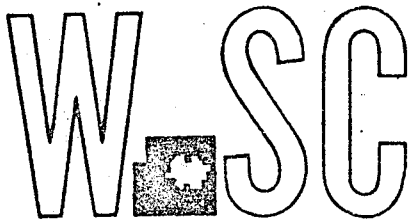
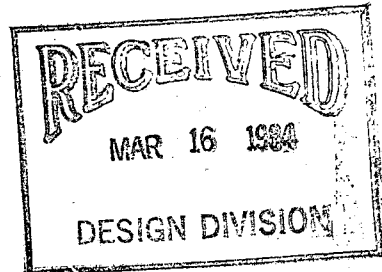


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 16, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 84-26 - Preliminary plat of Dillon 10th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 1984, 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. This plat proposes the vacation of the east-west alley north of 32nd Street. The right-of-way will revert to the property to the north, but owners of Lots 6, 7 and 8, Block A, Loma Linda Gardens must agree to the vacation. Prior to submission of a final plat, the applicant's agent shall obtain written agreement from these property owners for the alley vacation.
- B. The applicant shall guarantee the closure of the alley openings on Exposition and Seneca or their reconstruction to private driveway standards.
- C. The applicant shall submit a letter which states that all existing driveways not to be utilized after redevelopment of the site will be closed at the time of redevelopment.
- D. The number of permissible access points to adjacent streets will be discussed again at the time of final plat review. The Subdivision Committee expressed general agreement with the site plan as presented which indicated 3 openings to 31st Street and 3 openings to Seneca. The applicant should reconsider his request for access to 32nd Street South.
- E. At the final plat hearing, staff's request for contingent dedication of arterial intersection right-of-way for 31st and Seneca will be reconsidered.

Baughman Company, P.A.  
March 16, 1984  
Page 2

- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

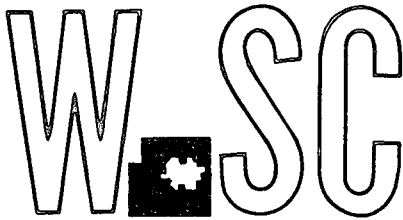


Louise Olivarez  
Senior Planner

LO:bh

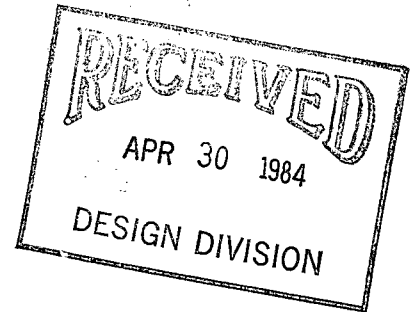
cc: Dillon Real Estate Co., Inc., 2700 E. 4th St., Hutchinson,  
Ks. 67051  
Jim Smith Realty (Atten: Joe Pollack), 331 N. Waco, 67202  
Everett Fettis, 120 S. Market, 67202  
X Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



April 27, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 84-26 - Final plat of Dillon 10th Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 1984, 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 closure of the alley opening on Seneca and shall guarantee the closure or reconstruction to private driveway standards of the alley opening on Exposition. The designated access controls on Seneca do not provide for the alley opening to remain.
- B. The applicant shall submit a letter which states that all existing driveways not to be utilized after redevelopment of the site will be closed at the time of redevelopment.
- C. The applicant shall guarantee the closure of the 3 driveway approaches to 32nd Street South and 1 driveway approach to 31st Street South which are not in agreement with the access controls being platted.
- D. The wording for the contingent dedication shall be changed to read as follows:  
  
The contingent street dedications, as indicated on the accompanying plat, are hereby dedicated contingent upon the need for right-of-way for a City project for a right turn lane at the southwest corner of 31st Street South and Seneca; and further contingent upon obtaining the necessary right-of-way for a right turn lane from the corner property. This contingent dedication shall be a covenant running with the land.
- 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

Baughman Company, P.A.  
April 27, 1984  
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 Thursday, May 3, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Dillon Real Estate Co., Inc., Attention: Leon Deaver, 2700 E.  
4th St., Hutchinson, Kansas 67501  
Joel Pollack, c/o Jim Smith Realty, 331 N. Waco, 67202  
Everett Fettis, Attorney, 120 S. Market, Suite 504, 67202  
X Mike Lindebak, City Engineer

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-26

Name: Dillon 10th Addition

Preliminary Approved: 3-15-84

Scheduled S/D Meeting: 4-26-84-

DESCRIPTION

General Location: Southwest corner of 31st St. South and Seneca Street.

Owner: Dillon Real Estate Co., Inc., Attention: Leon Deaver.

Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 6.5 acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 15,000.0 sq. ft.
  4. Existing Zoning: C, LC, BB and AA
  5. Proposed Zoning: C, LC, and BB (Z-2583)
- 

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the alley opening on Seneca and shall guarantee the closure or reconstruction to private driveway standards of the alley opening on Exposition. The designated access controls on Seneca do not provide for the alley opening to remain.
- B. The applicant shall submit a letter which states that all existing driveways not to be utilized after redevelopment of the site will be closed at the time of redevelopment.
- C. The final plat shows a 15-foot contingent dedication of right-of-way on 31st and on Seneca. The plat's text states the contingency is the need for right-of-way for a City project for a "free-flow right turn" and the right-of-way being acquired from the corner property. The City Engineer's office has determined that 15 feet, in addition to existing right-of-way, could accommodate a "right turn lane." A right turn lane is not the same as a free-flow right turn. This wording in the plat's text should be corrected. The City Engineer's office recommends that the second contingency of the right-of-way being acquired from the corner property be deleted from the text.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.