

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

May 31, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-35 - RIDGE ROAD ADDITION

OWNER/APPLICANT: John L. Crum, Jr., President, Ridge Road Bowl, Inc., 749 N. Ridge Rd., Wichita, KS 67212

SURVEYOR/ENGINEER: S.E. Anderson, P.E./LS

LOCATION: North of Central and west of Ridge Road

SITE SIZE: 1.97 Acres

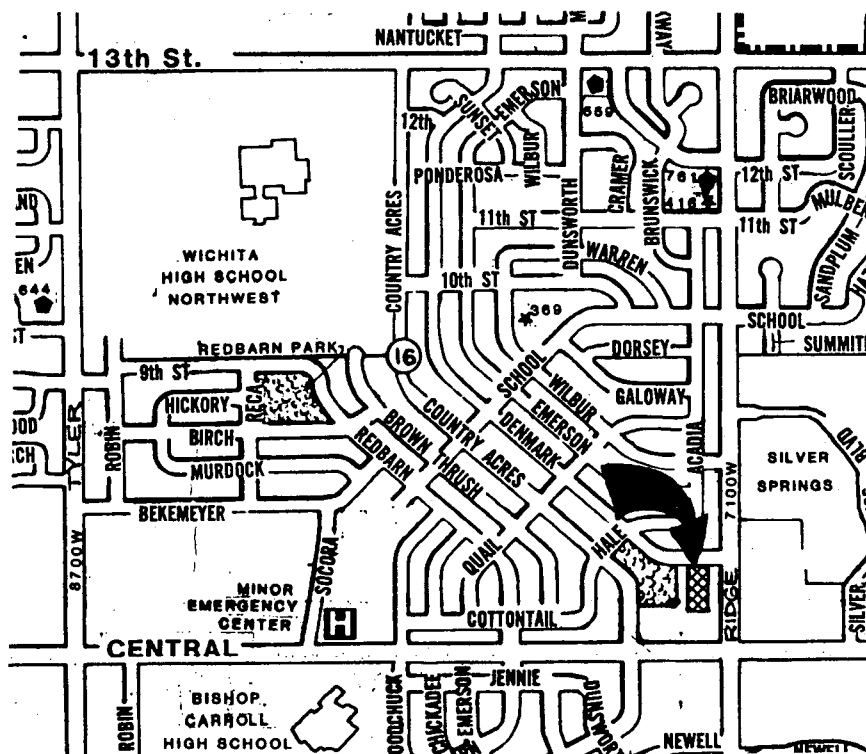
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.97 Acres

CURRENT ZONING: "LC" Light Commercial, "BB" Office District

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site is presently developed with a bowling alley, but is located on only a portion of an originally platted lot. A planned expansion is now requiring that this site be replatted as a subdivision. Presently, the zoning on this site is split with the northern 100-foot being zoned "BB" office district and the remainder "LC" light commercial.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - 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 the expansion of this site may be limited in terms of uses allowed in the northern portion of this site which is presently zoned "BB" office district. If the planned expansion requires light commercial zoning, the applicant will need to obtain a zone change.
 - D. The applicant is also advised that the area shown on the sketch plat which can potentially be used for parking appears somewhat limited. The applicant should verify with Central Inspection that sufficient parking can be provided on-site for the proposed and existing development.
 - E. Because of existing residential development along the north line of Denmark, access to this street has been controlled for the commercial and office uses to the south. Traffic Engineering should be prepared to comment on the two openings proposed to Denmark from this site. At this time, only one opening exists, with the western opening indicated on the sketch plat as being a proposed entrance.
 - F. On the face of the plat, the word "complete" should be deleted from the lines indicating access control except 2 openings.
 - G. On the final plat tracing the north line of a previous lot at this plat's south end, and the reference to that lot should be removed. A tie point to a previously platted lot corner or section corner, however, shall be provided.
 - H. On the final plat tracing, the center line of Denmark shall be indicated along with a dimension for the 1/2 street of right-of-way adjacent to this site.
 - I. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.

- J. On the final plat tracing the MAPC's signature block shall indicate "George Sherman, Acting Chairman."
- 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. 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.
- 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 City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

June 1, 1990

S.E. Anderson PE/LS
Rt. 1, Box 196
Whitewater, KS 67154

Re: S/D 90-35 - Ridge Road Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that the expansion of this site may be limited in terms of uses allowed in the northern portion of this site which is presently zoned "BB" office district. If the planned expansion requires light commercial zoning, the applicant will need to obtain a zone change.
- B. The applicant is also advised that the area shown on the sketch plat which can potentially be used for parking appears somewhat limited. The applicant should verify with Central Inspection that sufficient parking can be provided on-site for the proposed and existing development.
- C. The applicant shall submit to Traffic Engineering a circulation plan for this site. If approved by Traffic Engineering, two access openings may be indicated for Denmark on the final plat tracing, otherwise only one access opening shall be indicated.
- D. On the face of the plat, the word "complete" should be deleted from the lines indicating access control except 2 (or 1) openings.
- E. On the final plat tracing the north line of a previous lot at this plat's south end, and the reference to that lot should be removed. A tie point to a previously platted lot corner or section corner, however, shall be provided.

- F. On the final plat tracing, the center line of Denmark shall be indicated along with a dimension for the 1/2 street of right-of-way adjacent to this site.
- G. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- H. The applicant shall submit with the final plat tracing, a copy of the recorded, private drainage easement, required by this plat's drainage plan.
- I. On the final plat tracing the MAPC's signature block shall indicate "George Sherman, Acting Chairman."
- 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. 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.
- 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 City Council.

The enclosed "marked" copy of the final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 7, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: John L. Crum, Jr., President, Ridge Road Bowl, Inc., 749 N.
Ridge Rd., Wichita, KS 67212
Mike Lindebak, City Engineer
Bill McKinely, Traffic Engineering



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CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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June 7, 1990

S.E. Anderson PE/LS
Rt. 1, Box 196
Whitewater, KS 67154

Re: S/D 90-35 - Ridge Road Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 1990, 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 1, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: John L. Crum, Jr., President, Ridge Road Bowl, Inc., 749 N.
Ridge Rd., Wichita, KS 67212
Mike Lindebak, City Engineer
Bill McKinely, Traffic Engineering