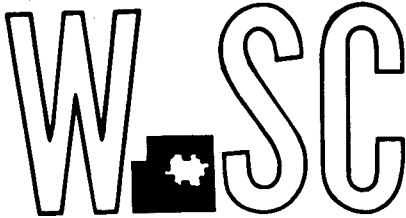


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 19, 1982

Lowell D. High
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 82-4 - Final plat of Park Plaza Third Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 18, 1982, 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 extension of sanitary sewer to serve the lot.
- B. The applicant is requesting one point of access to Central and a break in the medial to permit left turns into and out of the site. The applicant shall guarantee the necessary reconstruction of this medial, the design to be worked out by Traffic Engineering.
- C. The applicant shall guarantee the reconstruction of the Waco Street medial to provide for a left turn bay into this property, the design to be worked out by Traffic Engineering.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Closure computations shall be submitted with the final plat tracing.
- 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. The certificate

Lowell D. High
2-19-82
Page 2

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 February 25, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

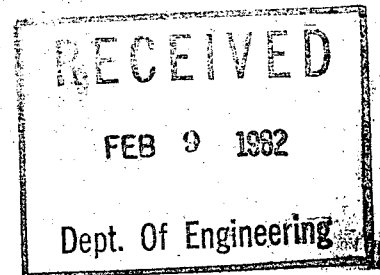
cc: Wayne Isaac, Contracts Administration
Don Anderson, Director of Housing and Economic Development
C and W. Enterprises, c/o Lynn Woodward, 730 N. Main, 67202
X Mike Lindbak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 5, 1982

Lowell D. High
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 82-4 - Final plat of Park Plaza Third Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 4, 1982, 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 extension of sanitary sewer to serve the lot.
- B. The applicant is requesting one point of access to Central and a break in the medial to permit left turns into the site. The applicant shall guarantee the reconstruction of the medial so as to provide stacking room for left turns into the site.
- C. The applicant shall guarantee the reconstruction of the Waco Street medial to provide for a left turn bay accomodating 3 cars into this property. The medial cut already exists.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Closure computations shall be submitted with the final plat tracing.
- 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. 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.

Lowell D. High
2-5-82
Page 2

This matter will be forwarded to the Planning Commission for its consideration on February 11, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Wayne Isaacs, Department of Administration
Don Anderson, Director, Housing and Economic Development
C and W Enterprises, c/o Lynn Woodward, 730 N. Main, 67202
* Mike Lindebak, City Engineering

S/D No. 82-4 Name Park Plaza Third Addition
Date Application Rec'd. 1-12-82 Preliminary Approval _____
Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location Between Wichita and Waco on the north side of Central

Owner City of Wichita, Attention: Wayne Isaacs and Don Anderson
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>1.31 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>156.9 ft.</u> | 8. Sidewalk adjacent to all streets <u>X</u> yes ___ no |
| 4. Minimum Lot Area <u>56,995 sq. ft.</u> | Central Avenue only |
| 5. Existing Zoning <u>B, C, and E</u> | |
| 6. Proposed Zoning <u>BB</u> | |
| 9. Is public water available <u>X</u> Yes ___ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes ___ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) ___ Yes ___ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area ___ Outside of 3-Mile Area ___ | |

STAFF COMMENTS:

Note: If a sales contract has not been signed by February 4th, this plat should not be reviewed by the Subdivision Committee.

- A. The applicant shall guarantee extension of sanitary sewer to serve the lot.
- B. The applicant is requesting one point of access to Central and a break in the medial to permit left turns into the site. It has been the position of both Planning and Engineering that left turns into and out of the site on Central are inappropriate because of the close proximity to the railroad and to the Central/Waco intersection. The Traffic Commission will consider the applicant's request for a medial break at their February 17th meeting. If the plat is recommended for approval with this access point and with the medial break, the applicant shall guarantee the reconstruction of medial so as to provide stacking room for left turns into the site.
- C. The applicant shall guarantee the reconstruction of the Waco Street medial to provide for a left turn bay into this property. The medial cut already exists.
- D. The representative of Engineering shall be prepared to comment on the lot grading plan and state if any drainage improvements need to be guaranteed with this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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