

S/D NO. 80-41 Name Safeway 3rd Addition  
Date Application Rec'd. June 13, 1980 Preliminary Approval June 26, 1980  
Scheduled S/D Meeting April 30, 1980

DESCRIPTION

General Location Between Hillside and Chautauqua in an area north of Douglas

Owner Safeway Stores, Inc., et. al.  
Surveyor/Engineer Baughman Company  
Address 330 Laura, Wichita, Ks. Phone 262-7271

- 1. Gross Acreage of Plat 6.0+
- 2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 2
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 97.91 ft.
- 4. Minimum Lot Area 2.14 Acres
- 5. Existing Zoning "A" and "BR" and "LC"
- 6. Proposed Zoning "LC" (Z-2260)
- 7. Lineal Feet of New Streets:
  - a.          R/W          ft.
  - b.          R/W          ft.
  - c.          R/W          ft.
  - d.          R/W          ft.
  - e.          R/W          ft.
  - TOTAL          ft.
- 8. Sidewalk adjacent to all streets?          yes          no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable)          (Yes-No)
- 12. City of Wichita X : Three-Mile Area

STAFF COMMENTS:

- A. Reserve A shall be contingently dedicated by separate instrument for Douglas right-of-way. The contingency shall be the removal or destruction of that portion of the building which exists within the Reserve. A sentence shall be added to the end of the plat's text which reads as follows: "Until such building removal, Reserve A shall be owned and maintained by the owner of Lot 1."
- B. The applicant shall make satisfactory arrangements with the various utility companies for relocation or abandonment of the utilities now located in Lorraine or in areas of the proposed lots where buildings are to be located. Memos or phone calls from the utility companies to the Planning Department confirming that satisfactory arrangements have been made will be required.
- C. The applicant shall guarantee the construction of the turnaround on Lorraine.
- D. The applicant shall guarantee the closure or reconstruction of the Lorraine-Douglas intersection within one year after MAPC approval of the plat.
- E. The applicant shall guarantee the closure of all curb openings which exceed the platted access controls (3 on Chautauqua, 2 on Douglas, 1 on Hillside). These openings shall be closed within one year after MAPC approval of the plat.
- F. The City Engineer's representative shall be prepared to comment on the drainage plan for this plat and state whether any drainage improvement guarantees are needed.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-41 - Name Safeway 3rd Addition  
Date Application Rec'd. June 13, 1980 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting June 26, 1980

DESCRIPTION

General Location Between Hillside and Chautauqua in an area north of Douglas

Owner Safeway Stores, Inc.

Surveyor/Engineer Baughman Co.

Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

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| <p>1. Gross Acreage of Plat <u>5.92 net acres</u></p> <p>2. Number of Lots:<br/>Residential _____<br/>Commercial <u>2</u><br/>Industrial _____<br/>Other _____<br/>Total Number of Lots <u>2</u></p> <p>3. Minimum Lot Frontage <u>97.91</u> ft.</p> <p>4. Minimum Lot Area <u>2.14 Acres</u></p> <p>5. Existing Zoning <u>"A" and "BB" and "LC"</u></p> <p>6. Proposed Zoning <u>"LC" (Z-2260)</u></p> <p>9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewer <u>yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita <u>X</u> : Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:<br/>a. <u>20</u> R/W <u>90</u> ft.<br/>b. <u>10</u> R/W <u>55.01</u> ft.<br/>c. <u>10</u> R/W <u>279.92</u> ft.<br/>d. <u>25</u> R/W <u>30</u> ft.<br/>e. _____ R/W _____ ft.<br/>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u></p> |
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STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall contingently dedicate the 10 feet of additional right-of-way for Douglas Avenue where the existing building is located. This contingent dedication shall be contingent upon the destruction of that portion of the building that exists within the required 10-feet of right-of-way. The applicant shall dedicate outright the 10 feet of right-of-way for Douglas where no building obstructions exist.
- C. The applicant shall guarantee the construction of a turnaround for that portion of Lorraine which is not being vacated by this replat.
- D. The applicant has submitted an associated zone case (Z-2260) requesting "A" and "BB" to "LC". Approval of any final plat shall be subject to approval of the associated zone case.
- E. Since this replat proposes the construction of a building over many existing utility lines, the applicant or his representative should come prepared to discuss the need for utility line relocation and/or abandonment.
- F. The applicant shall guarantee the closure of all curb returns which exceed the platted access controls.
- G. The applicant shall guarantee any drainage improvements required by this plat.
- 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).