

JUNE 2, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-41 - HARVEST COMMUNICATIONS ADDITION

OWNER/APPLICANT: Triple A Properties, Inc., c/o Don Ablah,
224 E. Douglas, Suite 450, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Southeast corner of Lincoln and George Washington
Boulevard.

SITE SIZE: 2.44 Acres

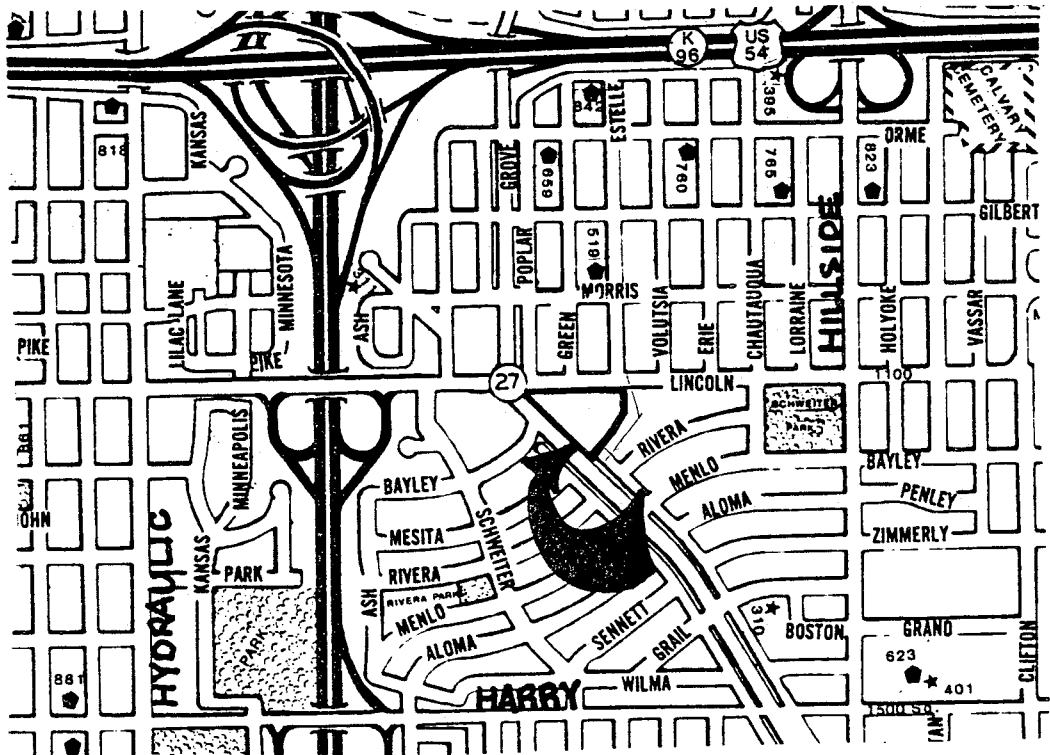
NUMBER OF LOTS:
Residential:
Office:
Commercial: 3
Industrial:
Total: 3

MINIMUM LOT AREA: 25,631 Sq. Ft.

CURRENT ZONING: "LC" 1055 10 56
1058 10 59

PROPOSED ZONING: "LC"

VICINITY MAP:



HARVEST COMMUNICATIONS DIVISION
Page 2

STAFF COMMENTS:

- 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 final plat shall indicate the north 10 feet of this property as additional street right-of-way. For that part of the north 10 feet that is occupied by an existing building, a contingent dedication shall be made. On the final plat, the platator's text shall reference that the contingent street dedication is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- D. On the final plat, 35-foot front yard building setbacks shall be platted on Lots 2 and 3 from the adjacent streets. On Lot 1, 20-foot setbacks shall be platted from the two perimeter streets. The 20-foot setbacks need to extend through the existing building on Lot 1. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. In order to be sure that the required amount of off-street parking will be retained for the existing building on Lot 1 and for the existing center abutting this property to the east, the applicant shall submit a parking plan to CID for review and approval prior to submitting a final plat. The parking plan shall note the square footage contained in the existing buildings. Once the parking plan has been approved by CID, a copy shall be submitted for the plat file.
- F. On the final plat, the following access controls shall be indicated:
 1. "Complete access control" to the adjacent street across the westerly line of Lot 1 (51.60 feet of frontage).
 2. "Complete access control" to George Washington Boulevard across the southerly line of Lot 1. This notation shall be extended south from the intersection corner to the point where the frontage road begins.
 3. "Access control except for one opening" to Lincoln across the north line of Lot 1, except the east 15 feet thereof.
 4. "Access control except for one opening" to Lincoln across the north line of ~~Lot 1~~, except the west 15 feet thereof.
Lot 2

- G. On the final plat, the amount of street right-of-way existing for George Washington Drive shall be indicated. This information is needed in addition to the notation of the centerline of George Washington Boulevard. "Complete access control" shall be indicated from George Washington Drive to George Washington Boulevard.
- H. City records indicate that in 1951, a 20-foot wide alley was dedicated adjacent to the east line of this tract. The final plat shall indicate this alley along with appropriate recording information.
- I. 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.
- 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. 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. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).

JUNE 30, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 6/2/88)

CASE NUMBER: S/D 88-41 - HARVEST COMMUNICATIONS ADDITION

OWNER/APPLICANT: Triple A Properties, Inc., c/o Don Ablah,
224 E. Douglas, Suite 450, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Southeast corner of Lincoln and George Washington
Boulevard.

SITE SIZE: 2.44 Acres

NUMBER OF LOTS:

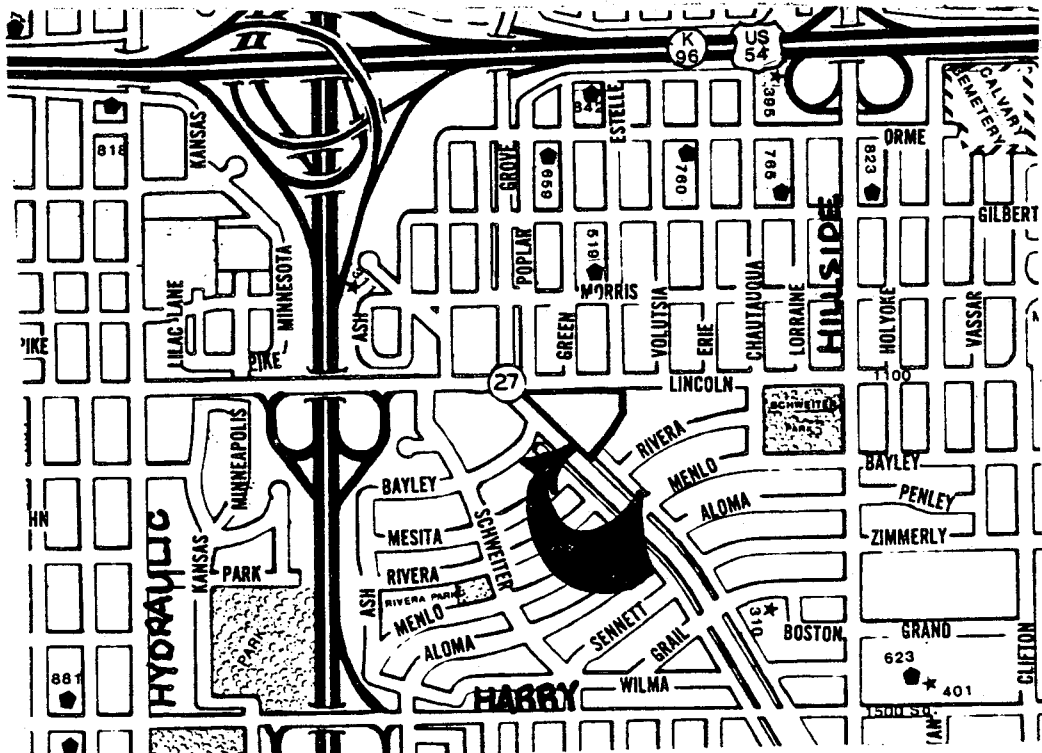
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 25,631 Sq. Ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



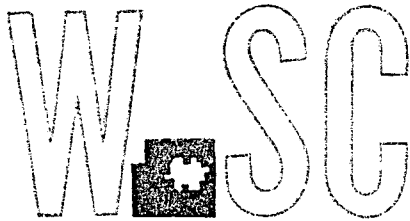
STAFF COMMENTS:

- A. In order to be sure that the required amount of off-street parking will be retained for the existing building on Lot 1 and for the existing center abutting this property to the east, the applicant shall submit a parking plan to CID for review and approval. The parking plan shall note the square footage contained in the existing buildings. Once the parking plan has been approved by CID, a copy shall be submitted for the plat file. This plat shall not be submitted for scheduling before the City Council until a copy of the approved parking plan has been submitted for the plat file.

CID has advised that because of the temporary nature of parking within a contingent street dedication, such parking cannot be considered as meeting parking requirements. However, if sufficient parking cannot be provided outside of the contingent street area, the applicant shall submit a covenant which assures that upon removal of the building on Lot 1, and subsequent enactment of the contingent dedication, that sufficient parking will be created on Lot 1 to meet all required parking needs of all three lots. If circumstances require this covenant, it shall be submitted for recording with the plat.

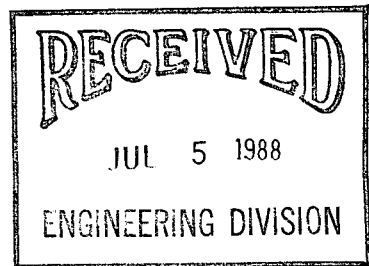
- B. City records indicate that in 1951, a 20-foot wide alley was dedicated adjacent to the east line of this tract. The final plat tracing shall indicate the recording information for this alley.
- C. On the final plat tracing, the 20-foot and 35-foot notations shall be deleted from the labeling of the building setbacks from Lincoln Street. These numbers may prove to be misleading because of the contingent street dedications.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the City Council.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



July 1, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67202

Re: Final Plat S/D 88-41 - HARVEST COMMUNICATIONS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to be sure that the required amount of off-street parking will be retained for the existing building on Lot 1. The applicant shall submit a parking plan to CID for review and approval. The parking plan shall note the square footage contained in the existing buildings. Once the parking plan has been approved by CID, a copy shall be submitted for the plat file. This plat shall not be submitted for scheduling before the City Council until a copy of the approved parking plan has been submitted for the plat file.

CID has advised that because of the temporary nature of parking within a contingent street dedication, such parking cannot be considered as meeting parking requirements. However, if sufficient parking cannot be provided outside of the contingent street area, the applicant shall submit a covenant which assures that upon removal of the building on Lot 1, and subsequent enactment of the contingent dedication, that sufficient parking will be created on Lot 1 to meet all required parking needs of all three lots. If circumstances require this covenant, it shall be submitted for recording with the plat.

- B. City records indicate that in 1951, a 20-foot wide alley was dedicated adjacent to the east line of this tract. The final plat tracing shall indicate the recording information for this alley.
- C. On the final plat tracing, the 20-foot and 35-foot notations shall be deleted from the labeling of the building setbacks from Lincoln Street. These numbers may prove to be misleading because of the contingent street dedications.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 88-41 - HARVEST COMMUNICATIONS ADDITION
Page 2

- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. 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 and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 7, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

Enclosure

cc: Triple A Properties, Inc., c/o Don Ablah, 224 E. Douglas, Suite 450,
Wichita, KS 67202
Mike Lindebak, City Engineer