

June 8, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-40 WESLEY MEDICAL CENTER 5TH ADDITION

OWNER/APPLICANT: HCA Health Services of Kansas, Inc., c/o Thomas L. Nester, Agent, 550 N. Hillside, Wichita, KS 67214

OWNER: Nestor R. Weigand, Jr. and Leslie G. Rudd, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Murdock and east of Hillside

SITE SIZE: 4.76 Acres

NUMBER OF LOTS

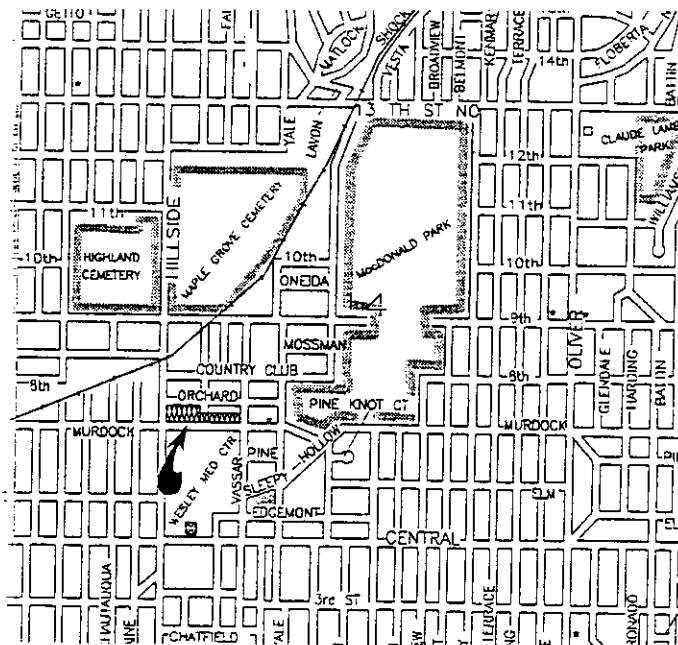
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.76 Acres

CURRENT ZONING: "A", "B", and "BB"

PROPOSED ZONING: "B" & "BB" (Z-3163)

VICINITY MAP:



NOTE: A zone change (Z-3163) to "BB" Office Zoning has been approved for a portion of this site subject to platting. As a condition of that zone change, the applicant has also offered to provide a restrictive covenant controlling various aspects of the site's use or development.

STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment and/or relocation of public facilities impacted by this replat. Such facilities may include sanitary sewer, water, street pavement, etc.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of any driveway located in areas of complete access control; e.g., the driveway to Orchard from the existing garage.
- D. The applicant shall guarantee the installation of the turnaround needed for the termination of Holyoke.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The western portion of this site, adjacent to Hillside, has been functioning as a parking lot. No access to Hillside was being used for such parking, while this plat is now indicating a request for an opening. Murdock has been the primary means of access. Traffic Engineering needs to indicate if an access opening is now necessary or if complete access control should be maintained to Hillside.
- G. The applicant shall submit for recording, with the final plat tracing, the restrictive covenant offered as a condition of the zone change.
- H. Based on the zoning and residential and public school uses immediately east and north of this site, traffic generated by this development should be discouraged from using Vassar. Complete access control should therefore also be established from this site's east line to Vassar.
- I. It is anticipated that all existing buildings and structures on this site, particularly those located within areas platted within building setbacks will be removed by the applicant.
- J. City Engineering needs to comment upon the acceptability of the 6-foot contingent dedication for Hillside, rather than an outright dedication. If a contingent is accepted, the conditions for the dedication shall be for any street or street related purpose and shall be so noted in the plat's text.
- 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. (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.)

- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, the utilities need to indicate if any facilities require relocation.
- P. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

July 6, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/8/95)

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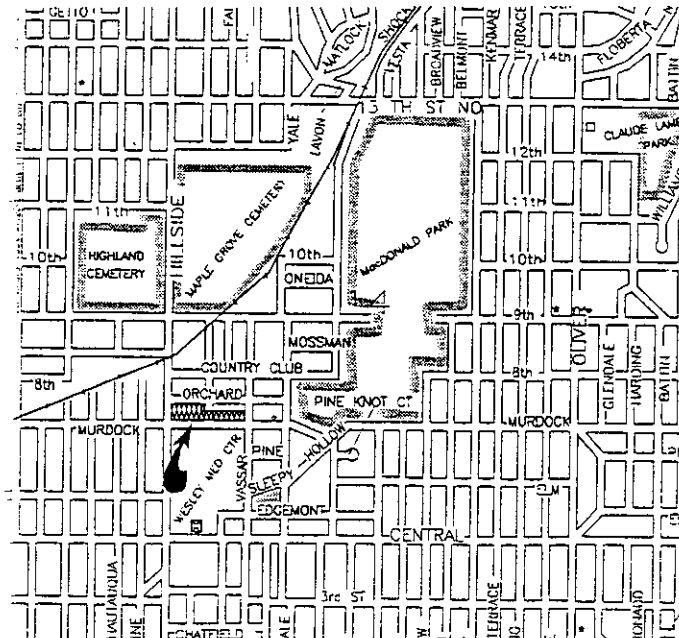
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STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment and/or relocation of public facilities impacted by this replat. Such facilities may include sanitary sewer, water, street pavement, etc.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
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- D. The applicant shall guarantee the installation of the turnaround needed for the termination of Holyoke.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit for recording, with the final plat tracing, the restrictive covenant offered as a condition of the zone change.
- G. It is anticipated that all existing buildings and structures on this site, particularly those located within areas platted within building setbacks will be removed by the applicant.
- H. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes (2nd half 1994) have been paid. The platting binder presently indicates that such taxes are outstanding.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

