

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

November 16, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-80 - HEDGECLIFF 5TH ADDITION

OWNER/APPLICANT: Fidelity Investment Co., c/o Clark Bastian,
100 E. English, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of Pawnee and Webb

SITE SIZE: 48 Acres

NUMBER OF LOTS

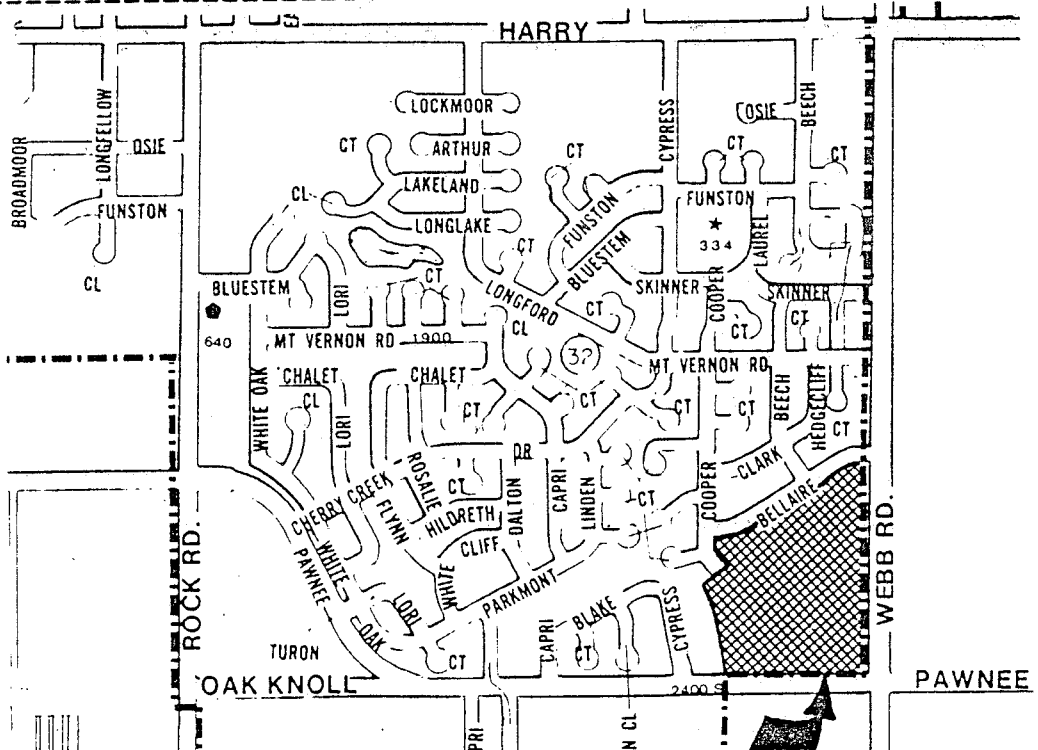
| | |
|--------------|---|
| Residential: | 1 |
| Office: | 1 |
| Commercial: | 2 |
| Industrial: | |
| Total: | 4 |

MINIMUM LOT AREA: 40,150 sq. ft.

CURRENT ZONING: "AA" One Family, "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial, "BB" Office District,
"R-5" General Residence District (Z-1806)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A request for a zone change and a Community Unit Plan (CUP) have been in effect for this area since 1976. The Hedgecliff CUP, DP-77 was approved June, 1976. Lots 1, 2, and 3 of Block 1 correspond respectively to parcels 1, 2 and 3 of the CUP. Block 2 of the plat corresponds to parcel 4 of the CUP. According to the CUP, parcel 4 is for the development of garden apartments and/or townhouses. Parcels 1 and 2 are intended for commercial or office type uses and parcel 3 can be developed for either professional offices or garden apartments and/or townhouses.

To allow for the type of development indicated above, the zone change (Z-1806) proposes "LC" (light commercial) zoning for lots 1 and 2, "BB" (office district) for lot 3 and "R-5" (general residence) for Block 2. Since this zoning request was approved in June, 1976, numerous extensions have been requested for platting time extensions. A "final" extension was approved for the area of this plat, requiring the platting to be completed by December 7, 1989.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As indicated on both the approved CUP, and overall preliminary plat and to provide for required improvements along Webb and Pawnee, 60-foot of half street right-of-way shall be dedicated along this plat's south line for Pawnee and along the east line for Webb Road from Pawnee to a point approximately 100 feet north of Kinkaid, at which point the right-of-way shall taper for a distance of 130.38 feet to a 50 foot, half street right-of-way. This dedication is in addition to the major intersection right-of-way at Pawnee and Webb Road.

As required by the CUP, guarantees shall be provided for acceleration-deceleration lanes and major driveway approaches along Webb Road and Pawnee Avenue. Specifically, improvements for major entrances within public right-of-way and associated lane improvements shall be guaranteed for:

1. The major entrance to Lot 2, Block 1 from Webb Road.
2. The major entrance to Lot 2, Block 1 from Pawnee.
3. The major entrance to Block 2 from Webb Road, north of Kinkaid.

The CUP also indicates a deceleration lane to Kinkaid along Webb Road. This improvement shall also be guaranteed.

Traffic Engineering should also be prepared to indicate any additional improvements that should be guaranteed such as left turn bays or a continuous right turn lane at the Webb and Pawnee intersection.

- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include, as required by the zoning for this area and as also required by the approval of the overall preliminary plat, sidewalks on both sides of Kinkaid.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Except for Lot 3, Block 1, building setbacks, as established by the CUP, do not have any provision for being altered due to differences in possible uses. Consequently, the setbacks, to public streets, shall be indicated on the final plat, as are shown on the CUP. In the case of Lot 3, Block 2, the setback may vary by use.

Further, the CUP has established various setback requirements between lots. Therefore, a note should be placed on the face of the plat, and referenced in the plat's text indicating that setback requirements for Lot 3, Block 2 and additional setback requirements are established by the Hedgecliff CUP, DP-77 on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

- I. Since only one (1) lot is indicated for Block 2, the lot shall be shown as Lot 1 and not "Lot 2."
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. On the final plat, the center lines of Webb Road and Pawnee shall be labeled.
- L. If Block 2 is to be developed for Townhouses, as required by the CUP, a site development plan needs to be submitted for approval, to the Planning Department prior to the issuance of building permits.

- M. Inasmuch as the CUP is 13 years old and the related zone change requests are still open, waiting on the platting of the property, two "general provisions" on the CUP relative to portable signs, off side signs and fire lanes need to be amended to be consistent with today's wording. Prior to this plat being scheduled for City Council review, the applicant shall obtain an administrative adjustment to the CUP to include the changes indicated above.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.
- Q. 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.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. Traffic Engineering should be prepared to comment on any traffic improvements that should be guaranteed by this plat. Also, Traffic Engineering should indicate if 40-feet of complete access control is adequate at the intersection of Pawnee and Webb.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-80 - HEDGECLIFF 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 16, 1989, 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. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As indicated on both the approved CUP, and overall preliminary plat and to provide for required improvements along Webb and Pawnee, 60-feet of half street right-of-way shall be dedicated along this plat's south line for Pawnee and along the east line for Webb Road from Pawnee to a point approximately 100 feet north of Kinkaid, at which point the right-of-way shall taper for a distance of 130.38 feet to a 50 foot, half street right-of-way. This dedication is in addition to the major intersection right-of-way at Pawnee and Webb Road.

As required by the CUP, guarantees shall be provided for acceleration-deceleration lanes and major driveway approaches along Webb Road and Pawnee Avenue. Specifically, improvements for major entrances within public right-of-way and associated lane improvements shall be guaranteed for:

1. The major entrance to Lot 2, Block 1 from Webb Road.
2. The major entrance to Lot 2, Block 1 from Pawnee.
3. The major entrance to Block 2 from Webb Road, north of Kinkaid.

The CUP also indicates a deceleration lane to Kinkaid along Webb Road. This improvement shall also be guaranteed.

A continuous right turn lane shall also be guaranteed along Webb Road and Pawnee and left turn improvements along Pawnee for the major entrance shall be guaranteed.

- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include, as required by the zoning for this area and as also required by the approval of the overall preliminary plat, sidewalks on both sides of Kinkaid.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall indicate 100-foot of complete access control at the intersection of Pawnee and Webb Road. Further, Lot 1, Block 1 shall indicate only one access opening to both Webb Road and to Pawnee.
- I. Except for Lot 3, Block 1, building setbacks, as established by the CUP, do not have any provision for being altered due to differences in possible uses. Consequently, the setbacks, to public streets, shall be indicated on the final plat, as are shown on the CUP. In the case of Lot 3, Block 2, the setback may vary by use.

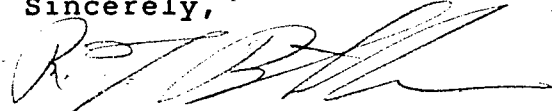
Further, the CUP has established various setback requirements between lots. Therefore, a note should be placed on the face of the plat, and referenced in the plat's text indicating that setback requirements for Lot 3, Block 2 and additional setback requirements are established by the Hedgecliff CUP, DP-77 on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

- J. Since only one (1) lot is indicated for Block 2, the lot shall be shown as Lot 1 and not "Lot 2."
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- L. On the final plat, the center lines of Webb Road and Pawnee shall be labeled.
- M. If Block 2 is to be developed for Townhouses, as required by the CUP, a site development plan needs to be submitted for approval, to the Planning Department prior to the issuance of building permits.
- N. Inasmuch as the CUP is 13 years old and the related zone change requests are still open, waiting on the platting of the property, two "general provisions" on the CUP relative to portable signs, off side signs and fire lanes need to be amended to be consistent with today's wording. Prior to this plat being scheduled for City Council review, the applicant shall obtain an administrative adjustment to the CUP to include the changes indicated above.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Fidelity Investment Co., c/o Clark Bastian, 100 E. English,
Wichita, KS 67203
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

December 14, 1989

STAFF REPORT
(Final; Preliminary Plat Approved 11/16/89)

CASE NUMBER: S/D 89-80 - HEDGECLIFF 5TH ADDITION

OWNER/APPLICANT: Fidelity Investment Co., c/o Clark Bastian,
100 E. English, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of Pawnee and Webb

SITE SIZE: 48 Acres

NUMBER OF LOTS

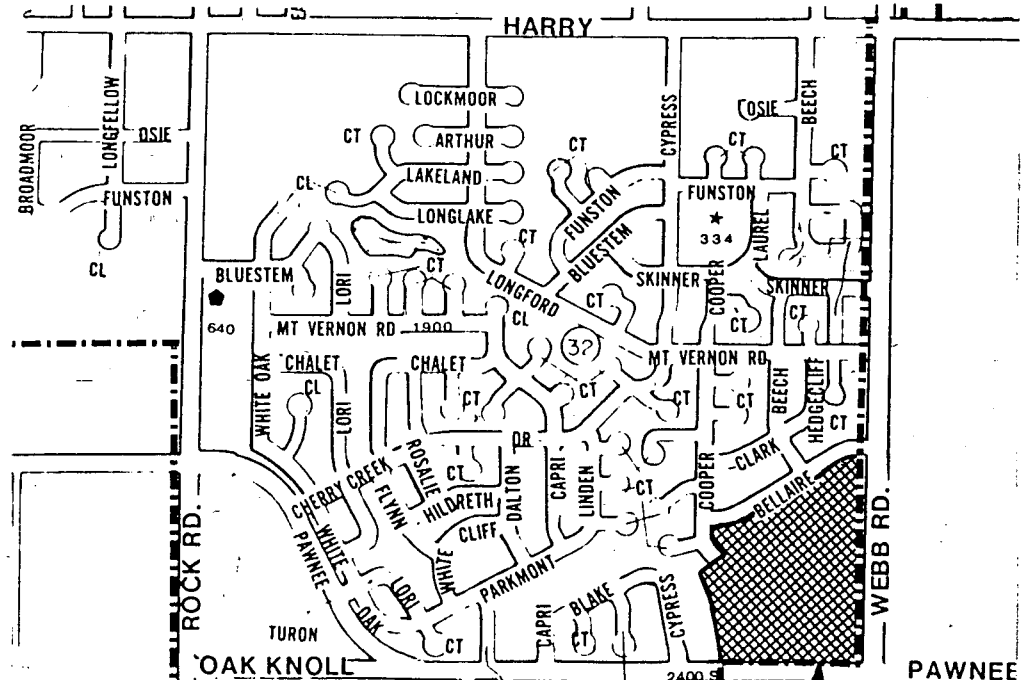
| | |
|--------------|---|
| Residential: | 1 |
| Office: | 1 |
| Commercial: | 2 |
| Industrial: | |
| Total: | 4 |

MINIMUM LOT AREA: 40,150 sq. ft.

CURRENT ZONING: "AA" One Family, "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial, "BB" Office District,
"R-5" General Residence District (Z-1806 & DP-77)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A request for a zone change and a Community Unit Plan (CUP) have been in effect for this area since 1976. The Hedgecliff CUP, DP-77 was approved June, 1976. Lots 1, 2, and 3 of Block 1 correspond respectively to parcels 1, 2 and 3 of the CUP. Block 2 of the plat corresponds to parcel 4 of the CUP. According to the CUP, parcel 4 is for the development of garden apartments and/or townhouses. Parcels 1 and 2 are intended for commercial or office type uses and parcel 3 can be developed for either professional offices or garden apartments and/or townhouses.

To allow for the type of development indicated above, the zone change (Z-1806) proposes "LC" (light commercial) zoning for lots 1 and 2, "BB" (office district) for lot 3 and "R-5" (general residence) for Block 2. Since this zoning request was approved in June, 1976, numerous extensions have been requested for platting time extensions. A "final" extension was approved for the area of this plat, requiring the platting to be completed by December 7, 1989. The Subdivision Committee, at their November 16, 1989 meeting, recommended that the required completion date be extended 90 days.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. As required by the CUP, guarantees shall be provided for acceleration-deceleration lanes and major driveway approaches along Webb Road and Pawnee Avenue. Specifically, improvements for major entrances within public right-of-way and associated lane improvements shall be guaranteed for:
 - 1. The major entrance to Lot 2, Block 1 from Webb Road.
 - 2. The major entrance to Lot 2, Block 1 from Pawnee.
 - 3. The major entrance to Block 2 from Webb Road, north of Kinkaid.

The CUP also indicates a deceleration lane to Kinkaid along Webb Road. This improvement shall also be guaranteed.

A continuous right turn lane shall also be guaranteed along Webb Road and Pawnee and left turn improvements along Pawnee for the major entrance shall be guaranteed.

- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include, as required by the zoning for this area and as also required by the approval of the overall preliminary plat, sidewalks on both sides of Kinkaid.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As required when the preliminary plat was reviewed, the final plat tracing shall indicate 100-feet of complete access control at the intersection of Pawnee and Webb Road. Further, Lot 1, Block 1 shall indicate only one access opening to both Webb Road and to Pawnee.
- I. In the case of Lot 3, Block 2, the building setback may vary by use. Therefore, a platted building setback need not be shown on Lot 3, Block 1. However, the note under the north arrow shall add the following, "(see DP-77 for Lot 3, Block 1, setbacks and additional setback requirements)."
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. If Block 2 is to be developed for Townhouses, as required by the CUP, a site development plan needs to be submitted for approval, to the Planning Department prior to the issuance of building permits.
- L. Inasmuch as the CUP is 13 years old and the related zone change requests are still open, waiting on the platting of the property, two "general provisions" on the CUP relative to portable signs, off site signs and fire lanes need to be amended to be consistent with todays standards. Prior to this plat being scheduled for City Council review, the applicant shall obtain an administrative adjustment to the CUP to include the changes indicated above.
- M. The plattor's text shall be amended to indicate that access for Lot 3, Block 1 is to Pawnee and not Webb.
- N. 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.
- O. 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.

- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- S. The Traffic Engineer should be prepared to comment on the need for 100 feet of complete access control at the corner of Webb Road and Pawnee, and limiting Lot 1, Block 1, access to Webb Road and Pawnee to one opening per street.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 14, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-80 -- HEDGECLIFF 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 14, 1989, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
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- L. Inasmuch as the CUP is 13 years old and the related zone change requests are still open, waiting on the platting of the property, two "general provisions" on the CUP relative to portable signs, off site signs and fire lanes need to be amended to be consistent with todays standards. Prior to this plat being scheduled for City Council review, the applicant shall obtain an administrative adjustment to the CUP to include the changes indicated above.
- M. The plattor's text shall be amended to indicate that access ~~for Lot 3, Block 1~~ is to Pawnee and not Webb.
- N. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lot 1, Block 1 to drain across Lot 2, Block 1. The text

of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.

- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 21, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Fidelity Investment Co., c/o Clark Bastian, 100 E. English,
Wichita, KS 67203
Mike Lindebak, City Engineer