

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 15, 1995

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

Re: S/D 95-32 UNB 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 June 8, 1995.

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: City of Wichita, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202
Union National Bank, Attn: Thomas Webb, 150 N. Main Street, Wichita, KS 67202
Mennonite Housing, Attn: Tom Bishop, 2145 N. Topeka, Wichita, KS 67214
Ken Helmer, Howard & Helmer, 3500 N. Rock Road, Wichita, KS 67226
Mike Lindebak, City Engineer

additional strip immediately south of this alley. The applicant will, however, need to provide proof that title to this area will revert to this property. As determined appropriate, the associated vacation case (V-1915) will be completed or withdrawn.

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

11-20-95

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. _____

June 15, 1995

STAFF REPORT

(Final Plat Approved 6/8/95, Preliminary Plat Approved 5/4/95)

CASE NUMBER: S/D 95-32 UNB 2ND ADDITION

OWNER/APPLICANT: City of Wichita, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

CONTRACT PURCHASER: Union National Bank, Attn: Thomas Webb, 150 N. Main Street, Wichita, KS 67202

CONTRACT PURCHASER: Mennonite Housing, Attn: Tom Bishop, 2145 N. Topeka, Wichita, KS 67214

ARCHITECT: Ken Helmer, Howard & Helmer, 3500 N. Rock Road, Wichita, KS 67226

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

LOCATION: South of 21st Street North and east of Hydraulic

SITE SIZE: 2.75 Acres

NUMBER OF LOTS

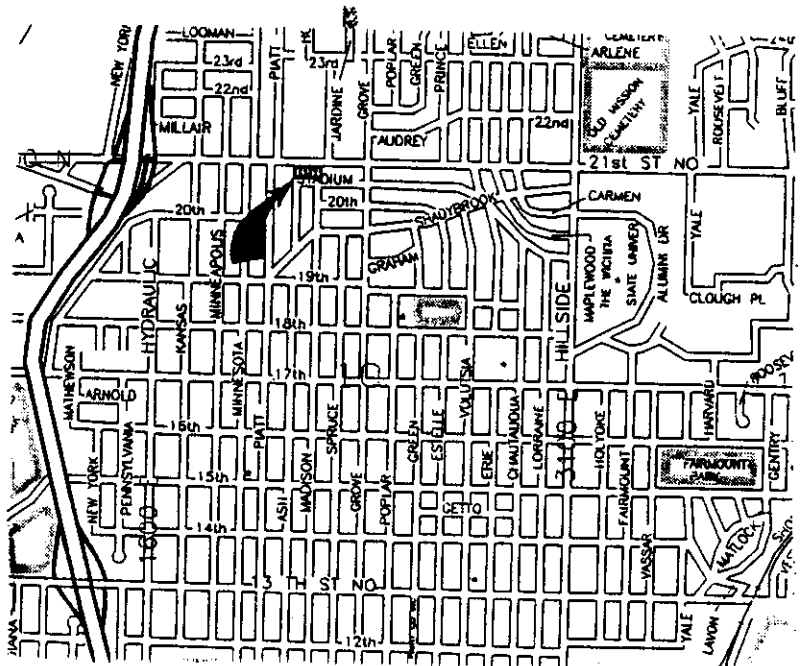
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 119,604 sq. ft.

CURRENT ZONING: "LC" and "A"

PROPOSED ZONING: "BB" (Z-3157)

VICINITY MAP:



THE CITY

STAFF COMMENTS:

- A. Guarantees need to be provided for the reconstruction of the curbing for 21st Street adjacent to this site in order to limit the access to the indicated three (3) openings. Such a guarantee shall also provide for the closure of Madison at both the north and south lines of this plat, and closure of the alley at 21st Street North.
- B. The applicant shall guarantee the closure of those driveways (5) in excess of the access controls being platted to Stadium.
- C. The applicant shall provide any drainage improvements required by the platting of this property. Such improvements, including private storm sewers, will be required at the time of site development.
- D. Based on a review of the platting binder, certain ownership issues and interests in terms of mortgages either need to be shown as signatories on the plat or prior to release of the plat for recording, proof shall be provided that any such interests no longer are in effect.

Further, the incorporation of street right-of-way and alley right-of-way entirely within the parameter of this plat needs to be appropriately documented by the applicant.
- E. The final plat tracing shall indicate appropriate building setbacks on all adjacent streets. Based on "BB" zoning, 20-foot setbacks at a minimum should be shown. However, because of the redevelopment plans for this site, these setbacks may be, if determined appropriate, adjusted to accommodate the planned buildings.
- F. Because of the ownership issues involving Madison and its vacation, this plat will need to be submitted to the City Council no earlier than the vacation case. Technically, the vacation needs to be completed first, so that it may be included within this plat. This plat's approval is subject to the vacation case (V-1914) being approved by the City Council (this vacation case is scheduled for the June 6, 1995 meeting of the City Council.) .
- G. Prior to this plat being scheduled for City Council review, letters shall be submitted from any of the utilities requiring relocation, indicating that satisfactory arrangements have been made for such relocations.
- 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. As requested by the applicant, the final plat tracing (and now shown on this final plat) may include within its perimeter the vacated alley right-of-way along this plat's western line and an

