

NOTE: A zone change (Z-3157) to "BB" Office Zoning has already been approved for the entirety of this site. In conjunction with this plat, two vacation cases are also being processed. Madison along the east side of the site is shown as being platted as part of the Addition. However, since the property on the east side of Madison was previously included in a separate plat (UNB Addition), the vacation of the common section of Madison could not be done by means of either plat alone. Essentially, a separate vacation of Madison will need to first be approved and then all of its ownership conveyed to this plat. An extensive ownership list has been submitted in order to advise residents of this proposed vacation. The second vacation case involves the north-south alley along this site's west property line. Both this plat's vacation of an east-west alley and Madison would result in a deadend alley. Consequently, this north-south or potentially deadend alley needs to be vacated to avoid such a situation. Based on the area's platting, it appears that all of this alley will revert to the property west of the alley.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any guarantees need to be provided for reconstruction of the curbing for 21st Street adjacent to this site in order to limit the access to the indicated three (3) openings. Any such guarantee should also provide for the closure of Madison at both the north and south lines of this plat.
- B. The applicant shall guarantee the closure of those driveways (5) in excess of the access controls being platted to Stadium.
- C. **City Engineering** needs to indicate if any municipal facilities will require relocation or reconstruction due to this replat and in particular as regards the vacation of Madison.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. For that portion of this site at the southeast corner of the Addition, complete access control shall be dedicated to Madison/Stadium Street.
- F. The final plat shall indicate appropriate building setbacks on all adjacent streets. Based on "BB" zoning, 20-foot setbacks at a minimum need to be shown,. However, because of the residential zoning and uses to the south, it is recommended that at least a 25-foot setback be shown to Stadium Drive and Madison/Stadium Street.
- G. Because of the ownership issues involving Madison and its vacation, this plat will need to be submitted to the City Council no earlier than the vacation case. Technically, the vacation needs to be completed first, so that it may be included within this plat.
- H. Prior to this plat being scheduled for City Council review, letters shall be submitted from any of the utilities requiring relocation, indicating that satisfactory arrangements have been made for such relocations.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- L. 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.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

June 8, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/4/95)

CASE NUMBER: S/D 95-32 UNB 2ND ADDITION

OWNER/APPLICANT: City of Wichita, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

CONTRACT PURCHASER: Union National Bank, Attn: Thomas Webb, 150 N. Main Street, Wichita, KS 67202

CONTRACT PURCHASER: Mennonite Housing, Attn: Tom Bishop, 2145 N. Topeka, Wichita, KS 67214

ARCHITECT: Ken Helmer, Howard & Helmer, 3500 N. Rock Road, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of 21st Street North and east of Hydraulic

SITE SIZE: 2.75 Acres

NUMBER OF LOTS

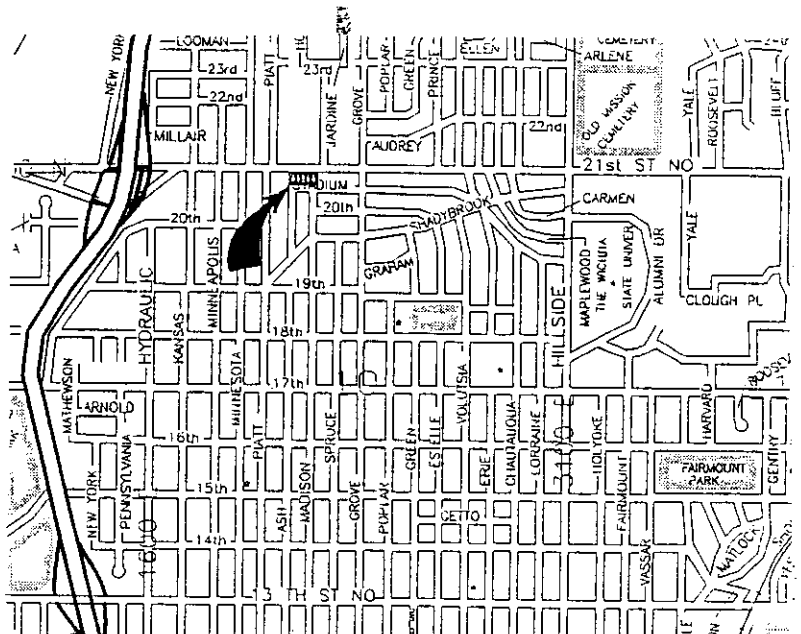
Residential:
Office: 1
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 119,604 sq. ft.

CURRENT ZONING: "LC" and "A"

PROPOSED ZONING: "BB" (Z-3157)

VICINITY MAP:



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STAFF COMMENTS:

- A. Guarantees need to be provided for the reconstruction of the curbing for 21st Street adjacent to this site in order to limit the access to the indicated three (3) openings. Such a guarantee shall also provide for the closure of Madison at both the north and south lines of this plat, and closure of the alley at 21st Street North.
- B. The applicant shall guarantee the closure of those driveways (5) in excess of the access controls being platted to Stadium.
- C. The applicant shall provide any drainage improvements required by the platting of this property. Such improvements, including private storm sewers, will be required at the time of site development.
- D. Based on a review of the platting binder, certain ownership issues and interests in terms of mortgages either need to be shown as signatories on the plat or prior to release of the plat for recording, proof shall be provided that any such interests no longer are in effect.

Further, the incorporation of street right-of-way and alley right-of-way entirely within the parameter of this plat needs to be appropriately documented by the applicant.

- E. The final plat tracing shall indicate appropriate building setbacks on all adjacent streets. Based on "BB" zoning, 20-foot setbacks at a minimum should be shown. However, because of the redevelopment plans for this site, these setbacks may be, if determined appropriate, adjusted to accommodate the planned buildings. Prior to submitting the final plat tracing, the applicant shall meet with City Planning to discuss this situation.
- F. Because of the ownership issues involving Madison and its vacation, this plat will need to be submitted to the City Council no earlier than the vacation case. Technically, the vacation needs to be completed first, so that it may be included within this plat. This plat's approval is subject to the vacation case (V-1914) being approved by the City Council (this vacation case is scheduled for the June 6, 1995 meeting of the City Council.) .

- G. Prior to this plat being scheduled for City Council review, letters shall be submitted from any of the utilities requiring relocation, indicating that satisfactory arrangements have been made for such relocations.
- H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.
- J. As requested by the applicant, the final plat tracing (and now shown on this final plat) may include within its perimeter the vacated alley right-of-way along this plat's western line and an additional strip immediately south of this alley. The applicant will, however, need to provide proof that title to this area will revert to this property. As determined appropriate, the associated vacation case (V-1915) will be completed or withdrawn.
- 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.