

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

February 16, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-13 U.N.B. ADDITION

OWNER/APPLICANT: City of Wichita, c/o John Philbrick, 455 N. Main, 13th Floor - Wichita, KS 67202

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

OTHER: Union National Bank (Contract Purchaser), Attn: Bob Harrison, 150 N. Main, Wichita, KS 67202

Howard & Helmer, Attn: Ken Helmer (Agent), 3500 N. Rock Road, Wichita, KS 67226

LOCATION: South of 21st Street North and west of Grove Avenue

SITE SIZE: 2.80 Acres

NUMBER OF LOTS

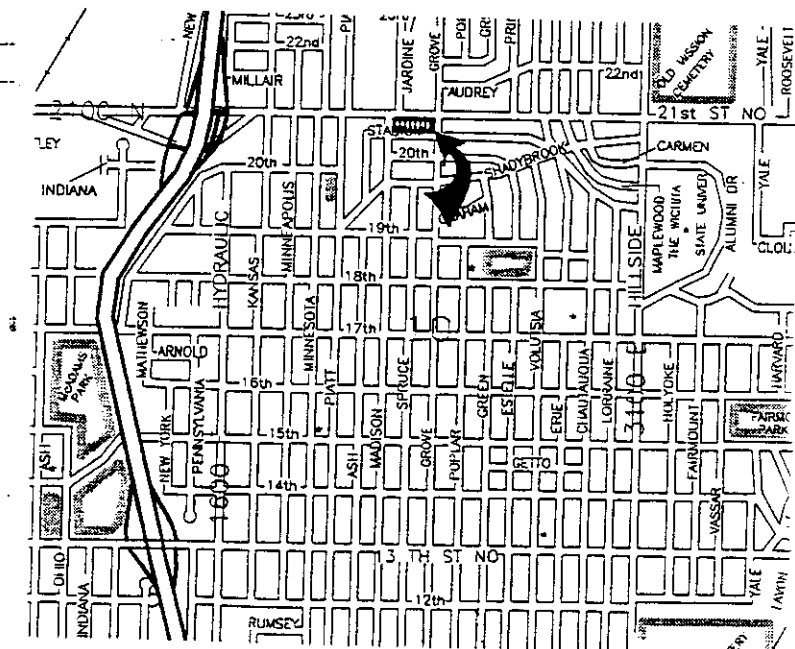
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 40,954 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



NOTE: While this site is presently indicated as being under City ownership, it is under contract to and will be developed by a private party. At this time, this area is platted into several lots and a large area platted as a Reserve. The entire site is zoned "LC", with actual uses involving a mix of residential and commercial. This replatting is being done in part to consolidate the site into two (2) large lots and to revised or vacate various easements, setbacks, and so forth.

STAFF COMMENTS:

- A. The applicant shall guarantee the relocation and/or abandonment of any public facilities made necessary by this plat.
- B. The applicant shall guarantee the closure of all drives located in areas of complete access control or exceeding the number of allowed openings. In particular, all drives to Stadium shall be closed as should one drive to Grove. Also, any drives in excess of the number indicated to Central shall be closed. The 1992 aerial photo for instance indicates that Lot 2 has two (2) openings to Central, while only one is being provided for on the plat.
- 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. On the final plat, the plattor's text shall clearly indicate the conditions under which the five (5) feet of contingent street dedications at Lot 1's northwest corner will become effective, e.g., the removal of the service station canopy.
- F. On the final plat, the section number indicated at both the northeast and northwest corners of the plat shall be correctly indicated as Section 10, not Section 20.
- G. The applicant is advised that if Madison is vacated, it will involve a separate vacation case. That is, any future plat along the west side of Madison would not itself be able to vacate this street as part of the platting process. If vacated, any building setback, such as is shown on this plat, should also be included in the vacation.
- H. The final plat shall indicate the platting of the 20-foot building setback from Madison through the existing building which encroaches into the setback area. 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.
- I. Since this plat will be vacating and replatting various easements, setbacks, access, etc. the surveyor's text shall make proper reference to KSA 512(b) as amended.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC

Subdivision Regulations).

- K. 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.
- L. 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.)
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

March 16, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 2/16/95)

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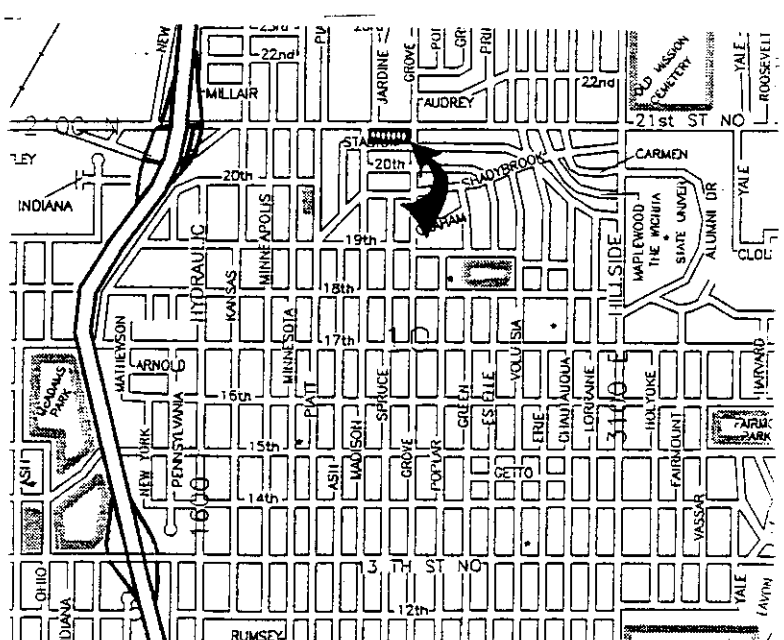
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 40,954 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



NOTE: While this site is presently indicated as being under City ownership, it is under contract to and will be developed by a private party. At this time, this area is platted into several lots and a large area platted as a Reserve. The entire site is zoned "LC", with actual uses involving a mix of residential and commercial. This replatting is being done in part to consolidate the site into two (2) large lots and to revised or vacate various easements, setbacks, and so forth.

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- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As discussed with the Planning Department, the final plat tracing shall dedicate complete access control to Stadium Drive. Both the face of the plat and the plattor's text shall note such dedication.
- E. Prior to this plat being released for recording, a platting binder shall be submitted and this plat will be subject to any relevant conditions determined by such a review.
- F. The applicant is advised that if Madison is vacated, it will involve a separate vacation case. That is, any future plat along the west side of Madison would not itself be able to vacate this street as part of the platting process. If vacated, any building setback, such as is shown on this plat, should also be included in the vacation.
- G. The final plat shall indicate the platting of the 20-foot building setback from Madison through the existing building which encroaches into the setback area. 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.
- H. Since this plat will be vacating and replatting various easements, setbacks, access, etc. the surveyor's text shall make proper reference to KSA 512(b) as amended.
- 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. 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 submit letters from KG&E-Gas, KG&E-Electric, and S.W. Bell indicating that satisfactory arrangements have been made for the abandonment and/or relocation of facilities impacted by this plat.
- L. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

I N T E R O F F I C E M E M O R A N D U M

Printed by: Betty Morgan
Date: 30-Jan-1996 02:21pm CST
From: Betty Morgan
MORGAN_BJ
Dept: Public Works
Tel No: 268-4501

TO: Kurt Schroeder

(SCHROEDER_K)

Subject: UNB & UNB 2nd Addition

When UNB Addition and UNB 2nd Addition were platted, there were certain platting requirements with the plat approval such as closure of drives exceeding the number of allowed openings, pavement removal in the vacated street right-of-way, etc. The guarantees for these improvements were waived at the time of platting. It is anticipated that these improvements should be done at the time of site redevelopment. Please alert your plan examiners to ensure that these items are covered at the time of building plan submittals.

Vicky Huang, P.E.
Subdivision Engineer

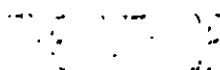
001 1 7 1995

UNB & UNB 2ND ADDITION
S.W. CORNER OF 21ST & GROVE
COST ESTIMATE OF PLATTING GUARANTEES

UNB ADDITION				
TYPE OF IMPROVEMENT	QUANTITY	UNIT	UNIT PRICE	TOTAL
Remove Drive in R.O.W.	2,200	S.F.	\$1	\$2,200
Install Curb & Gutter	325	L.F.	\$9	\$2,925
Remove Pavement R.O.W.	4,670	S.F.	\$1	\$4,670
SUBTOTAL				\$9,795
+ 40% Design, Inspection, & Administration				\$3,918
TOTAL				\$13,713

UNB 2ND ADDITION				
TYPE OF IMPROVEMENT	QUANTITY	UNIT	UNIT PRICE	TOTAL
Remove Drives in R.O.W.	1,674	S.F.	\$1	\$1,674
Install Curb & Gutter	210	L.F.	\$9	\$1,890
Remove Madison	960	S.Y.	\$5	\$4,800
Close Madison @ 21st St.	75	L.F.	\$10	\$750
Reconstruct Stadium Drive	75	S.Y.	\$30	\$2,250
Abandon Water Line	240	L.F.	\$5	\$1,200
SUBTOTAL				\$12,564
+ 40% Design, Inspection, & Administration				\$5,026
TOTAL				\$17,590

NOTE: STORM SEWER GUARANTEES WERE WAIVED AT THE M.A.P.C. SUBDIVISION COMMITTEE MEETING
 STORM SEWER TO BE INSTALLED WITH SITE DEVELOPMENT

 WICHITA

OFFICE OF THE CITY MANAGER
CITY HALL — THIRTEENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1600
(316) 258-4351

August 18, 1995

Thomas Webb, Community Development Officer
Commerce Bank
P.O. Box 637
Wichita, KS 67201-0637

Dear Thomas:

As part of finalizing the details on the UNB transaction between the City and Commerce Bank, I would like to offer an option for the Bank regarding the handling of the platting requirements.

In the development agreement, the City is responsible to "exercise best efforts to rehabilitate or construct curbs and gutters, sidewalks, and street surfaces in the Project and surrounding area as appropriate for the Project consistent with the Approved Plans." As you and I have discussed, the City certainly can do this work; however, it may make more sense for Commerce to complete these platting requirements at the time of its development and construction on the site. This would enable the curb cuts and other structures to be done in a manner consistent with your construction plans.

The plat is scheduled for City Council action on August 29. It is being recommended to the City Council that the platting requirements on this property be waived. We are suggesting to Commerce that Commerce for UNB Addition, Lots 1 and 2, and Commerce and Mennonite Housing for UNB 2nd Addition, complete the improvements themselves. If the parties are unable to complete the improvements within one year from the closing date on the property, the City will complete the improvements with the parties reimbursing the City for the costs.

Please let me know if Commerce is receptive to this idea. I look forward to hearing from you at your earliest convenience.

Sincerely,



Terry Boswell
Development Assistance Director

cc: Phil Meyer, Baughman Company
John Philbrick, Property Management