

PLAT NO. S/D 83-106 MAP NO. 6347C

NAME SPRING CREEK FAMILY GOLF CENTER

LOCATION: East side of 127th St. East, in an area north of the Kansas Turnpike

ENGINEER Baughman Company, P.A.

OWNER William E. Lusk, Jr., et al

APPLICATION FILED 11-22-83

SKETCH PLAT FILED _____

PRELIMINARY FILED 11-22-83

S/D ACTION 12-8-83 approve

FINAL FILED 2-17-84

S/D ACTION 3-1-84 approved

MAPC ACTION 3-8-84 approve

BCC ACTION _____

RECORDED _____

REMARKS Associated Cases: Z-2546 & DP-133

File closed 3/16/90

Closed 5-2-86 Failure to complete plat.

S/D 83-106 - SPRING CREEK FAMILY
GOLF CENTER - East side of 127th
St. East, in an area north of the
Kansas Turnpike, Baughman Co. PA

COMMITTEE passed 3-1-84
S/D (Special) approved 3-8-84
M.A.P.C. Approved
B.C.C./B. CO. C.

3/16/94 File Closed

11-3-83
POSTED 12-2-83 KY

✓

ACTION

	DATE
510 COMMITTEE (prelim) approved	12-8-83
310 (final) approved	3-7-84
M.A.P.C. approved	3-8-84
B.C.C./B. CO. C.	_____

3/16/94 File closed

S/D 83-106 - SPRING CREEK FAMILY
GOLF CENTER - East side of 177th
St East in an area north of the
Kansas Turnpike, Baupman Co. PA

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4551

January 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 83-106 - SPRING CREEK FAMILY GOLF CENTER

Gentlemen:

On November 22, 1983, you filed the above-referenced request for subdivision approval. Since the last action on this application was on March 8, 1984, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: W.E. Lusk Jr., 207 South Broadway, Wichita, KS 67202

FILE COPY

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: July 24, 1985

TO: Robert G. Finch, City Manager (Interim)

FROM: Michael E. Lindebak, Acting Director of Planning


SUBJECT: Z-2546, DP-133 - on the east side of 127th Street East between Kellogg and Douglas

We have received a copy of a letter to you from W. E. Lusk requesting an extension of the platting time limit for the above-referenced zone case.

Our files indicate this is the second request for an extension of the platting time on this zone case. The zone change request was approved by the City Commission on November 16, 1983, subject to the platting of the property within one year, or the case be considered denied and closed. The second extension of the platting time limit expired on May 1, 1985. In accordance with MAPC Policy Statement No. 5, this request will have to be considered by the Board of City Commissioners.

The platting of this property should have been rather routine and there would appear to be no reason why the plat could not have been completed during the last year. We would recommend a one-year extension of the platting time to May 1, 1986. Should the plat not be recorded by May 1, 1986, the zone case will be marked denied and closed. We will not be supportive of additional platting time extensions.

We would recommend that this matter be placed on the agenda for the City Commission meeting of August 6, 1985. If you have any questions concerning this matter, please call.



Michael E. Lindebak
Acting Director of Planning

MEL/TTS:lw

cc: W.E. Lusk, Jr., 207 South Broadway, Wichita, KS 67202
Baughman Company, ATTN: Bill Korber, 330 Laura, Wichita, KS 67211

March 8, 1984

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 83-106 - Final plat of Spring Creek Family
Golf Center

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 8, 1984, 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 March 2, 1984.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all taxes due and payable for 1983 (both first and second halves) have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Wm. E. Lusk, Jr., 207 S. Broadway, 67202
Terry L. Grabham, c/o Leisure Tyme, Inc., No. 7 Cypress, 67206

March 2, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 83-106 - Final plat of Spring Creek Family Golf Center

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 1, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the required minimum building pad in both mean sea level and City datum.
- B. The applicant shall guarantee the extension of municipal water to serve this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The Health Department has approved the use of on-site sewage facilities.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

Baughman Company, P.A.
March 2, 1984 - Page 2

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 March 8, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FEN:hh

cc: Wm. E. Lusk, Jr., 207 S. Broadway, 67202
Terry L. Grabham, c/o Leisure Time, Inc., 67202
Mike Lindebak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-106 Name Spring Creek Family Golf Center
Date Application Rec'd. 11-22-83 Preliminary Approval 12-8-83
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location East side of 127th St. E., in an area north of the
Kansas Turnpike

Owner William E. Lusk, Jr.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>45.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </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> </u> ft. |
| 3. Minimum Lot Frontage <u>1899.9 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> 45 acres</u> | streets <u> </u> yes <u> X</u> no |
| 5. Existing Zoning <u> AA</u> | |
| 6. Proposed Zoning <u> C (Z-2546 & DP-133)</u> | |
| 9. Is public water available <u> X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u> </u> Yes <u> X</u> No, Name <u> </u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u> X</u> <u> </u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this final plat. Specifically, are there any drainage improvements which need to be guaranteed, are the dimensions of the floodway adequate, and is the proposed minimum building pad acceptable?
- B. The applicant shall guarantee the extension of municipal water to serve this property.
- C. Municipal sewer is presently not available to serve this property. The Health Department has stated that a waste stabilization pond will be required but that prior to giving approval for such a facility, the applicant needs to submit water usage estimates. When requirements have been met, a memorandum shall be obtained specifying approval.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The representative from County Public Works should be prepared to state if the location of the 30-foot wide east/west utility easement is appropriately located.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

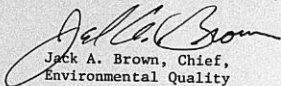
OFFICE OF Environmental Health DATE December 12, 1983

TO Louise Olivarez, Senior Planner

FROM Jack A. Brown, Chief, Environmental Quality

SUBJECT Spring Creek Family
Golf Center S/D 83-106

In order to approve on site sewerage facilities for the above subject plat we will require water usage estimates to be provided to this office so that we can determine sewage facility design requirements. Percolation tests will not be required. The site will require a waste stabilization pond as proposed on the preliminary plat.


Jack A. Brown, Chief,
Environmental Quality

JAB/cb

cc: Bill Korber
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

RECEIVED

DEC 15 1983

METROPOLITAN PLANNING

ROUTE

December 9, 1983

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 83-106 - Preliminary plat of Spring Creek Family
Golf Center

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 8, 1983, 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:

- A. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to the City Engineer's office for review and approval. The City Engineer has advised that the final plat should indicate a minimum building pad of 1333 m.s.l. and that the boundaries of the floodway may be significantly reduced.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of municipal water to serve this property.
- D. Municipal sewer is presently not available to serve this property. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage for this commercial property. A memorandum shall be obtained specifying approval. At the time of final plat review, the applicant and the Health Department representative shall be prepared to discuss what type of system is to be utilized.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Baughman Company, P.A.
Page 2 December 9, 1983

- F. On the final plat, the building setbacks should not be shown. Instead, reference shall be made in the plat's text that building setbacks are per Community Unit Plan #DP-133 and a similar note shall be indicated on the face of the plat.
- G. As a large floodway is proposed as part of this one-lot plat, the final plat shall reference in the plat's text, the standard floodway language.
- H. The final plat shall not indicate the proposed K-96 (N.E. Circumferential) right-of-way. Setbacks from this possible roadway are provided for by the associated Community Unit Plan.
- I. The final plat shall indicate the amount of half-street right-of-way for 127th Street East adjacent to this plat and the amount of right-of-way being dedicated for this road by way of this plat.
- J. Prior to filing a final plat, the applicant shall meet with County Public Works regarding the location of a required 30-foot sanitary sewer easement to be shown on the final plat.
- K. The final plat shall indicate a 10-foot utility easement adjacent to the north line of this plat.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: William E. Lusk, Jr., 207 S. Broadway, 67202
Terry L. Grabham, c/o Leisure Time, Inc., No. 7 Cypress
Mike Lindebak, City Engineer

DATE: December 6, 1983

PROPERTY NAME: Spring Creek Family Golf Center

LOCATION: East side 127th St. East in an area north of the Kansas
Turnpike

MAILED TO: Baughman Company, P.A.
330 Laura
Wichita, KS 67211

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Bb	IIe-2	Blanket silt loam, 1 to 3 percent slopes.	Deep, gently sloping, well drained soil on uplands. This soil has medium runoff and high available water capacity. Permeability is slow.	C
Ec	Vw-3	Elandco silt loam, frequently flooded.	Deep and moderately deep, nearly level, well drained and moderately well drained soils on bottomlands that frequently flooded. These soils have slow runoff and high available water capacity. Permeability is slow to moderate.	B
Rd	IIIe-3	Rosehill silty clay, 1 to 3 percent slopes.	Moderately deep and shallow, gently sloping, well drained soils on uplands. These soils have medium to rapid runoff and low available water capacity. Permeability is slow and very slow.	D

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Ce	Ive-1	Clime silty clay, 3 to 6 percent slopes.	Moderately deep, sloping, C well drained soils on uplands, developed over shales. These soils have rapid runoff and low available water capacity. Permeability is very slow.	

SCCD-CONS-5 (Rev. 8-79)
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Bb	IIe-2	Blanket silt loam, 1 to 3 percent slopes.	Dwellings	Moderate	Shrink-Swell, Low Strength Shrink-Swell, Low Strength
			Small Commercial Buildings	Moderate	
			Local Roads & Streets	Severe	
			Parks & Playgrounds	Moderate	
Ec	Vw-3	Elandco silt loam.	Dwellings	Severe	Floods Floods
			Small Commercial Buildings	Severe	
			Local Roads & Streets	Severe	
			Parks & Playgrounds	Severe	
Rd	IIIe-3	Rosehill silty clay, 1 to 3 percent slopes.	Dwellings	Severe	Shrink-Swell, Low Strength Shrink-Swell, Low Strength
			Small Commercial Buildings	Severe	
			Local Roads & Streets	Severe	
			Parks & Playgrounds	Severe	

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small area as possible, install streets, curbs, water-mains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

SCCD-CONS-5 (Rev. 9-79)
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Ce	Ive-1	Clime silty clay, 3 to 6 percent slopes.	Dwellings	Moderate	Depth to Rock, Shrink-Swell
			Small Commercial Buildings	Moderate	Low Strength Shrink-Swell, Low Strength
			Local Roads & Streets	Severe	Low Strength
			Parks & Playgrounds	Severe	Too Clayey

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-106 Name Spring Creek Family Golf Center
Date Application Rec'd. 11-22-83 Preliminary Approval
Scheduled S/D Meeting 12-8-83

DESCRIPTION

General Location East side 127th St. E. in an area north of the
Kansas Turnpike

Owner William E. Lusk, Jr.

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>45.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <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. |
| 3. Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 4. Minimum Lot Frontage <u>1899.9 ft.</u> | 8. Sidewalk adjacent to all |
| 5. Minimum Lot Area <u>45 acres</u> | streets <u>yes</u> <u>X</u> <u>no</u> |
| 6. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>C (Z-2546 & DP-133)</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u> </u> Yes <u>X</u> No, Name <u> </u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u>X</u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: The applicant's associated zone case requesting "AA" to "C" (Z-2546) has been approved subject to platting. This property is subject to the provisions of Community Unit Plan #DP-133.

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of municipal water to serve this property.
- D. Municipal sewer is presently not available to serve this property. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage for this commercial property. A memorandum shall be obtained specifying approval. At the time of final plat review, the applicant and the Health Department representative shall be prepared to discuss what type of system is to be utilized.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, the building setbacks should not be shown. Instead, reference shall be made in the plat's text that building setbacks are per Community Unit Plan #DP-133 and a similar note shall be indicated on the face of the plat.
- G. As a large floodway is proposed as part of this one-lot plat, the final plat shall reference in the plat's text the standard floodway language.
- H. The final plat shall not indicate the proposed K-96 (N.E. Circumferential) right-of-way. Setbacks from this possible roadway are provided for by the associated Community Unit Plan.

T9-303

(over)

- I. The final plat shall indicate the amount of half-street right-of-way for 127th Street East adjacent to this plat and the amount of right-of-way being dedicated for this road by way of this plat.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 14, 1983

TO The Board of Wichita City Commissioners
(through E. H. Denton, City Manager)

FROM Robert A. Lakin, Director of Planning

S/p file

SUBJECT A83-4 Request for the Annexation of Property Adjoining the City on the East Side of 127th Street East and North of Kellogg

Project Identification

Mr. William E. Lusk, Jr., has requested that a tract of land under his ownership be annexed into the City of Wichita. The property is approximately 50 acres in size and is located on the east side of 127th Street East in an area north of Kellogg and the Kansas Turnpike as indicated on the referral sheet map attached as Exhibit No. 1. The property is adjacent to the current City boundary line.

It is anticipated that this annexation request will appear on the July 26, 1983 meeting agenda for consideration by the Board of Wichita City Commissioners.

The property is currently undeveloped and in agricultural use. It is zoned the "R-1" Suburban Residential district under the Sedgwick County Zoning Resolution with the exception of a 600 foot strip of "L-C" Light Commercial along the east side of 127th Street East immediately north of Kellogg. Upon annexation into the City of Wichita, the County "R-1" Suburban Residential zoning will convert to the "AA" One Family Dwelling District in the City Zoning Code. The County "L-C" Light Commercial will convert to the "L-C" Light Commercial District in the City Code.

The developer of this property has indicated an intent to create a family golf center on this site to include an 18 hole par three golf course, a driving range, practice greens, miniature golf and maintenance and club house facilities. To accommodate the intended development, it will be necessary for the owner to secure a change of zoning to the "C" Commercial District and have a commercial community unit plan approved under the City zoning code. The developer intends to file the appropriate application for change of zoning and community unit plan approval following annexation into the City. Timing for the intended development and the estimated value of the improvements is indicated on the annexation evaluation sheet furnished by the developer and attached as Exhibit No. 2.

Board of Wichita City Commissioners
(through E. H. Denton, City Manager)
Page Two
July 14, 1983

Extension of Municipal Services

The Wichita Police Department indicates that police protection will be provided to the requested annexation area from the personnel and equipment in the Baker Three team policing units serving the eastern and southeastern parts of the City.

The Wichita Fire Department indicates that fire protection service would be provided to the property from City Fire Station No. 15 located at Lincoln and Rock Road within a six minute response time. Due to the timing of the requested annexation (after July 1), the Wichita Fire Department will assume fire protection responsibility on January 1, 1985, unless, prior to that time, the Wichita Fire Department and Sedgwick County Fire District No. 1 enter into a first responder type agreement for the provision of fire protection from the nearest City or County fire station. Such an agreement is under consideration. If the agreement is completed, first response fire protection to the property requested for annexation would continue to be provided from Sedgwick County Fire Station No. 8 located approximately two miles away at 143rd Street East and Timberlakes Road.

City water service can be provided to the requested annexation area by extension to 127th Street East of an eight inch diameter water main now existing to a point approximately 250 feet north of Douglas on Garnett Street. A sixteen inch diameter main would then be extended along the 127th Street frontage of the site. The cost of the main extensions necessary to serve the site is estimated to be \$88,000 of which \$30,000 would be financed by the City water utility fund for oversizing the main in excess of eight inches in diameter. The remaining costs for line extensions, meter sets, service connections and fire hydrants would be financed by the benefitting property.

The property requested for annexation is located in the Four Mile Creek watershed area covering the eastern portion of Sedgwick County. The gravity flow sewer systems of the City of Wichita do not extend into this area and would not be available to serve the property. Municipal type sanitary sewer service may be provided to the area in the

Board of Wichita City Commissioners
(through E. H. Denton, City Manager)
Page Three
July 14, 1983

future from the Four Mile Creek sewer treatment and collection facilities being designed for future development through the Board of Sedgwick County Commissioners.

The property requested for annexation is located within an area which is proposed to be served by the Gilders Garden Collection System outlined in the 1983-1987 Sedgwick County Capital Improvement Program. This collection system is scheduled for construction in 1986 and 1987 in the current adopted issue of the County Capital Improvement Program. Until such time as a municipal type gravity flow sewer collection and treatment system is available, the City-County Health Department has indicated that the golfing facilities proposed to be developed on the site could possibly be served by a small privately maintained, temporary sewage lagoon facility. The expense of constructing these sanitary sewer facilities would be financed by the benefitting property at no cost to the City at large.

Other Background

On the basis of the preceding analysis, it is apparent that, with the exception of sanitary sewer service, the City of Wichita can provide major municipal services to the property requested for annexation. A review of various elements of the Comprehensive Plan for the Metropolitan Area also indicates that the property is well within the designated future urban growth area.

Recommendation

It is recommended that the Board of Wichita City Commissioners approve the annexation request and place an annexation ordinance on first reading


Robert A. Lakin
Director of Planning

RAL:RLY:jps
Attachments

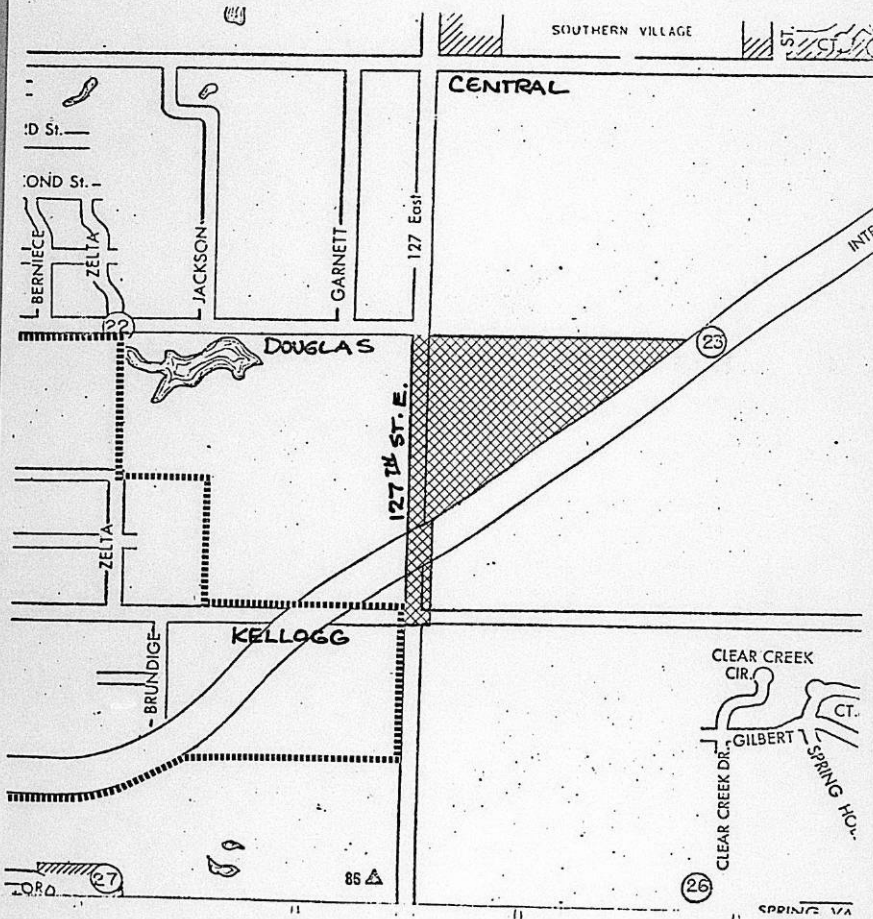
Board of Wichita City Commissioners
(through E. H. Denton, City Manager)
Page Four
July 14, 1983

cc: Board of Sedgwick County Commissioners
William D. Rustin, Sedgwick County Counselor
Claud Shelor, Director, Sedgwick County Dept. of Public
Works
Chief Gary Nichols, Sedgwick County Fire District
Kenneth Duckworth, Emergency Communications
David Stowe, Director, Operations and Maintenance,
City of Wichita
Mike Lindebak, City Engineer
Chief Richard LaMunyon, Wichita Police Department
Chief Jim E. Sparr, Wichita Fire Department
John Wynkoop, Director of Water and Water Pollution
Control
Roy W. McCrea, Trustee, Minneha Township, 11148 East
Harry, Wichita, Kansas, 67207
William E. Lusk, Jr., 207 South Broadway, Wichita,
Kansas, 67202

An ordinance including and incorporating certain blocks, parcels, pieces, and tracts of land within the limits and boundaries of the City of Wichita, Kansas, and relating thereto.

General Location: On the east side of 127th Street East in an area north of Kellogg.

52.7	Area in Acres	Reason(s) for Annexation
0	Population (Est.)	— Petition _____%
0	Dwelling Units	— Needed for benefit district
0	Business Units	— Other Property owner's request.
"R-1" Suburban Residential and		County Zoning
"L-C" Light Commercial		



City Limits
 Area to be Annexed 1st Rd. Ord.
 Area to be Annexed 2nd Rd. Ord.

The City Manager recommends that the ordinance be placed on first reading.

ACTION: Place the ordinance on first reading.

Map No.: 6347C
Section: 23
Twp.: 27S
Range: 2E

S/D No. 83-106

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Spring Creek Family Golf Center

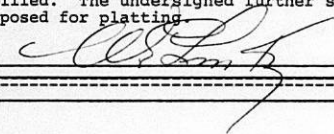
General Location: East side 127th St. E. between Kellogg and Douglas in an area north of the Kansas Turnpike

Name of Property Owner: William E. Lusk, Jr.
Address: 207 S. Broadway, Wichita, KS. Zip Code: 67202 Phone: 267-2858
Name of Subdivider: Terry L. Grabham c/o Leisure Tyme, Inc.
Address: No. 7, Cypress, Wichita, KS. Zip Code: 67206 Phone: 265-6277
Name of Engineer/Surveyor: Bauchman Company, P.A.
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271
Date of Application: November 28, 1983

SUBDIVISION INFORMATION:

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>45.6 Acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <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> </u> <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>1899.9</u> ft. | 8. Are Sidewalks existing? <u> </u> |
| 4. Minimum Lot Area <u>45 acres</u> <u>1899.9 x 1899.9</u> sq. ft. | Yes <u> </u> No <u>X</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>C</u> (<u>Z-2546 DP-133</u>) | |
| 9. Is a public water supply available? <u>X</u> Yes <u> </u> No, Name <u> </u> City of <u>Wichita</u> | |
| 10. Is a sanitary sewer available? <u> </u> Yes <u>X</u> No, Name <u> </u> | |
| 11. Has Health Department approval been obtained (where applicable) <u> </u> Yes <u>X</u> No | |
| 12. City of <u>Wichita</u> <u>X</u> Three Mile Area <u> </u> Outside of 3-mile area <u> </u> | |

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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: 

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by L.O.
Date 11-22-83
Fee Submitted 205.00

FORM 2-21

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY