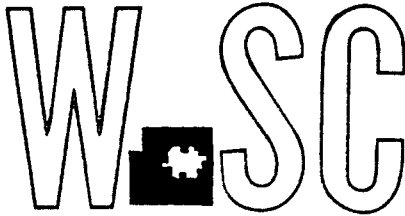
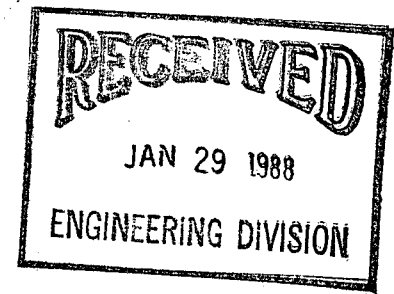


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



January 29, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-103 - FRANK & JOHNNY'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 1988, 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 the lots being platted.
- B. Given the importance of 37th Street North and Rock Road as major carriers of traffic and in order to provide efficient and safe ingress and egress to this commercial plat from the four openings permitted to Rock Road and the seven openings permitted to 37th Street North, the applicant shall guarantee the construction of a continuous accel/decel lanes adjacent to the east and south lines of this plat. The Commercial Community Unit Plan allows the construction of 182,800 square feet of floor area and permits a total of nine free standing buildings on this six lot plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. In order to avoid conflict between the uses of the 5-foot wall easement and the utility easement, adjacent to the northerly line of this plat, the final plat tracing shall not indicate the platting of a utility easement which is partially used as a wall easement. On the approved preliminary plat, this conflict of easement uses was not depicted.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 86-103 - FRANK & JOHNNY'S ADDITION
Page 2

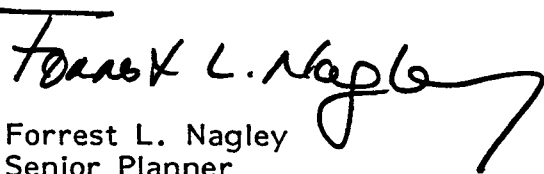
- F. On the final plat, the recording information for adjacent street rights-of-way, which exist by virtue of separate instrument, shall be shown on the face of the plat.
- G. On the final plat tracing, the plattor's text shall be amended to clearly reference that access controls to Rock Road are granted to the City of Wichita.
- H. On the final plat tracing, the amount of complete access control at the major street intersection shall be dimensioned (40 feet).
- I. 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.
- 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.

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, February 4, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: Woodlawn Development Company, 141 N. Main, Suite 300,
Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Mike Lindebak, City Engineer

JANUARY 28, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 12/4/86)

CASE NUMBER: S/D 86-103 - FRANK & JOHNNY'S ADDITION

OWNER/APPLICANT: Woodlawn Development Company, 141 N. Main, Suite 300,
Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: At the northwest corner of 37th Street North and Rock Road.

SITE SIZE: 10.8 Acres

NUMBER OF LOTS:

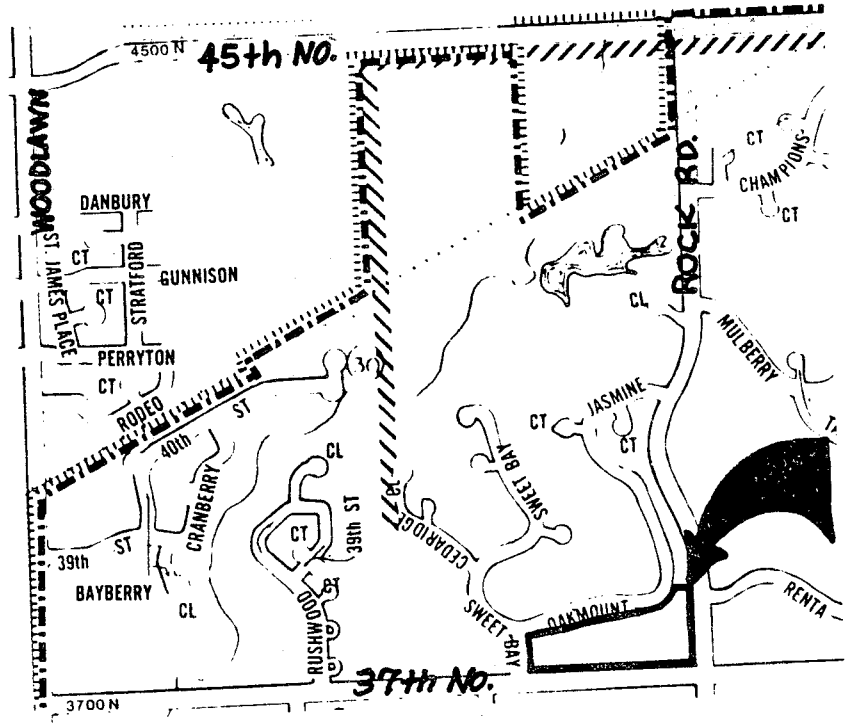
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 31,500 Sq. Ft.

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "LC" (Z-2758)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Associated zone case (Z-2758) requesting "AA" (single-family) and "LC" (light commercial) to "LC" (light commercial) zoning has been approved subject to platting. This property is subject to the provisions of W.D.C. Parcel 5A Commercial Community Unit Plan (DP-155). This property can be developed with any use permitted in the light commercial district, except those that are excluded by the text of the Commercial Community Unit Plan.

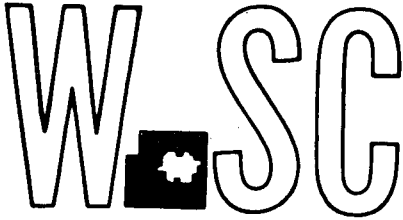
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Given the importance of 37th Street North and Rock Road as major carriers of traffic and in order to provide efficient and safe ingress and egress to this commercial plat from the four openings permitted to Rock Road and the seven openings permitted to 37th Street North, the applicant shall guarantee the construction of a continuous accel/decel lanes adjacent to the east and south lines of this plat. The Commercial Community Unit Plan allows the construction of 182,800 square feet of floor area and permits a total of nine free standing buildings on this six lot plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. In order to avoid conflict between the uses of the 5-foot wall easement and the utility easement, adjacent to the northerly line of this plat, the final plat tracing shall not indicate the platting of a utility easement which is partially used as a wall easement. On the approved preliminary plat, this conflict of easement uses was not depicted.
- F. On the final plat, the recording information for adjacent street rights-of-way, which exist by virtue of separate instrument, shall be shown on the face of the plat.
- G. On the final plat tracing, the plattor's text shall be amended to clearly reference that access controls to Rock Road are granted to the City of Wichita.
- H. On the final plat tracing, the amount of complete access control at the major street intersection shall be dimensioned (40 feet).
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

FRANK & JOHNNY'S ADDITION

Page 3

- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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 guarantees required by this plat?

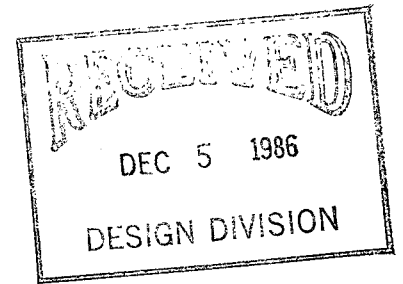
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

December 5, 1986



Bill G. Yung Design
4912 E. 29th N., Suite One
Wichita, KS 67220

Re: Preliminary Plat S/D 86-103 - FRANK & JOHNNY'S ADDITION

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 1986, 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. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Given the importance of 37th Street North and Rock Road as major carriers of traffic and in order to provide efficient and safe ingress and egress to this commercial plat from the four openings permitted to Rock Road and the seven openings permitted to 37th Street North, the applicant shall guarantee the construction of a continuous accel/decel lanes adjacent to the east and south lines of this plat. The Commercial Community Unit Plan allows the construction of 182,800 square feet of floor area and permits a total of nine free standing buildings on this six lot plat.
- C. The applicant shall guarantee the storm water sewers required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat, the plattor's text shall reference the platting of the proposed wall easement.
- F. The final plat shall indicate the dedication of an additional 10 feet of street right-of-way for Rock Road and 37th Street North. This additional right-of-way is needed for the construction of continuous accel/decel lanes to serve this 10.77 acre commercial plat.

C
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P
Y

- G. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- H. On the final plat, the recording information for adjacent street rights-of-way, which exist by virtue of separate instrument, shall be shown on the face of the plat.
- I. Since the perimeters of proposed Lots 4 and 5 do not match the boundary of Parcel 4 on the associated Community Unit Plan, approval of this preliminary plat is subject to the applicant obtaining approval of an administrative adjustment of the parcel boundaries and associated building setback requirements of the W.D.C. Parcel 5A Community Unit Plan.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Woodlawn Development Company, 141 North Main, Suite 300,
Wichita, KS 67202
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
~~X~~ Mike Lindebak, City Engineer

- 1 Ferdinand Feery. Vacation of allotted utility easement. No water problem.
- 2 Woodlawn Development Co. Vacation of access control. No water problem.
- 3 Southglen Addition. Final Plat. Existing main in 87th St. S. Interior main to be extended as required for development.
- 4 Amador Estates Third Addition. Preliminary Plat. Item B, main to be extended. 12" main in Clarkport to be extended to Moize Rd. and extended in North along the plat. Otherwise no water problem.
- 5 Triple "B" Grove Addition. Final Plat. Petition now held for Harvest Chapel Addition to extend main in 55th to Seneca. Suggest main in Seneca be extended to serve the plat.
- 6 Penstemon Fourth Addition. Final Plat. Item B, main to be extended. Main in Greenbrier Court should be tied at Greenbrier and also at Oxford to provide second feed to another independent source.
- 7 Woodland Estates 3rd Addition. Preliminary plat. Main to be extended in Shannon Joy Court. No water problem.
- 8 Frank & Johnny's Addition. Preliminary Plat. Area now served by existing mains in 37th St. N. and 26th. No water problem.

- 10 Westwind 2nd Addition. Item A, remain as is. Main to be extended from S. Woodchuck to 2nd and in 21st along the plat. Item B, extended to be extended as part of existing plat and not as a new designing a water line in 1974 ending before 2nd Street.
- 11 Miller Heights Addition. Final Plat. Item D, outside city Water Service application, etc. required. No water problem.
- 12 Monterey Addition. Final Plat. Plat now served. ~~Item~~ No water problem.
- 13 Kelly Addition. Final plat. Existing main in Central may be used to serve this property because of the access control to Anapaha.
- 14 Shawson Investment Corporation. Grant utility easement. No water problem.
- 15 W. A. Michaelis, Jr. et ux. Grant utility easement. No water problem.
- 16 Keith Anderson. Grant utility easement. No water problem.
- 17 Robert and Mary McComb. Grant utility easement. No water problem.

Other Matters

World Impact Addition. Final plat. No water problem. Any additional main required shall be extended observing required separation of water lines and sanitary sewers.

S/D No.: 86-103 Name: FRANK & JOHNNY'S ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: At the northwest corner of 37th Street North and Rock Road.
Owner: Woodlawn Development Company, 141 North Main, Suite 300,
Wichita, KS 67202
Surveyor/Engineer: Bill Yung Design, 4912 E. 29th N., Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 10.8
2. Number of Lots:
Residential:
Office:
Commercial: 6
Industrial:
Total: 6
3. Minimum Lot Area: 31,500 Sq. Ft.
4. Existing Zoning: "LC" and "AA"
5. Proposed Zoning: "LC" (Z-2758)

STAFF COMMENTS:

- NOTE: Associated zone case (Z-2758) requesting "AA" (single-family) and "LC" (light commercial) to "LC" (light commercial) zoning has been approved subject to platting. This property is subject to the provisions of W.D.C. Parcel 5A Commercial Community Unit Plan (DP-155). This property can be developed with any use permitted in the light commercial district, except those that are excluded by the text of the Commercial Community Unit Plan.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. Given the importance of 37th Street North and Rock Road as major carriers of traffic and in order to provide efficient and safe ingress and egress to this commercial plat from the four openings permitted to Rock Road and the seven openings permitted to 37th Street North, the applicant shall guarantee the construction of a continuous accel/decel lanes adjacent to the east and south lines of this plat. The Commercial Community Unit Plan allows the construction of 182,800 square feet of floor area and permits a total of nine free standing buildings on this six lot plat.
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 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. On the final plat, the plattor's text shall reference the platting of the proposed wall easement.
 - F. The final plat shall indicate the dedication of an additional 10 feet of street right-of-way for Rock Road and 37th Street North. This additional right-of-way is needed for the construction of continuous accel/decel lanes to serve this 10.77 acre commercial plat.
 - G. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
 - H. On the final plat, the recording information for adjacent street rights-of-way, which exist by virtue of separate instrument, shall be shown on the face of the plat.
 - I. Since the perimeters of proposed Lots 4 and 5 do not match the boundary of Parcel 4 on the associated Community Unit Plan, approval of this preliminary plat is subject to the applicant obtaining approval of an administrative adjustment of the parcel boundaries and associated building setback requirements of the W.D.C. Parcel 5A Community Unit Plan.

SUBDIVISION REPORT

Preliminary Plat S/D 86-103 - FRANK & JOHNNY'S ADDITION

Page 2

- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.