

S/D No. 82-51 Name St. Francis Regional Medical Center Addition
Date Application Rec'd. 8-30-82 Preliminary Approval 10-28-82
Scheduled S/D Meeting 12-9-82

DESCRIPTION

General Location East of Topeka in an area north of Murdock

Owner St. Francis Hospital, c/o Mike Covert, Executive Vice-Pres.
Surveyor/Engineer Professional Engineering Consultants, P.A., - Dick Linn
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 263-1107

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|--|--|
| 1. Gross Acreage of Plat <u>37.11</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>58</u> R/W <u>1670+</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>7 medical facilities</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>7</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>57 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>3870 sq. ft.</u> | |
| 5. Existing Zoning <u>B, LC, C and E</u> | |
| 6. Proposed Zoning <u>Same</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The additional rights-of-way being proposed for the street realignments outside the boundary of this plat shall be dedicated by separate documents and shall be submitted to the Planning Department for forwarding with the plat to the governing body.
- B. The applicant shall guarantee the proposed road improvements, including construction of the new streets, sidewalks as per sidewalk plan submitted 11-15-82, construction of deadend street turnarounds, reconstruction of existing streets where necessary and closure of the existing Emporia and St. Francis intersections with Tenth Street.
- C. St. Francis Avenue shall remain as a public access easement until the Santa Fe Avenue improvements are completed between Tenth and Murdock. Emporia Avenue shall remain as a public access easement until the Topeka Avenue improvements are completed between Tenth and Murdock. Appropriate legal documents shall be submitted for Law Department review which dedicate temporary easements for street purposes. The documents shall specify that the City agrees to release the easements when the perimeter street improvements are completed. A project number or some reference to the improvement petitions should be included in the documents.
- D. The applicant has been unable to obtain a ten-foot easement from the Santa Fe Railroad along the east side of Santa Fe Avenue. The Engineering Department and utility companies shall be prepared to comment on the adequacy of the 29' to 42' street width.
- E. The final plat indicates the access controls recommended by the Subdivision Committee at the preliminary plat hearing except that one opening to Murdock from Block 1 is now being requested. The Committee shall be prepared to discuss this request for access.
- F. The applicant shall guarantee the closure of any openings in excess of the number allowed. Where adjacent road improvements are being guaranteed, the petitions can include the driveway closings. Where no street improvements are being guaranteed, a letter of credit, bond, cash deposit or actual closing will be required as guarantee.

- G. The applicant shall make satisfactory arrangements for removing the railroad spur track now within right-of-way being dedicated for Santa Fe Avenue.
- H. Satisfactory arrangements shall be made with the Wichita Water Department, Southwestern Bell and K. G. and E for relocating or abandoning their utilities in that portion of Emporia Street between Ninth and the turnaround where no utility easement is shown on the plat. The applicant shall also contact Gas Service Company regarding the possible need to relocate some gas lines.
- I. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state whether any drainage improvements need to be guaranteed with this replat.
- J. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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Owner St. Francis Hospital c/o Mike Covert
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

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STAFF COMMENTS:

Note: St. Francis Regional Medical Center is proposing to create a "campus" complex by vacating the public streets (Ninth, Emporia and St. Francis) in the midst of their facilities and re-routing public traffic around their facilities. Easements will be retained in most instances to cover existing utilities. All properties within the boundary of the plat will need to be owned by the hospital at the time the plat is submitted to the governing body for final approval unless the other owners agree to enter into the platting process as platters. The Traffic Commission's recommendation regarding this street system will be pointed out at the Subdivision Committee meeting.

- A. The additional rights-of-way being proposed for the street re-alignments outside the boundary of this plat shall be dedicated by separate documents.
- B. It is recommended that the public street right-of-way at the northwest corner of Block 3 be adjusted so that the entrance into the parking garage and the exit from the old St. Francis Avenue right-of-way will be on private property.
- C. Santa Fe Avenue is paved from Tenth to Ninth. The improvements are in the east portion of the 30-foot right-of-way. Fifteen feet of right-of-way west of the west edge of the pavement (both existing and proposed pavement) is required and shall be dedicated except where existing buildings are located.
- D. *contingent dedications to Santa Fe Ave easement for street side*
Five feet of additional right-of-way shall be dedicated for Murdock adjacent to Block 3 and adjacent to Block 1. If this additional right-of-way would cut through the new parking garage, then the right-of-way may be jogged around the garage.
- E. The applicant shall guarantee the proposed road improvements, including construction of the new streets, construction of dead-end street turnarounds, reconstruction of existing streets where necessary and closure of the Emporia, St. Francis, and alley intersections with Tenth (south side).

- F. St. Francis Avenue shall remain as a public access easement until the Santa Fe Avenue improvements are completed between Tenth and Murdock. Emporia Avenue shall remain as a public access easement until the Topeka Avenue improvements are completed between Tenth and Murdock. This shall be noted on the final plat and/or specific temporary easements provided (form and procedure subject to Legal Department discretion).
- G. The following access controls are recommended for the final plat:
- a. Complete access control around the curves at all four corners of the plat and continuing 100 feet along the tangents, except that one access shall be allowed along the south side of the new street connecting Emporia with Topeka, and the alley intersections on Tenth between St. Francis and Santa Fe shall be allowed;
 - b. Complete access control to Murdock from Block 1;
 - c. Access control except for ~~two~~^{three} openings to Murdock from Block 3.
- H. The applicant shall guarantee the closure of any openings in excess of the number allowed.
- I. Some building setback lines are shown on the preliminary plat. Additional twenty-foot building setbacks shall be shown on the final plat along Santa Fe, St. Francis, Murdock, and the new street connecting Santa Fe and St. Francis.
- J. The applicant shall make satisfactory arrangements for removing the railroad spur tracks now within right-of-way being dedicated for Santa Fe Avenue.
- K. Satisfactory arrangements shall be made with the Wichita Water Department, Southwestern Bell and K. G. and E. for relocating or abandoning their utilities in that portion of Emporia Street between Ninth and the turnaround where no utility easement is shown on the plat.
- L. Street names will need to be designated on the final plat for the new curvilinear connections between Topeka and Emporia and between St. Francis and Santa Fe. The alignment is too far south to be Eighth Street. Random Road (existing west of Grove) is about the same distance north of Murdock. The Committee members and the applicant's agent shall be prepared to discuss street names at the meeting.
- M. Sidewalks shall be guaranteed adjacent to the perimeter streets where none exist now. *internal may replace Santa Fe Walk*
- N. The applicant shall submit a letter to City Engineering stating that structures located within areas being dedicated for public streets shall be removed at no expense to the City prior to improvement of the streets.
- O. The City Engineer's representative shall be prepared to comment on the proposed drainage concept.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final will show, but modified 5/15/72