

S/D No. 83-71 Name World Savings First Addition  
Date Application Rec'd. 8-8-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-18-83

DESCRIPTION

General Location South side of Central between Woodlawn and Hillcrest

Owner World Savings and Loan Association  
Surveyor/Engineer Moehring and Associates  
Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 263-8291

- |   |   |
|---|---|
| <p>1. Gross Acreage of Plat <u>0.66</u></p> <p>2. Number of Lots :<br/>Residential _____<br/>Commercial <u>1</u><br/>Industrial _____<br/>Other _____<br/>Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>120.0'</u></p> <p>4. Minimum Lot Area <u>28,800 sq. ft.</u></p> <p>5. Existing Zoning <u>LC</u></p> <p>6. Proposed Zoning <u>LC</u></p> <p>9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____</p> <p>12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>* a. <u>10'</u> R/W <u>360</u> ft.<br/>b. _____ R/W _____ ft.<br/>c. _____ R/W _____ ft.<br/>d. _____ R/W _____ ft.<br/>e. _____ R/W _____ ft.<br/>TOTAL <u>360</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>X</u> yes _____ no</p> <p>*Contingent dedication</p> |
|---|---|

STAFF COMMENTS:

- A. Only 40 feet of half-street right-of-way now exists for Central and for Woodlawn at this southwest corner whereas 50 feet exists at the southeast and northeast corners and 75 feet exists at the northwest corner. Three recent zone cases on the south side of Central west of Hillcrest have been required to dedicate outright an additional 10 feet for Central in order to provide 50 feet of half-street right-of-way. There are plans for improving this intersection in the very near future. The condemnation case for the 15-foot triangular area noted on the plat has not been filed yet. Conversations between the applicant and City staff members have indicated a willingness on the part of the applicant to dedicate this 15-foot triangular area if the City will pay for relocation of the sign now occupying this area. The City has indicated a willingness to do this. In lieu of asking for the outright dedication of the balance of the ten feet on Central and Woodlawn which would bring the right-of-way up to the 50-foot half-street right-of-way standard, the City is requesting a contingent dedication of the right-of-way necessary to provide a free flow right turn lane. This dedication would be contingent upon the City's need for the right-of-way for right turn lane construction purposes. The amount of contingent dedication needed is ten feet plus an additional amount right at the corner. A drawing and a slide depicting the amount needed for the right turn lane will be presented at the meeting.
- B. Two openings to Central and one opening to Woodlawn are acceptable. However, it is recommended that complete access control be granted adjacent to the radius for the contingent right turn lane with the balance of the frontages having the access points.
- C. The applicant shall submit a guarantee that one of the three existing driveways to Central will be closed at the time of site redevelopment or no later than August 25, 1984.

(Over)

- D. The applicant shall submit an avigational easement and restrictive noise covenant acknowledging the existance of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. The applicant shall install or guarantee installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-71 Name World Savings First Addition  
 Date Application Rec'd. 8-8-83 Preliminary Approval 8-18-83  
 Scheduled S/D Meeting 9-29-83

DESCRIPTION

General Location South side of Central between Woodlawn and Hillcrest

Owner World Savings and Loan Association  
 Surveyor/Engineer Moehring and Associates  
 Address 433 S. Hydraulic, Wichita, Ks Zip Code 67211 Phone 263-8291

- |  |   |                                     |                |
|--|---|-------------------------------------|----------------|
| 1. Gross Acreage of Plat                                       | <u>0.66</u>   | 7. Lineal Feet of New Street        |                |
| 2. Number of Lots :  |   | a. <u>10'</u> R/W <u>360</u> ft.    |                |
| Residential  |   | b. _____ R/W _____ ft.              |                |
| Commercial   | <u>1</u>  | c. _____ R/W _____ ft.              |                |
| Industrial   |   | d. _____ R/W _____ ft.              |                |
| Other  |   | e. _____ R/W _____ ft.              |                |
| Total Number of Lots   | <u>1</u>  | TOTAL                               | <u>360</u> ft. |
| 3. Minimum Lot Frontage  | <u>120.0'</u>   | 8. Sidewalk adjacent to all         |                |
| 4. Minimum Lot Area  | <u>28,800 sq. ft.</u>                                   | streets <u>x</u> yes _____ no _____ |                |
| 5. Existing Zoning   | <u>LC</u>   |                                     |                |
| 6. Proposed Zoning   | <u>LC</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 applicant shall submit a guarantee that one of the three existing driveways to Central will be closed at the time of site redevelopment or no later than October 6, 1984.
- B. As was discussed at the time of preliminary plat review, the applicant is willing to dedicate a 15' x 15' triangular area for street right-of-way at the present Woodlawn-Central intersection provided the City agrees to relocate a sign now located within this area. Prior to City Commission review of this plat, an agreement for sign relocation shall be prepared by the Law Department.
- C. The applicant shall submit an avigational easement and restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- D. The final plat tracing shall indicate a 20-foot building setback from Hillcrest.
- E. As required by the sidewalk ordinance, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed on Hillcrest at the time of site redevelopment. Aerial photographs indicate that a sidewalk presently exists on the commercially-zoned property to the south of this site. Construction of a sidewalk on this Addition will connect that existing sidewalk segment with the sidewalk system on Central Avenue.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.