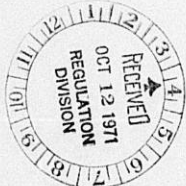
The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives 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: W.W. Taylor

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

Received by Car D. Hawley
Date 12-12-71
Fee Submitted \$5000

T9-301B
(2-71)



FORM 223

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION

AMOUNT

Name

Address

Type

Comments:

Due Date

Date

By

750.

11-12-71