

PLAT. NO. S/D 80-64 MAP NO. 4848C

NAME REGENCY PLAZA

LOCATION: Northeast corner of Central and Maize Road

ENGINEER Professional Engineering Consultants, P.A. (G. Wiley)

OWNER Thurman W. Smith

APPLICATION FILED 7-28-80

SKETCH PLAT FILED 7-28-80

PRELIMINARY FILED 8-22-80

S/D ACTION 9-4-80 approve

FINAL FILED 9-5-80

S/D ACTION 9-18-80 approve

MAPC ACTION 9-25-80 approve

BCC ACTION 10-21-80 Approved

RECORDED 10-29-80

REMARKS _____

Associated zone case - 2-22-79

S/D 80-64 - REGENCY PLAZA - at the
Northeast corner of Central and
Maize Road. P.E.C., P.A. (Gary
Wiley)

ACTION

	DATE
S/D COMMITTEE (Prelim) approve	9-4-80
S/D (final) approve	9-18-80
M.A.P.C. approve	9-25-80
B.C.C./B.C.C.C. <i>Approved</i>	10-21-80

PASTED
7-30-80
24

Map No. 4848C
Sec. 17
Twp. 27
Range 1W

Subdivision Report and Progress

S/D No.: 80-64

Name: REGENCY PLAZA

General Location: Northeast corner of Central and Maize Road

Owner: Thurman W. Smith

Address: 10300 W. Central Zip Code: 67212 Phone: 722-6791

Subdivider: Same

Address: _____ Zip Code: _____ Phone: _____

Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)

Address: 1440 E. English Zip Code: 67211 Phone: 263-1107

Present Zoning: "AA" & "LC"

Proposed Zoning: "LC" & "R-5"

Assoc. Zone Case: _____

APPLICATION RECEIVED: 7-28-80

SKETCH PLAT RECEIVED: 7-28-80

Letter of Intent: _____

PREL. PLAT RECEIVED: _____

S/D Comm. Action: 9-4-80 approve

Advisory Letter: _____

FINAL PLAT RECEIVED: _____

S/D Comm. Action: 9-18-80 approve

Advisory Letter: 9-22

M.A.P.C. ACTION: 9-25-80 approve

Advisory Letter: 9-26

Closure Data Submitted: _____

Title/Taxes Rec'd. and Reviewed: 10-10

Final Review: 10-13-80

Referral to B.C.C.: 10-13-80

B.C.C. ACTION: 10-21-80 Approved

Tracing Received: 10-9-80

Released for Recording: 10-28-80

Plat Recorded: 10-29-80

Comments:

Sketch plats provided to McKenah and Lindback on 7/24/80. Requested reply by 8/15/80.

* 12-23-80 B.C.C. accepted 60% petition for paving Squaw Lane.

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

S/D 80-64
Map: 4848C
Assoc. 2-2279

REGENCY PLAZA ADDITION was

filed for record on October 29, 1980

Betty J. McCall
Register of Deeds

T9-302 (2)

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

WICHITA-SEDGWICK COUNTY

October 23, 1984

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Robert B. Feldner, Superintendent of Central Inspection

FROM: Robert A. Lakin, Director of Planning

SUBJECT: Screening requirements for Lot 1, Block 1, Regency Plaza Addition to Wichita, Sedgwick County, Kansas.


We have received a letter from Mr. Paul V. Dugan in regards to a substitution of the existing shelter belt as screening in lieu of a solid fence for the American National Bank located on Lot 1, Block 1, Regency Plaza Addition. As per Section 28.04.160 of the zoning ordinance, screening and landscaping shall be provided on all properties developed for office, institutional, commercial and industrial uses when such uses are established on properties within or adjacent to residential zoning districts.


A review of the plot plan furnished by Mr. Dugan and an inspection of the site revealed a shelter belt of evergreen trees comprised mainly of Canaert Redcedars (*Juniperus virginiana* HV) approximately 20 feet in height. The shelter belt borders the entire eastern property line and all but the western 40.12 feet of the northern property line.

It is my opinion that the existing shelter belt is an adequate substitution in lieu of a solid fence and this substitution meets the screening requirements subject to the following condition:

1. The western 40.12 feet of the northern property line shall be screened with similar plant materials or a solid wood fence in accordance with the zoning ordinance and that three landscape plans shall be submitted to the Director of Planning identifying the plant materials or other screening materials to be used. This landscape plan should also identify the plant material (*Juniperus virginiana* HV) that comprise the existing shelter belt along the east and north property lines.

Your signature below will indicate your concurrence.


Robert A. Lakin
Director of Planning


Robert B. Feldner
Superintendent of Central
Inspection

RAL:TTS:blw

cc: Mr. Paul Dugan, 2707 West Douglas, Wichita, KS. 67213

LOT 4 R-5
40.12

Paul V. Dugan
Attorney at Law

2707 West Douglas
Wichita, Kansas 67213
943-2325

October 18, 1984

Mr. Bob Lakin
Director of Planning
City of Wichita

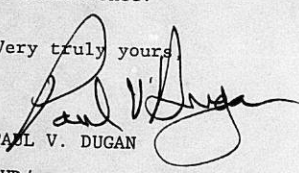
Mr. Robert Feldner
Supt. of Central Inspection
City of Wichita

RE: American National Bank of Westlink

Gentlemen:

Attached hereto are four copies of plats on the above. As seen, the boundaries bordering residential has a solid shelter belt of evergreen trees 20-25 feet in height. Therefore, please consider an application to substitute said shelter belt as screening in lieu of a solid fence.

Very truly yours,


PAUL V. DUGAN

PVD/as

Encls.

cc: Mr. Tom Dondlinger
Mr. Bill Schmidt

DONALD C. SLAWSON
INVESTMENTS
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202
316 / 263-3201

March 4, 1981

Mrs. Louise Olivarez
Senior Planner
Metropolitan Area Planning Department
Tenth Floor, City Hall
455 N. Main
Wichita, Kansas 67202

RE: Regency Plaza - Removal of Structures from Utility Easement

Dear Mrs. Olivarez:

This letter is to advise you that the shed located over the above-referenced proposed utility easement, has been completely removed from the property. Therefore, we would like to request the return of the \$1,000 submitted as a guarantee for the shed's removal.

Thank you for your cooperation.

Very truly yours,

Larry A. Chambers
Larry A. Chambers

LAC:ghj

\$1,000⁰⁰ check returned to Larry Chambers 3-5-81

October 21, 1980

Mrs. Louise Olivarez
Senior Planner
Metropolitan Area Planning Department
Tenth Floor, City Hall
Wichita, Kansas 67202

RE: Regency Plaza - Removal of Structures from Utility easement.

Dear Mrs. Olivarez:

We are desirous of recording the plat of Regency Plaza prior to the removal of the existing shed that is located over a proposed utility easement.

We are presently using the shed for storage, and would like to continue to do so for a period of time not to exceed January 1, 1981. In the event that a utility company would need the easement prior to January 1, 1981, it would be removed on request.

Enclosed, please find our check in the amount of \$1,000.00 to the City of Wichita to guarantee the sheds removal.

Sincerely,

Larry A. Chambers

Larry A. Chambers

November 5, 1980

Donald C. Gisick, City Clerk

Jack H. Galbreith, Chief Planner

Z-2279 - "AA" & "LC" to "R-5" & "LC"; and
S/D 80-64 - Regency Plaza

At the regular meeting of the Board of City Commissioners on October 14, 1980, the above captioned request for zone change was considered and approved for "R-5" and "LC" zoning, except the east 50 feet for "BB" zoning, subject to replatting, and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on October 21, 1980.

This is to advise you that the final plat of Regency Plaza was recorded with the Register of Deeds on October 29, 1980, and therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

01-23
24

S/D Number 80-64 Name Regency Plaza
Application & Sketch Filed: 7-28-80 Approved by S/D: 9-4-80
Preliminary Plat Filed: 8-22-80 Approved by S/D: 9-18-80
Final Plat Filed: 9-5-80
Approved by Metropolitan Area Planning Commission: 9-25-80

DESCRIPTION

General Location: Northwest corner of Central and Maize
Surveyor or Engineer: Professional Engineering Consultants, P.A.
Owner: Thurman W. Smith, et. al.
Address: 10300 W. Central, 67212

- | | | | |
|--|-----------------------|--------------|----------|
| 1. Gross Acreage of Plat <u>6.58</u> | 6. Access Control | | |
| 2. Number of Lots | St. Maize | No. Openings | <u>3</u> |
| Residential <u>2</u> | St. Central | No. Openings | <u>4</u> |
| Commercial <u>3</u> | St. _____ | No. Openings | _____ |
| Industrial _____ | 7. Req'd Improvements | | |
| Other _____ | St. Paving | Water | <u>X</u> |
| Total Number of Lots: <u>5</u> | Sidewalk <u>X</u> | Drainage | _____ |
| 3. Minimum Lot Area: <u>27,000</u> sq. ft. | Sewer <u>X</u> | Other | _____ |
| 4. Existing Zoning: <u>AA and LC</u> | | | |
| 5. Special Problems Discussed: _____ | | | |

100% petitions have been submitted guaranteeing water, sanitary sewer and a sidewalk (south side of Squaw Lane). The applicant was unable to obtain a valid petition for paving Squaw Lane. A certificate confirming the petitions has been submitted for recording.

Associated zone case Z-2279 ("LC" to "R-5" for proposed Lots 4 and 5; "LC" and "AA" to "LC" and "BB" for proposed Lots 1, 2 and 3) has been recommended for approval by the Metropolitan Area Planning Commission. City Commission action on this zone change request (scheduled for October 14, 1980) will be pointed out at the meeting.

Planning Commission Recommendation: That this plat be approved subject to the removal of the shed and concrete pad from the utility easement prior to release of the plat for recording.

Bayouth moved, Goebel seconded and it carried unanimously.

Applicant to submit SDP to petition by owner for Squaw.

40
ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; 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 recording cost 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; instruct the Planning Department to withhold release of the plat for recording until the encroachments have been removed from the utility easement.)

Check guarantee submitted instead.

*LOUISE DUNN
RECEIVED*

10-10-80

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) 267-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Ruth H. Lewis
Authorized Signatory



CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): 1979 Taxes paid. Key SD-27226 & #D-27227; #D-259-UP and #D-260-UP.
9. Building setback lines as shown on the recorded plat of Toh-N-Hah Village over the West 30 feet and the North 30 feet of Lot 1, and the North 30 feet and the East 30 feet of Lot 2, Block 2.
10. Utility easements established by the recorded plat of said Toh-N-Hah Village over the South 8 feet of Lots 1 and 2, the East 8 feet of Lot 1 and the West 8 feet of Lot 2, Block 2.
11. Covenants and restrictions contained in Look Misc. 414, Page 179, covering Toh-N-Hah Village.
12. Easement to Phillips Pipe Line Company for telephone and telegraph lines over the Southwest Quarter of Sec. 17, Twp. 27S, Rge. 1W, as established in Book Misc. 98, Page 152. *PEC to discuss this with Security Abstract*
13. Rights of the public over the West 50 feet of the Southwest Quarter of Sec. 17, as established in Book Misc. 581, Page 456, for road purposes. *Since no telephone or telegraph lines exist, PEC will ask Phillips to release this easement but it will take some time. OK to record plat prior to release.*
14. *OK* Right of Way Easement granted to Kansas Gas & Electric Company, over a 10 foot strip 5 feet right and left of a line described as Beginning at a point approximately 655 feet East and approximately 30 feet North of the Southwest corner of the Southwest Quarter of Sec. 17, Twp. 27 South, Rge. 1 West, thence North approximately 2160 feet parallel with the West line of said Southwest Quarter, thence in Northwesterly direction with an angle to the left of approximately 27° a distance of approximately 580 feet to the

(SEE ADDED PAGE)

See Minutes of KGE to authorize releasing this since utility lines are at the east line of this plat. Belving called 10-22-80 to OK plat w/o acct. shown. KGE will release this amount.

(Schedule B continued)

Policy Number _____ Owners

Policy Number _____ Loan

North line of said Southwest Quarter of Sec. 17, Twp. 27 South, Rge. 1 West, with additional rights for down guy and anchor extending in a Northeasterly direction from corner pole, in Book Misc. 291, Page 145.

15. Rights of the public over the South 50 feet of subject property, as established in Book Misc. 319, Page 489.
16. It is noted for informational purposes only and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for improvements as set forth in Ordinance in Book Misc. 700, Page 599, and Resolution on Film 24, Page 1493.
17. Mortgage dated August 10, 1979, executed by Inland Investment Co., Inc. and Thurman W. Smith and Judy A. Smith, husband and wife, to The Fourth National Bank and Trust Company, Wichita, filed August 13, 1979, on Film 380, Page 1019, which states that it secures a debt in the principal sum of \$320,000.00.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 80-64 Name Regency Plaza
Application & Sketch Filed: 7-28-80
Preliminary Plat Filed: 8-22-80 Approved by S/D: 9-4-80
Final Plat Filed: 9-5-80 Approved by S/D: 9-18-80
Approved by Metropolitan Area Planning Commission: 9-25-80

DESCRIPTION

General Location: Northwest corner of Central and Maize

Surveyor or Engineer: Professional Engineering Consultants, P.A.
Owner: Thurman W. Smith, et. al.
Address: 10300 W. Central, 67212

- | | | | |
|--|-----------------------|--------------|----------|
| 1. Gross Acreage of Plat <u>6.58</u> | 6. Access Control | | |
| 2. Number of Lots | St. <u>Maize</u> | No. Openings | <u>3</u> |
| Residential <u>2</u> | St. <u>Central</u> | No. Openings | <u>4</u> |
| Commercial <u>3</u> | St. _____ | No. Openings | _____ |
| Industrial _____ | 7. Req'd Improvements | | |
| Other _____ | St. Paving _____ | Water | <u>X</u> |
| Total Number of Lots: <u>5</u> | Sidewalk <u>X</u> | Drainage | _____ |
| 3. Minimum Lot Area: <u>27,000 sq. ft.</u> | Sewer <u>X</u> | Other | _____ |
| 4. Existing Zoning: <u>AA and IC</u> | | | |
| 5. Special Problems Discussed: | | | |

100% petitions have been submitted guaranteeing water, sanitary sewer and a sidewalk (south side of Squaw Lane). The applicant was unable to obtain a valid petition for paving Squaw Lane. A certificate confirming the petitions has been submitted for recording.

Associated zone case Z-2279 ("LC" to "R-5" for proposed Lots 4 and 5; "LC" and "AA" to "LC" and "BB" for proposed Lots 1, 2 and 3) has been recommended for approval by the Metropolitan Area Planning Commission. City Commission action on this zone change request (scheduled for October 14, 1980) will be pointed out at the meeting.

Planning Commission Recommendation: That this plat be approved subject to the removal of the shed and concrete pad from the utility easement prior to release of the plat for recording.

Bayouth moved, Goebel seconded and it carried unanimously.

ACTION: Receive and file the water engineering feasibility report; adopt the resolution of finding and the resolution ordering and directing the water system improvement; 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 recording cost 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; instruct the Planning Department to withhold release of the plat for recording until the encroachments have been removed from the utility easement.

CERTIFICATE

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

We, Donald C. Slawson and Thurman W. Smith, owner of
(give name of proposed plat, if appropriate) _____
Regency Plaza

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Sanitary Sewer
2. Water
3. ~~Street and~~ sidewalk
4. *Street petition put back in certificate after BCC action*
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within _____
Regency Plaza Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 8th day of October, 19 80.

Thurman W. Smith *d.c.*

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

Be it remembered that on this 8th day of October,
1980, before me, a notary public in and for said County and State,
came: Donald C. Slawson and Thurman W. Smith, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

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

Gretchen H. Jones
Notary Public
GRETCHEN H. JONES

My Commission Expires:
November 7, 1983

T9-207



September 26, 1980

Professional Engineering Consultants, P.A.
Gary Wiley
355 Ellis
Wichita, Kansas 67211

Re: S/D 80-64 - Final plat of Regency Plaza

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on September 25, 1980, 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 September 22, 1980.

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:

- 10-8 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 10-10 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.
- 10-10 3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Thurman Smith, 10300 W. Central, 67212

September 22, 1980

Professional Engineering Consultants, P. A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 80-64 - Final plat of Regency Plaza

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- petition* A. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- petition* B. The applicant shall guarantee the extension of City water to serve all lots.
- C. The applicant shall attempt to obtain a valid petition for paving Squaw Lane.
- petition* D. The applicant shall guarantee construction of a sidewalk on the south side of Squaw Lane.
- still need* E. The shed and concrete pad shall be removed from the utility easement prior to release of the plat for recording. A letter from the applicant or his engineer shall be submitted to the Planning Department stating that these structures have been removed.
- 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. Forms for the bond and irrevocable letter of credit are available from this office.

P.E.C., P.A., Gary Wiley
9-22-80
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 Thursday, September 25, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bb

cc: Thurman W. Smith, 10300 W. Central, 67212
Dean Sellers, Assistant City Engineer

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-64 Name Regency Plaza Addition
Date Application Rec'd. 7-28-80 Preliminary Approval 9-4-80
Scheduled S/D Meeting 9-18-80

DESCRIPTION

General Location Northeast corner of Central and Maize Road

Owner Thurman W. Smith

Surveyor/Engineer Professional Engineering Consultants, P.A., (Gary Wiley)

Address 355 Ellis, 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>6.58</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>2</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>3</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>5</u> | TOTAL <u>0</u> New <u> </u> ft. |
| 3. Minimum Lot Frontage <u>164</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>27,000</u> sq. ft. | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>LC and R-5</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> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2279) requesting "AA" and "LC" to "R-5" and "LC" is scheduled for review by M.A.P.C. on September 11, 1980.

- A. Approval of this final plat is subject to approval of the applicant's associated zone case.
- B. The applicant's drainage plan has been approved.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall attempt to obtain a valid petition for paving Squaw Lane.
- F. The applicant shall guarantee construction of a sidewalk on the south side of Squaw Lane.
- G. The shed and concrete pad shall be removed from the utility easement prior to release of the plat for recording. A letter from the applicant or his engineer shall be submitted to the Planning Department stating that these structures have been removed.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

September 5, 1980

Professional Engineering Consultants
Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-64 - Preliminary plat of Regency Plaza

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1980, 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. Approval of this plat is subject to approval of the applicant's associated zone case.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. The applicant shall attempt to obtain a valid petition for paving Squaw Lane.
- E. The applicant shall guarantee construction of a sidewalk on the south side of Squaw Lane.
- F. The shed and concrete pad shall be removed from the utility easement prior to recording the plat. A letter from the applicant or his engineer shall be submitted to the Planning Department stating that these structures have been removed.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Gary Wiley
P.E.C.
9-5-80
Page 2

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Thurman Smith, 10300 W. Central, 67212
Dean Sellers, Assistant City Engineer

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE August 26, 1980

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Design Engineer
SUBJECT Regency Plaza Drainage
Concept & Plan

The above referenced drainage plan and concept is approved.


Chris J. Breitenstein, P.E.
Acting Drainage Design Engr.

CJB:md

cc: Kristen Hart
Louise Olivarez
Mike Lindebak

RECEIVED

AUG 27 1980

METROPOLITAN PLANNING
ROUTE

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-64 Name Regency Plaza
Date Application Rec'd. 7-28-80 Preliminary Approval
Scheduled S/D Meeting 9-4-80

DESCRIPTION

General Location Northeast corner of Central and Maize Road

Owner Thurman W. Smith
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | | | |
|--------------------------------|---|--------------------------------|----------|
| 1. Gross Acreage of Plat | <u>6.58</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ R/W _____ | ft. |
| Residential | <u>2</u> | b. _____ R/W _____ | ft. |
| Commercial | <u>3</u> | c. _____ R/W _____ | ft. |
| Industrial | _____ | d. _____ R/W _____ | ft. |
| Other | _____ | e. _____ R/W _____ | ft. |
| Total Number of Lots | <u>5</u> | TOTAL _____ | ft. |
| 3. Minimum Lot Frontage | <u>164</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>27,000 square feet</u> | streets? _____ yes <u>X</u> no | |
| 5. Existing Zoning | <u>AA and LC</u> | | |
| 6. Proposed Zoning | <u>LC and R-5</u> | | |
| 9. Public Water Supply | Yes (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewer | Yes (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval | (where applicable) _____ | | (Yes-No) |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

Note: The applicant's associated zone case requesting "AA" and "LC" to "LC" and "R-5" will be heard by M.A.P.C. on September 11, 1980.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of Squaw Lane, including a sidewalk on the south side of this street. If a valid petition cannot be obtained and the applicant does not wish to pay the entire paving cost, it is recommended that there be only one "R-5" lot with access only to Maize Road.
- D. Approval of this plat is subject to approval of the applicant's associated zone case.
- E. The shed and concrete pad shall be removed from the utility easement prior to recording the plat. A letter from the applicant or his engineer shall be submitted to the Planning Department stating that these structures have been removed.
- F. It should be noted that the "access control except for 1 opening" notations refer to one opening per lot.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



MEMO

TO: Chris Breitenstein
Drainage Design Engineer
455 N. Main
7th Floor - City Hall
Wichita, Kansas 67202

PROJECT NO. 30-79412-1120

PROJECT: Regency Plaza

DATE: August 20, 1980

COPIES TO:

ATTN:

Louise Olivarez ✓
Mike Lindebak
Dick Linn

FROM: Kristen Hart

REFERENCE: Regency Plaza Drainage Concept

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a Drainage Concept for Regency Plaza.

As noted on the plan, lot grading is the proposed means of draining the plat. Therefore we do not feel a need for submitting a Drainage Plan since it would be identical to the Drainage Concept.

We intend to file the Preliminary Plat August 22, 1980 to be heard by MAPC-Subdivision Committee on September 4, 1980.

If you have any questions or comments, please contact Dick Linn or myself.

FORM 021

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 _____

August 8, 1980

Professional Engineering Consultants, P.A.
Attention: Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-64 - Sketch plat of Regency Plaza Addition

Dear Gary:

We have completed our review of the above referenced sketch plat and would now like to provide you with the following comments:

1. Prior to or at the time of submitting a preliminary plat, submit a drainage concept plan to the City Engineer's office for review and approval.
2. Regarding the proposed lotting, we feel that the 60-foot wide strip of Lot 1 to Central Avenue should be avoided. We feel this ground should be part of proposed Lot 3 with a 30-foot ingress/egress easement designated to serve Lot 1.

In addition, we feel that "R-5" zoning is inappropriate for proposed Lots 1 and 2, Block 2. We recommend that you make an application for a zone change from "LC" to "A". "A" zoned lots should be platted with "complete access control" to Maize Road.

3. Recommended access controls for this plat are shown on the enclosed "marked" sketch plat. If Lots 1 and 2, Block 2 are to remain "LC" or are proposed for a residential density greater than "A", then they should be platted into one lot with its only point of access to Maize Road (i.e., "complete access control" to both Squaw Lane and Toh-n-hah Trail.
4. The preliminary plat should indicate a 35-foot building setback on all lots to remain "LC". Appropriate setbacks should be indicated for the other lots depending upon their zoning capacity.
5. Regarding an appropriate street turnaround for Toh-n-hah Trail, Traffic Engineering has advised that a guarantee for a hammerhead turnaround will be required.

P.E.C., P.A.
8-8-80
Page 2

6. Requirements for a preliminary plat (see 5-302 of the Subdivision Regulations).

With the above comments in mind, you may now proceed with the preparation of a preliminary plat. If you or your client should wish to discuss these sketch plat comments with us, please advise.

Sincerely,

Forrest L. Nagley
Junior Planner
FLN:bh
cc: Thurman Smith, 10300 W. Central, 67212

Map No.: 4848C
Section: 17
Twp.: 27
Range: 1W

S/D No. 80-64

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Regency Plaza
General Location: east Northwest corner of Central and Maize Road

Name of Property Owner: Thurman W. Smith Zip Code: 67212 Phone: 722-6791
Address: 10300 W. Central
Name of Subdivider: Same Zip Code: _____ Phone: _____
Address: _____
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)
Address: 1440 E. English Zip Code: 67211 Phone: 263-1107
Date of Application: July 28, 1980

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 6.58
2. Number of Lots:
 - Residential 2
 - Commercial 3
 - Industrial _____
 - Other _____
3. Total Number of Lots 5
4. Minimum Lot Frontage 164 ft.
5. Minimum Lot Area 27,000 Sq. Ft.
6. Existing Zoning AA and LC
7. Proposed Zoning LC and R-5
7. Lineal Feet of New Streets:
 - a. R/W _____ ft.
 - b. R/W _____ ft.
 - c. R/W _____ ft.
 - d. R/W _____ ft.
 - e. R/W _____ ft.
 - TOTAL - 0 - New _____ ft.
8. Are Sidewalks existing? Yes No
9. Is a public water supply available? Yes No, Name _____ City of Wichita _____
10. Is a sanitary sewer available? Yes No, Name _____ City of Wichita _____
11. Has Health Department approval been obtained (where applicable) N/A Yes No
12. City of Wichita Three Mile Area _____ Outside of Wichita _____

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: Thurman W. Smith

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

Received by LC
Date 7-28-80
Fee Submitted 200.00
(sketch)

FORM 29-201

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

COMMENTS

DATE

DUE DATE

BY