

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

JANUARY 14, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-126 - SPENCER GARDENS 3RD ADDITION

OWNER/APPLICANT: Karl Solomon, 625 N. Carriage Parkway,
Wichita, KS 67208

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc.

LOCATION: Northwest corner of Oliver and George Washington
Boulevard.

SITE SIZE: 16.56 Acres

NUMBER OF LOTS:

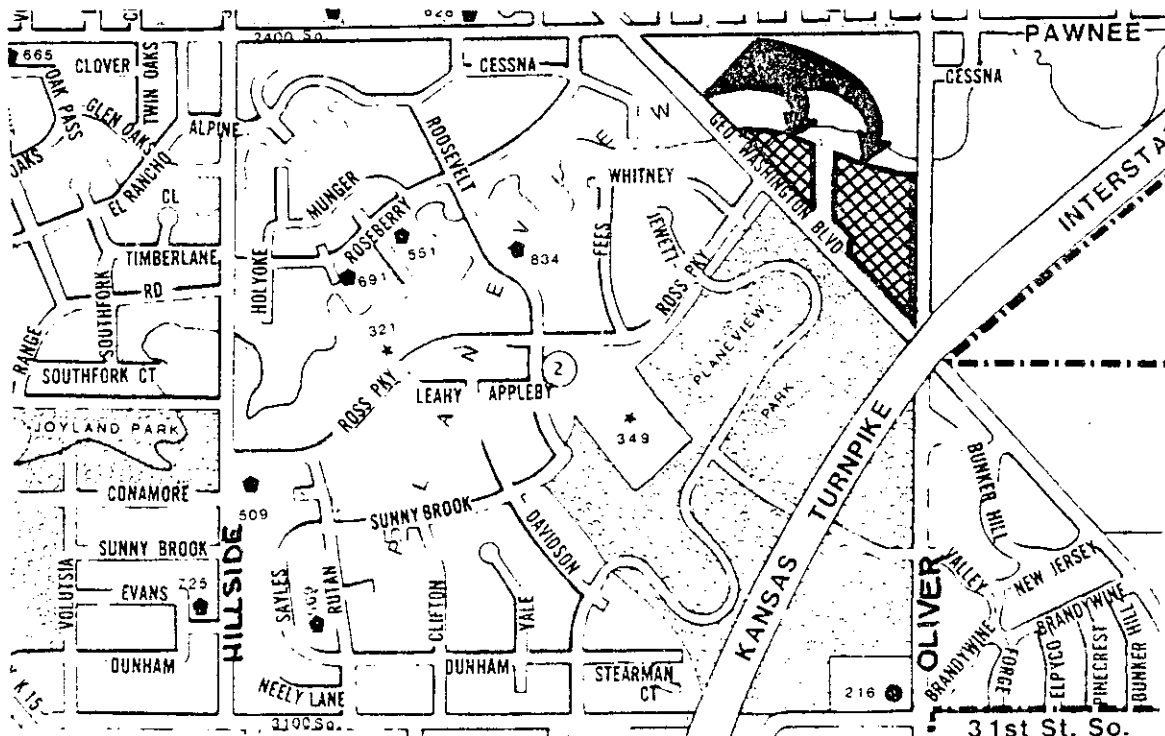
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

MINIMUM LOT AREA: 176,418 Sq. Ft.

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "LC" (Z-2892)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property will be subject to the provisions of the Spencer Gardens-Boeing Addition Commercial Community Unit Plan (DP-183). Associated zone case (Z-2892), requesting "AA" (single-family) to "LC" (light commercial) zoning for those portions of the site not already zoned "LC", has been scheduled for review by the MAPC at their January 21, 1988 meeting. The associated Community Unit Plan will also be considered at that January meeting.

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

B. The applicant shall guarantee all perimeter road improvements required by the platting of this property. The specifics of required perimeter road improvements will be decided by the City Council when they review the associated Community Unit Plan. With this fact in mind, the applicant shall not submit a final plat for scheduling before the Subdivision Committee until the associated Community Unit Plan has been considered by the Planning Commission with the understanding that the Council may cause some of the conditions to be changed.

C. The applicant shall guarantee the construction of those portions of the two required major entrances which lie within dedicated street right-of-way.

D. The applicant shall guarantee the construction of the sanitary sewer lateral needed to serve Lot 1, Block 1. An appropriate utility easement shall be indicated on the final plat for this improvement.

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

F. Approval of the plat is subject to approval of the applicant's associated zone case (Z-2892) and Community Unit Plan (DP-183).

G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

H. 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.

I. The final plat shall indicate any additional street right-of-way dedication needed to accommodate required perimeter street improvements.

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.

SPENCER GARDENS 3RD ADDITION

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- 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. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- N. The Traffic Engineer should be prepared to comment on the acceptability of the access controls proposed to Oliver and George Washington Boulevard. He should also be prepared to recommend whether or not any street improvements need to be guaranteed.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

JANUARY 28, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 1/14/88)

CASE NUMBER: S/D 87-126 - SPENCER GARDENS 3RD ADDITION

OWNER/APPLICANT: Karl Solomon, 625 N. Carriage Parkway,
Wichita, KS 67208

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc.

LOCATION: Northwest corner of Oliver and George Washington
Boulevard.

SITE SIZE: 16.56 Acres

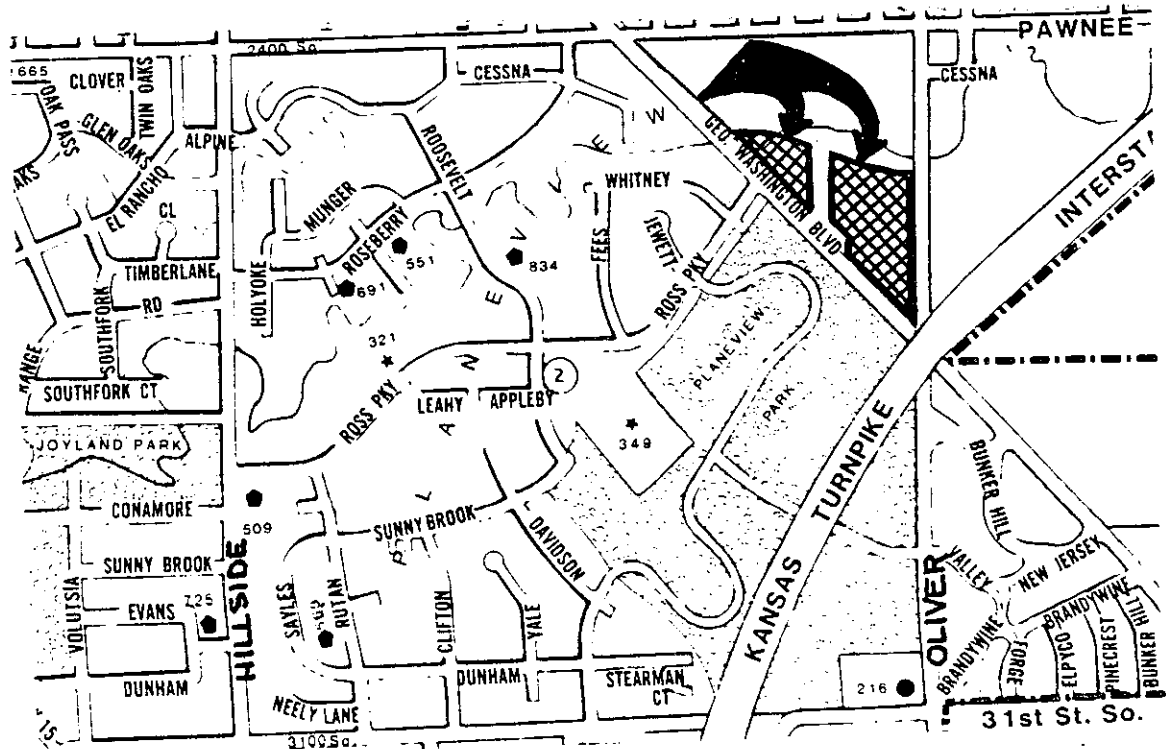
NUMBER OF LOTS:
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

MINIMUM LOT AREA: 176,418 Sq. Ft.

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "LC" (Z-2892) (DP-182)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property will be subject to the provisions of the Spencer Gardens-Boeing Addition Commercial Community Unit Plan (DP-182). Associated (light commercial) zoning for those portions of the site not already zoned "LC", has been scheduled for review by the MAPC at their January 21, 1988 meeting. The associated Community Unit Plan will also be considered at that January meeting.

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

B. The applicant shall guarantee all perimeter road improvements required by the platting of this property. The specifics of required perimeter road improvements will be decided by the City Council when they review the associated Community Unit Plan. With this fact in mind, the applicant is alerted that the Council may cause some conditions to be changed and this may require the plat to be returned to the Planning Commission for reconsideration.

C. The applicant shall guarantee the construction of those portions of the two required major entrances which lie within dedicated street right-of-way.

D. The applicant shall guarantee the construction of the sanitary sewer laterals needed to serve this property. Appropriate utility easements shall be indicated on the final plat for these improvements.

E. The applicant shall guarantee the construction of a southbound decel lane on Oliver to serve the required major entrance. This may require the dedication of additional street right-of-way to be shown on the final plat.

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

G. Approval of the plat is subject to approval of the applicant's associated zone case (Z-2892) and Community Unit Plan (DP-182).

H. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

I. On the final plat tracing, the centerlines of George Washington Boulevard and Oliver Street shall be labeled.

J. The final plat tracing shall indicate any additional street right-of-way dedication needed to accommodate required perimeter street improvements.

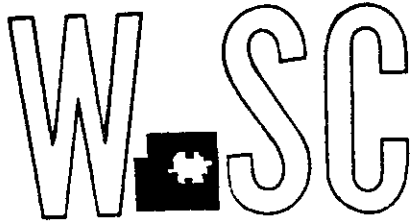
K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

SPENCER GARDENS 3RD ADDITION

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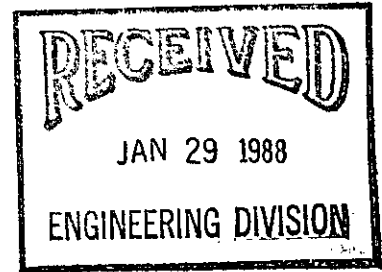
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this plat?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



January 29, 1988

Poe & Associates of Kansas, Inc.
434 N. Oliver
Wichita, KS 67208

Re: Final Plat S/D 87-126 - SPENCER GARDENS 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 1988, 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 all perimeter road improvements required by the platting of this property. The specifics of required perimeter road improvements will be decided by the City Council when they review the associated Community Unit Plan. With this fact in mind, the applicant is alerted that the Council may cause some conditions to be changed and this may require the plat to be returned to the Planning Commission for reconsideration.
- B. The applicant shall guarantee the construction of those portions of the two required major entrances which lie within dedicated street right-of-way.
- C. The applicant shall guarantee the construction of the sanitary sewer laterals needed to serve this property. Appropriate utility easements shall be indicated on the final plat for these improvements.
- D. The applicant shall guarantee the construction of a southbound decel lane on Oliver to serve the required major entrance.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of the plat is subject to approval of the applicant's associated zone case (Z-2892) and Community Unit Plan (DP-182).

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-126 - SPENCER GARDENS 3RD ADDITION
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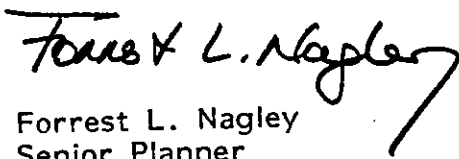
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. On the final plat tracing, the centerlines of George Washington Boulevard and Oliver Street shall be labeled.
- I. The applicant's engineer is advised that the Register of Deeds 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. 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.
- 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.

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, February 4, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Karl Solomon, 625 N. Carriage Parkway, Wichita, KS 67208
Mike Lindebak, City Engineer