

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

October 13, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-73 DILLONS 11TH ADDITION

OWNER/APPLICANT: Amvets Post #36, Amvets Post #36 Auxiliary Wheat Basket Sad Sack #36, 220 E. 47th St. South, Wichita, KS 67216
and
Norma Shepler Revocable Trust, c/o Norma F. Shepler, Trustee, 118 Lexington, Andover, Ks 67002

CONTRACT PURCHASER: Dillon Real Estate Co., Inc., c/o Lee Kelly, 2700 E. Fourth, Hutchinson, KS 67501

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of 47th Street South and Broadway

SITE SIZE: 8.3 Acres

NUMBER OF LOTS

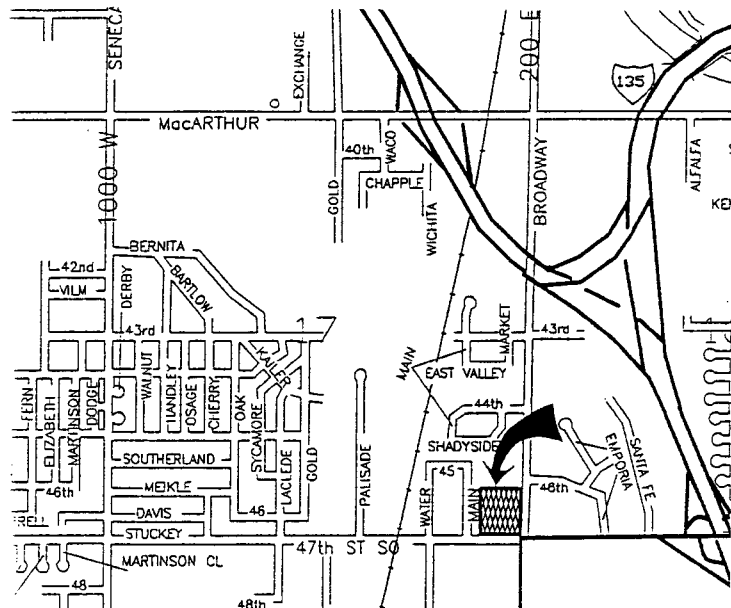
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 7.89 Acres

CURRENT ZONING: "AA, LC & C"

PROPOSED ZONING: "C" DP-216 and Z-3147

VICINITY MAP:



STAFF COMMENTS:

NOTE: Although this site is already platted, it is being replatted into order to create one overall lot but is also being replatted as a requirement of a proposed zone change (Z-3147) and CUP, DP-216. Both the zone change and CUP were reviewed by the MAPC and are being scheduled for City Council action on October 18, 1994. The proposed zone change involves the southern half of this site and if approved the entirety of the site will be zoned "C" Commercial. Both the zone change and CUP approvals indicate that certain improvements are to be guaranteed at the time of platting.

- A. This plat shall be subject to approval of the zone change and CUP and any related requirements.
- B. In order to be consistent with previous Dillon plats, the final plat should delete the "s" or plural form of the name. That is, the previous ten Additions were named Dillon.
- C. City Engineering needs to indicate if any guarantees are needed for the relocation or abandonment of existing facilities.
- D. As indicated by the CUP, DP-216 and zone change Z-3147 the following improvements shall be guaranteed.
 - 1. The reconstruction of the median in Broadway to provide for a left turn lane to serve this site.
 - 2. The extension of the left turn lane in 47th Street South to serve this site.
 - 3. The construction of an accel/decel lane along Broadway and 47th Street South as determined necessary by Traffic Engineering.
 - 4. The installation of sidewalks along both Broadway and 47th Street South.
- E. Traffic Engineering needs to indicate if there are any other additional traffic improvements needing to be guaranteed for this site.
- F. Guarantees shall be provided for those portions of major entrances located in public right-of-way.
- G. The applicant shall guarantee the closure of existing driveways located in the areas of complete access control or exceeding the number of allowed openings. As necessary, the applicant shall also guarantee the construction or reconstruction of the curbs and gutters adjacent to this site. Specifically, two openings along 47th Street need to be closed. If not covered by other improvements, additional curb and gutter improvements appear to be needed along portions of the site in order to properly control access to or from the site.
- H. On the final plat, the dedication of additional right-of-way shall be clearly indicated on both the face of the plat and in the plat's text.
- I. Prior to this plat being released for recording, the applicant shall submit a letter indicating that all structures located within the platted building setbacks have been removed.

- J. Since this is a replat, proper reference to KSA 12-512(b) shall be indicated in the surveyor's text.
- 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 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

November 10, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/13/94)

CASE NUMBER: S/D 94-73 DILLONS 11TH ADDITION

OWNER/APPLICANT: Amvets Post #36, Amvets Post #36 Auxiliary Wheat Basket Sad Sack #36, 220 E. 47th St. South, Wichita, KS 67216
and
Norma Shepler Revocable Trust, c/o Norma F. Shepler, Trustee, 118 Lexington, Andover, Ks 67002

CONTRACT PURCHASER: Dillon Real Estate Co., Inc., c/o Lee Kelly, 2700 E. Fourth, Hutchinson, KS 67501

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of 47th Street South and Broadway

SITE SIZE: 8.3 Acres

NUMBER OF LOTS

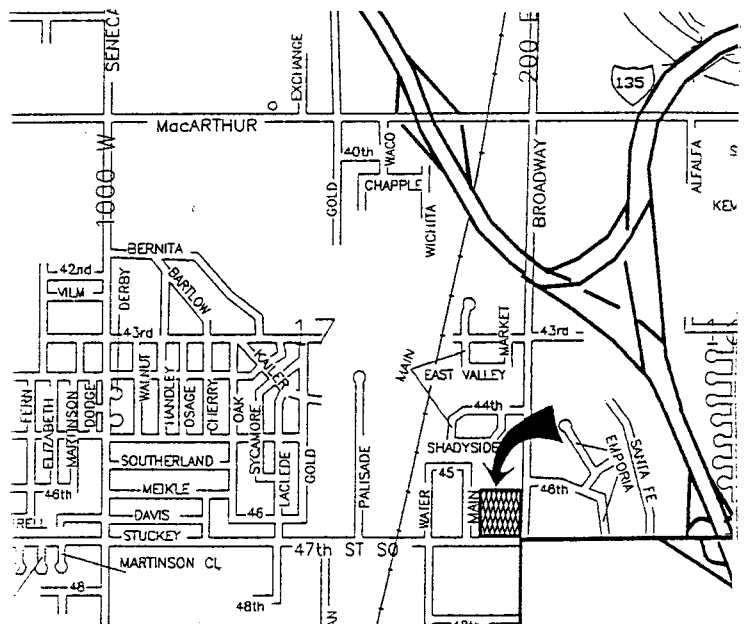
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 7.89 Acres

CURRENT ZONING: "AA, LC & C"

PROPOSED ZONING: "C" DP-216 and Z-3147

VICINITY MAP:



STAFF COMMENTS:

NOTE: Although this site is already platted, it is being replatted into order to create one overall lot but is also being replatted as a requirement of a proposed zone change (Z-3147) and CUP, DP-216. Both the zone change and CUP were reviewed by the MAPC and are now being scheduled for City Council action on November 1, 1994. The proposed zone change involves the southern half of this site and if approved the entirety of the site will be zoned "C" Commercial. Both the zone change and CUP approvals indicate that certain improvements are to be guaranteed at the time of platting.

- A. This plat shall be subject to approval of the zone change and CUP and any related requirements.
- B. As indicated by the CUP, DP-216 and zone change Z-3147 the following improvements shall be guaranteed.
 - 1. The reconstruction of the median in Broadway to provide for a left turn lane to serve this site.
 - 2. The extension of the left turn lane in 47th Street South to serve this site.
 - 3. The construction of an accel/decel lane along Broadway and 47th Street South as determined necessary by Traffic Engineering.
 - 4. The installation of sidewalks along both Broadway and 47th Street South.
- C. Guarantees shall be provided for those portions of major entrances located in public right-of-way.
- D. The applicant shall guarantee the closure of existing driveways located in the areas of complete access control or exceeding the number of allowed openings. As necessary, the applicant shall also guarantee the construction or reconstruction of the curbs and gutters adjacent to this site. Specifically, two openings along 47th Street need to be closed. If not covered by other improvements, additional curb and gutter improvements appear to be needed along portions of the site in order to properly control access to or from the site.
- E. Prior to submitting the final plat, the applicant was to meet with City Engineering to determine if additional utility easement needs to be provided along the west line of the plat. No such additional easement is being shown and Engineering needs to indicate if this is acceptable.
- F. As indicated by Traffic Engineering, the applicant shall provide proof from the State that any intended breaks in the medians adjacent to this site are acceptable.
- G. The applicant is advised that any relocation of utilities made necessary by this plat will be the responsibility of the applicant.
- H. Prior to submitting the final plat, the applicant was to meet with Planning to determine an acceptable means for assuring the removal of existing structures being located within areas of platted building setbacks. As has been discussed, the applicant shall submit an acceptable agreement that assures the timely removal of these structures.

- 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. 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.
- 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.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.