SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

September 16, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-57 VENTURE THREE ADDITION

OWNER/APPLICANT: Venture Three, L.P., c/o David Burke, 835 East 1st Street, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P. A., 841 South Hillside, Wichita, KS 67211

LOCATION: Northwest corner of Hillside and Central

SITE SIZE: 47,098 sq. ft

NUMBER OF LOTS
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

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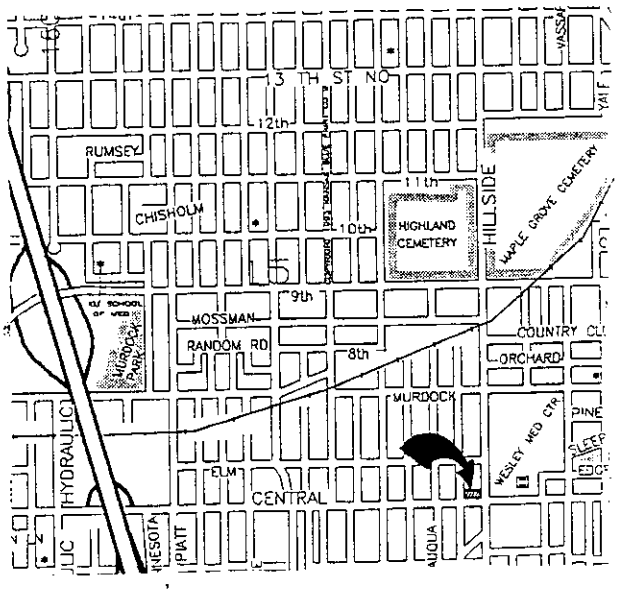
MINIMUM LOT AREA: 10,342.6 sq. ft.

CURRENT ZONING: "C"

VICINITY MAP:



NOTE:This site is in a developed area of the City with needed facilities already in place. This plat is, however, providing additional right-of-way for the major intersection (Hillside and Central) adjacent to the site. An existing building is located in the areas of street dedication and is apparently planned for removal. This plat will be vacating a portion of a north-south alley but is dedicating a section of alley to the west, so that a continuous means in and out of the alley will be maintained.

STAFF COMMENTS:

A. The applicant shall guarantee the paving of the alley being dedicated by this plat. This guarantee shall also provide for the opening to Lorraine Avenue.

The applicant is also advised that the existing alley opening to Central is in the area allowing for the one opening to Central from Lot 1. If this will not be used as Lot 1's access to Central, this opening will need to be closed before another opening can be allowed in that area.

B. City Engineering needs to indicate if any utilities need to be relocated or abandoned in the vacated alley right-of-way.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. Prior to this plat being released for recording, the applicant shall submit a letter to Planning indicating that the building within street right-of-way has been removed.

F. Although noted in the plattor's text, the ownership and maintenance of Reserve A shall also be provided for by a covenant, submitted to Planning, for recording with the plat. Again, this covenant should note that the owner of Lot 2 shall own and maintain this Reserve and that this covenant will run with the land and is binding on future owners and assigns.

G. City Engineering needs to indicate if the proposed 15.54 easement along this plat's north line is sufficient since sanitary sewer is located within the easement.

H. On the final plat tracing, the MAPC signature block shall be amended. L. O. Breckenridge is no longer an MAPC member. James D. Miner is presently acting

Chairman; however, new appointments to the chairman position are anticipated shortly.

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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plan has been submitted in final form only.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

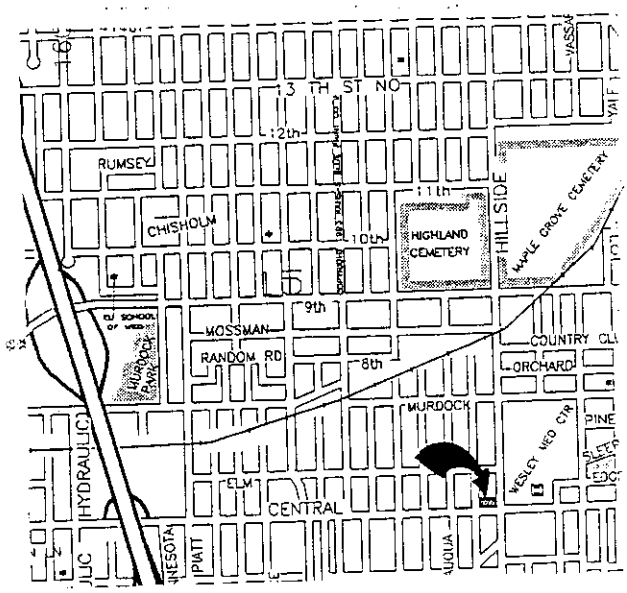
AGENDA ITEM NO. 11

September 30, 1993

STAFF REPORT
(Deferred from September 16, 1993 Subdivision Meeting)
(Final Plat)

CASE NUMBER:	S/D 93-57 VENTURE THREE ADDITION
OWNER/APPLICANT:	Venture Three, L.P., c/o David Burke, 835 East 1st Street, Wichita, KS 67202
SURVEYOR/ENGINEER:	Savoy, Ruggles, & Bohm, P. A., 841 South Hillside, Wichita, KS 67211
LOCATION:	Northwest corner of Hillside and Central
SITE SIZE:	47,098 sq. ft
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	10,342.6 sq. ft.
CURRENT ZONING:	"C"

VICINITY MAP:



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STAFF COMMENTS:

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   The applicant is also advised that the existing alley opening to Central is in the area allowing for the one opening to Central from Lot 1. If this will not be used as Lot 1's access to Central, this opening will need to be closed before another opening can be allowed in that area.

B. City Engineering needs to indicate if any utilities need to be relocated or abandoned in the vacated alley right-of-way.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. Prior to this plat being released for recording, the applicant shall submit a letter to Planning indicating that the building within street right-of-way has been removed.

F. Although noted in the plattor's text, the ownership and maintenance of Reserve A shall also be provided for by a covenant, submitted to Planning, for recording with the plat. Again, this covenant should note that the owner of Lot 2 shall own and maintain this Reserve and that this covenant will run with the land and is binding on future owners and assigns.

G. City Engineering needs to indicate if the proposed 15.54 easement along this plat's north line is sufficient since sanitary sewer is located within the easement.

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