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6/15/96

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

July 11, 1996

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

Re: S/D 96 - 41 - AUTOZONE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 1996, 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 July 3, 1996.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Robbins Realty, Dick Robinson, 247 W. 54th St. S., Wichita, KS 67217
Autozone, Inc., Attn: Buford Grady, 2053 E. Richmond, Springfield, MO 65804
Mike Lindebak, City Engineer

SEDGWICK COUNTY



July 3, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
PHONE (316) 268-4421
FAX (316) 268-4390

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

Re: S/D 96 - 41 - AUTOZONE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, July 3, 1996, 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 any drainage improvements required by the platting of this property. Any such improvements shall be done at the time of site development.
- ☒ B. The final plat tracing shall indicate access control except for one (1) opening to Broadway and one (1) opening to Hazel. A guarantee shall also be provided for a left-turn lane in Broadway at Hazel.
- ☒ C. The applicant shall provide a sidewalk certificate for the installation of sidewalk adjacent to this site's north line, along Hazel.
- ☒ D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ E. *[Signature]* In regard to a gas pipeline shown on the sketch plat along the site's east property line, no easement appears to be shown for this gas pipeline in the plat binder and this site was not previously platted, so no platted easement exists. Depending on the nature of this pipeline, additional easement may be required and this site will be subject to the standard requirements involving pipeline easements. That is, a pipeline easement apparently exists and shall be properly addressed.
- ☒ F. Based upon the platting binder, the applicant shall provide proof that all applicable property taxes have been paid prior to this plat being released for recording.
- ☒ G. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- ☒ H. The applicant shall install or guarantee the installation of all utilities and facilities which are

July 3, 1996

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applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- 1. 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.
- 2. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 3. Recording of the plat within 30 days after approval by the City Council.
- 4. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, July 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Robbins Realty, Dick Robinson, 247 W. 54th St. S., Wichita, KS 67217
Autozone, Inc., Attn: Buford Grady, 2053 E. Richmond, Springfield, MO 65804
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-11

July 11, 1996

STAFF REPORT
(Final Plat Approved 7/3/96)

CASE NUMBER: S/D 96-41 AUTOZONE ADDITION

OWNER/APPLICANT: Robbins Realty, Dick Robinson, 247 W. 54th St. S., Wichita, KS 67217

CONTRACT PURCHASER: Autozone, Inc., Attn: Buford Grady, 2053 E. Richmond, Springfield, MO 65804

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of Broadway and north of 55th Street South

SITE SIZE: 3.416 Acres

NUMBER OF LOTS

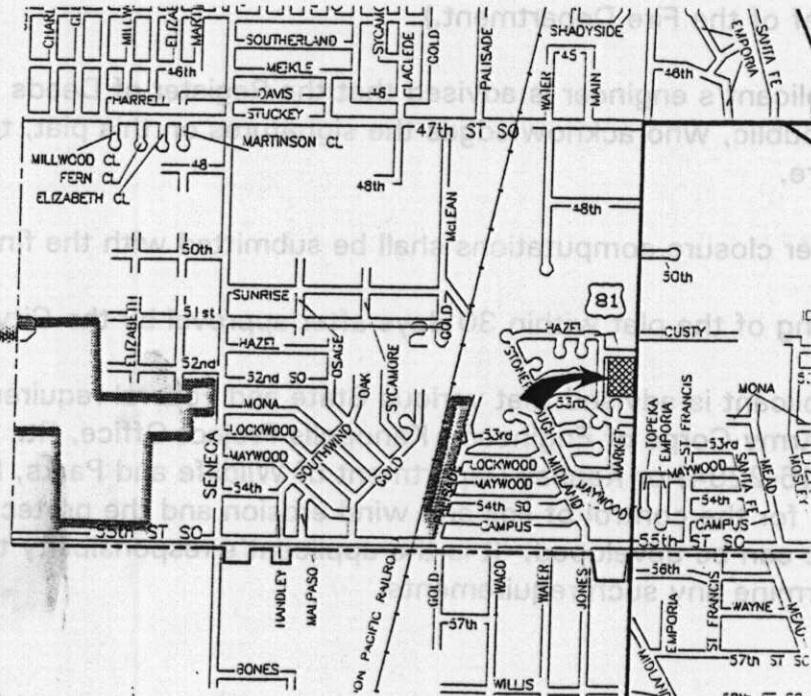
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 148,817.1 sq. ft.

CURRENT ZONING: "GC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. Any such improvements shall be done at the time of site development.
- B. The final plat tracing shall indicate access control except for one (1) opening to Broadway and one (1) opening to Hazel. A guarantee shall also be provided for a left-turn lane in Broadway at Hazel.
- C. The applicant shall provide a sidewalk certificate for the installation of sidewalk adjacent to this site's north line, along Hazel.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. In regard to a gas pipeline shown on the sketch plat along the site's east property line, no easement appears to be shown for this gas pipeline in the plat binder and this site was not previously platted, so no platted easement exists. Depending on the nature of this pipeline, additional easement may be required and this site will be subject to the standard requirements involving pipeline easements. That is, a pipeline easement apparently exists and shall be properly addressed.
- F. Based upon the platting binder, the applicant shall provide proof that all applicable property taxes have been paid prior to this plat being released for recording.
- G. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.