

Map No.: 5344 C

S/D No.: 87-15

SUBDIVISION REPORT AND PROGRESS

Name: SOUTHWEST PLAZA 2ND ADDITION

General Location: Northeast corner of Meridian and 31st Street South.

Owner: M.K. Gentry Estate, c/o M.K. Gentry Co., Attn: Chris Gentry

Engineer/Surveyor: Baughman Company, P.A.

APPLICATION FILED: 2/13/87

SKETCH PLAT FILED: \_\_\_\_\_

PRELIMINARY FILED: \_\_\_\_\_

M.A.P.C. ACTION: 3/5/87 approved

S/D ACTION: \_\_\_\_\_

B.C.C. ACTION: \_\_\_\_\_

FINAL FILED: 2/13/87

RECORDED: \_\_\_\_\_

S/D ACTION: 2/26/87 approved

REMARKS: Closed - see May 3, 89 letter in file

ACTION

S/D COMMITTEE <sup>DATE</sup> 2/26/87  
(final) approval  
M.A.P.C. approval 3-5-87  
B.C.C./B. CO. C. \_\_\_\_\_

S/D 87-15 - SOUTHWEST PLAZA 2ND ADDITION  
Northeast corner of Meridian and 31st  
Street South.  
BAUGHMAN COMPANY, P.A.



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 3, 1989

TO: Monty Robson, Superintendent, CID  
FROM: Louise Olivarez, Principal Planner  
SUBJECT: DP-83 Amendment #1 - Southwest Plaza Commercial  
C.U.P. Generally located at the northeast corner of  
31st St. South and Meridian.

On February 3, 1987, the City Commission approved the above-captioned C.U.P. amendment which differed from the original C.U.P. in that a second parcel was created on the corner for a service station/convenience store or a financial institution. Approval of the amendment was subject to the property being replatted within one year, or the amended C.U.P. would be considered null and void. The replat has not been completed and ownership of the property has passed from the estate of M.K. Gentry to the Kansas City Life Insurance Company according to records on file in the County Clerk's office. The surveyors who prepared the replat and who tried to get the owners to complete the replatting process have advised us that replatting will not be completed and the associated files (DP-183 Amendment #1 and S/D 87-15 Southwest Plaza 2nd Addition) can be closed.

Therefore, all paper copies and microfilm copies of DP-83 Amendment #1 should be marked "null and void" and the original DP-83, approved in 1977, is valid once again. If you need copies of the original DP-83, please let us know.

LO:jcm

cc: Brent Wooten, Baughman Co., 315 Ellis, 67211  
Dan Wilson, Wilson-Darnell Associates, 128 N. Oliver, 67208  
DP-83 Amendment #1 file  
DP-83 file  
S/D 87-15 file

FILE COPY

March 5, 1987

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 87-15 - SOUTHWEST PLAZA 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 5, 1987, 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 February 26, 1987.

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. 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 plator.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner  
DL:dlk

cc: M.K. Gentry Estate, c/o M.K. Gentry Co., Attn: Chris Gentry,  
3100 S. Meridian, Wichita, KS 67217  
Dan Wilson, 128 N. Oliver, Wichita, KS 67208

February 26, 1987

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 87-15 - SOUTHWEST PLAZA 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that provision #10 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around all main structures constructed on Lot 1. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- D. In order to assist title companies in determining if buildings constructed on this site property observe the building setbacks required by the associated Community Unit Plan, the final plat tracing shall indicate the building setbacks established by the CUP on the face of the plat.
- E. Since "complete access control" is being dedicated to 30th Street South and St. Clair Avenue from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- F. The final plat shall indicate the amount of half-street right-of-way existing for 30th Street South and St. Clair Avenue adjacent to this property. The centerlines of these streets shall be labeled.

- G. Since this replat represents a minor replat of a platted lot, the Planning Commission waives the maximum plat area standard established in the Subdivision Regulations for consideration of final form only plats. Sections 4-501 and 4-502.
- H. The final plat tracing shall indicate the 20-foot wide utility easement needed to provide for the sanitary sewer lateral required to serve Lot 2.
- I. Prior to submitting this plat for scheduling before the City Commission, the applicant shall submit a revised drainage plan to City Engineering for review and approval.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. 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.

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, March 5, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: M.K. Gentry Estate, c/o M.K. Gentry Co., Attn: Chris Gentry,  
3100 S. Meridian, Wichita, KS 67217  
Dan Wilson, 128 N. Oliver, Wichita, KS 67208  
Mike Lindebak, City Engineer

S/D No.: 87-15 Name: SOUTHWEST PLAZA 2ND ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 2/26/87

DESCRIPTION

General Location: Northeast corner of Meridian and 31st Street South.  
Owner: M.K. Gentry Estate, c/o M.K. Gentry Co., Attn: Chris Gentry,  
3100 S. Meridian, Wichita, KS 67217  
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 8.3
2. Number of Lots:  
Residential:  
Office:  
Commercial: 2  
Industrial:  
Total: 2
3. Minimum Lot Area: 21,000.0 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC" (DP-83)

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STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Southwest Plaza Commercial Community Unit Plan (DP-83).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the construction of the accel-decel lane needed on Meridian Avenue to serve the required major entrance to Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that provision #10 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around all main structures constructed on Lot 1. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- E. In order to assist title companies in determining if buildings constructed on this site properly observe the building setbacks required by the associated Community Unit Plan, the final plat tracing shall indicate the building setbacks established by the CUP on the face of the plat.
- F. Since "complete access control" is being dedicated to 30th Street South and St. Clair Avenue from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- G. The final plat shall indicate the amount of half-street right-of-way existing for 30th Street South and St. Clair Avenue adjacent to this property. The centerlines of these streets shall be labeled.
- H. Since this replat represents a minor replat of a platted lot, it is recommended that the Subdivision Committee waive the maximum plat area standard established in the Subdivision Regulations for consideration of final form only plats. Sections 4-501 and 4-502.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

SUBDIVISION REPORT  
Final Plat S/D 87-15 - SOUTHWEST PLAZA 2ND ADDITION  
Page 2

- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required?
- N. General provision #15, of the associated Community Unit Plan, states that the need for accel/decel lanes along 31st Street South and Meridian will be determined at the time of platting. In Item C of these comments, the applicant is asked to guarantee the construction of the accel/decel lanes needed to serve the required major entrance serving Lot 1. The representative from the City Engineer's office and the Traffic Engineer should be prepared to state if the development proposed by this 8.29 acre plat (108,338 sq. ft. of floor area) necessitates additional accel/decel lane guarantees for Meridian Avenue or cause a need for a similar guarantee for 31st Street South.
- O. The Traffic Engineer should be prepared to advise if the major entrance to Meridian has been constructed to standards.

NOTE: This plat has been submitted in final form only.

DATE: Feb 17, 1987

TO: Mike E. Lindebak, City Engineer/Acting Director of Planning

ATTENTION: Forrest Nagley, Senior Planner

Receipt of the FINAL DRAINAGE PLAN/DRAINAGE CONCEPT for Southwest  
Plaza 2<sup>nd</sup> Add'n  
(name of plat)

is hereby acknowledged.

Vicky Huang  
(Signed)

(0204F)

Map No.: 5344C  
Section: S41/4 6  
Twp.: 28-5  
Range: 1E

S/D No. 87-15

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SOUTHWEST PLAZA 2ND ADDITION

General Location: N.E. CORNER OF MERIDIAN AND 31ST. ST. 30.

Name of Property Owner: M.K. GENTRY ESTATE % M.K. GENTRY Co. ATTN: CHRIS GENTRY  
Address: 3100 S. MERIDIAN Zip Code: 67217 Phone: 942-8171  
Name of Subdivider: ARCHITECT: DAN WILSON  
Address: 128 N. OLIVER Zip Code: 67208 Phone: 681-2099  
Name of Engineer/Surveyor: BRUSHMAN COMPANY, P.A.  
Address: 315 ELLIS Zip Code: 67211 Phone: 362-7271  
Date of Application: 3 FEBRUARY 1987

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 8.3 Acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 2
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 2
3. Minimum Lot Frontage 120 ft.
4. Minimum Lot Area 21,000.0 sq. ft.
5. Existing Zoning LC-Southwest Plaza C.U.P. DP-83
6. Proposed Zoning LC-D.P. 83
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 None ft.
8. Are Sidewalks existing? Yes  No \_\_\_\_\_
9. Is a public water supply available?  Yes \_\_\_\_\_ No, Name \_\_\_\_\_
10. Is a sanitary sewer available?  Yes \_\_\_\_\_ No, Name \_\_\_\_\_
11. Has Health Department approval been obtained (where applicable) \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_
12. City of Wichita  Three Mile Area \_\_\_\_\_ Outside of 3-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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: John B. Dentz

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

Received by FW  
Date 2/13/87  
Fee Submitted 210.00

FORM 29-021

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
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY