

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

October 20, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-90 WESTNEY ADDITION

OWNER/APPLICANT: Walt Westney, 1155 W. 55th St. So.

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: N.W. Corner of 55th St. So. & Seneca St.

SITE SIZE: 14.9 Acres

NUMBER OF LOTS

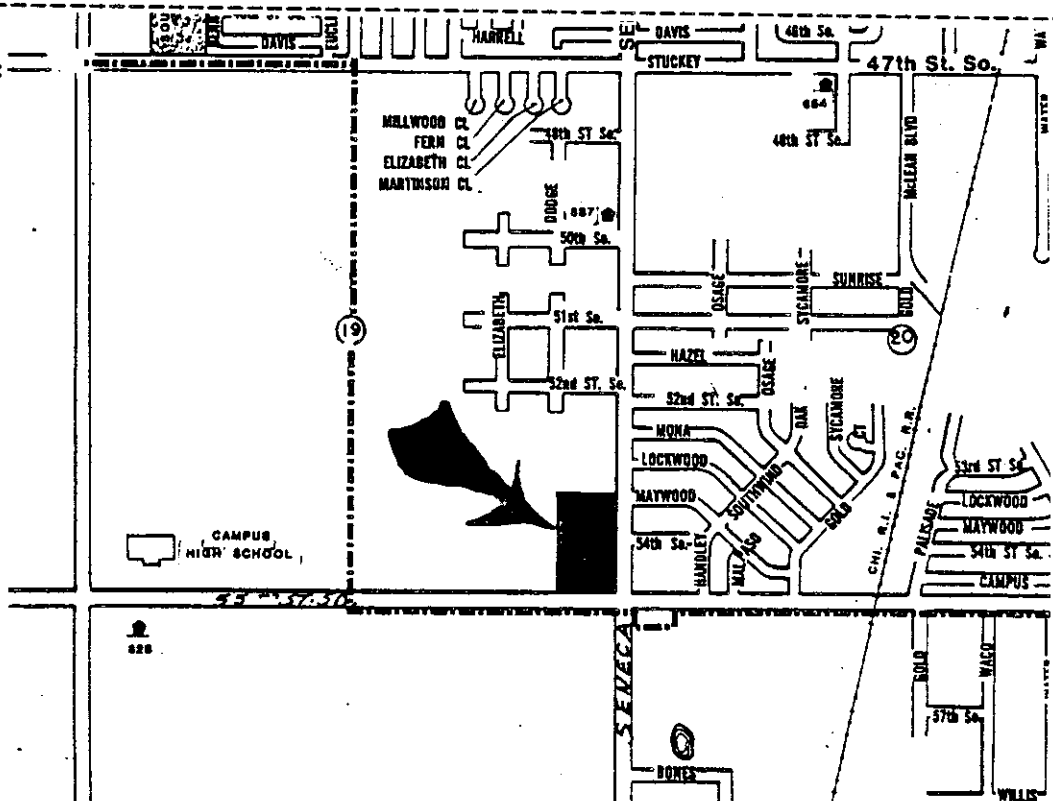
Residential:	1
Office:	1
Commercial:	2
Industrial:	
Total:	4

MINIMUM LOT AREA: 97,958 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "R-6", "BB", & "LC" (2-2645)

VICINITY MAP:



STAFF COMMENTS:

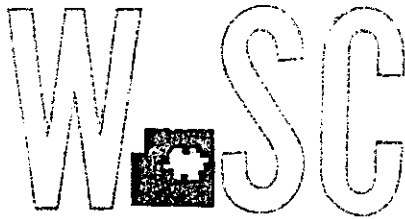
NOTE: A zone change from "AA" (single family) to "R-6" (general residence), "BB" (office) and "LC" (light commercial) zoning has been approved for the site subject to platting the property by November 27, 1988 (Z-2645) Lots 3 and 4 of the plat are zoned "LC", Lot 2 is zoned "BB" and Lot 1 is zoned for "R-6".

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall clearly indicate the amount of half street and major intersection right-of-way being dedicated.
- G. On the final plat, the access controls being platted shall be referenced in the plat's text.
- 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 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D 88-90 - WESTNEY ADDITION
Page 3

- M. The representative from Traffic Engineering should be prepared to comment on any intersection improvements or other perimeter road improvements that may be required as a result of this plat.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 21, 1988

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-90 - Westney Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 20, 1988, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to submitting a final plat the applicant shall meet with Traffic Engineering to resolve the issue of accel/decel lane improvements at 55th Street South and Seneca.
- G. The final plat shall clearly indicate the amount of half street and major intersection right-of-way being dedicated.

S/D 88-90
October 21, 1988
Page 2

- H. On the final plat, the access controls being platted shall be referenced in the plat's text.
- I. 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.
- 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.
- 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).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Walt Westney, 1155 W. 55th St. So., Wichita, KS 67217
Mike Lindebak, City Engineer

November 3, 1988

STAFF REPORT
(Final Plat; Preliminary Plat approved 10/20/88)

CASE NUMBER: S/D 88-90 WESTNEY ADDITION

OWNER/APPLICANT: Walt Westney, 1155 W. 55th St. So.

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: N.W. Corner of 55th St. So. & Seneca St.

SITE SIZE: 14.9 Acres

NUMBER OF LOTS

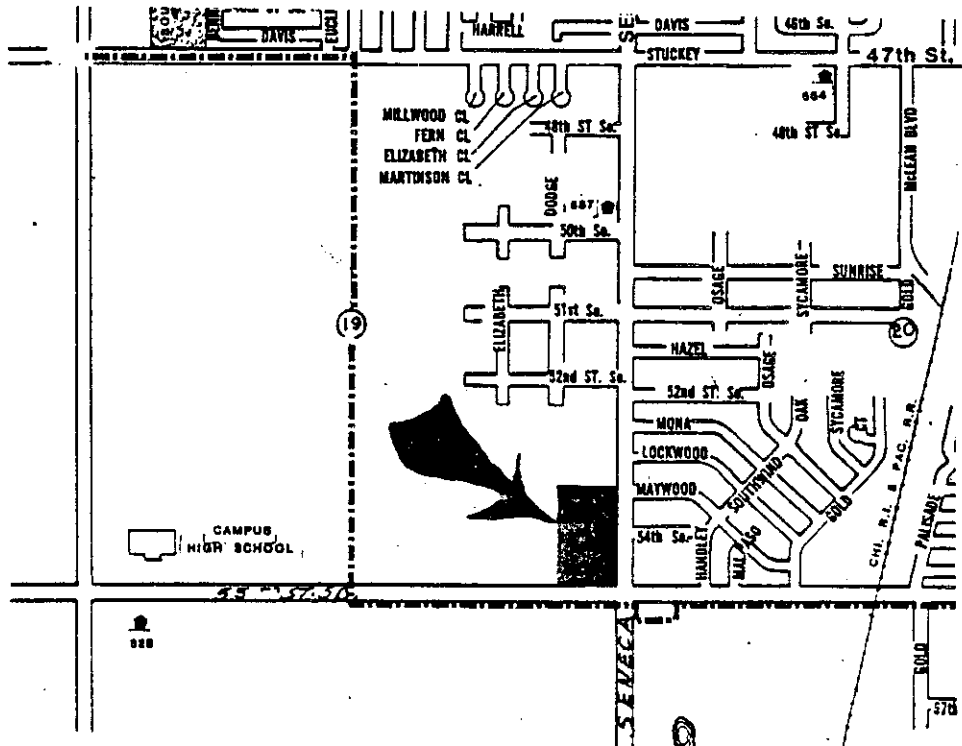
Residential:	1
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Commercial:	2
Industrial:	
Total:	4

MINIMUM LOT AREA: 97,958 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "R-6", "BB", & "LC" (Z-2645)

VICINITY MAP:

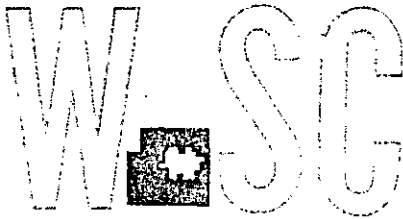


STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee a temporary second south bound lane on Seneca and a temporary second west bound lane on 55th Street South adjacent to the plat. This guarantee shall be held by the City of Wichita until development occurs.
- F. The applicant shall guarantee a continuous right turn, accel/decel lane along both Seneca and 55th Street South adjacent to the plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing the MAPC Chairman's signature block shall be amended to indicate the newly appointed chairman, Sue L. Crockett.
- 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.

- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, will drainage guarantees be required for this property?
- N. The representative from Traffic Engineering should be prepared to comment on any intersection improvements or other perimeter road improvements that may be required as a result of this plat.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 4, 1988

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-90 - Westney Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 3, 1988, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee a temporary second south bound lane on Seneca and a temporary second west bound lane on 55th Street South adjacent to the plat. This guarantee shall be held by the City of Wichita until development occurs.
- F. The applicant shall guarantee a continuous right turn, accel/decel lane along both Seneca and 55th Street South adjacent to the plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing the MAPC Chairman's signature block shall be amended to indicate the newly appointed chairman, Sue L. Crockett.

S/D 88-90 - WESTNEY ADDITION
November 4, 1988
Page 2

- 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.

The enclosed "marked" copy of the plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 10, 1988 at 1:30 p.m. If you should have any questions, please call.

Sincerely,



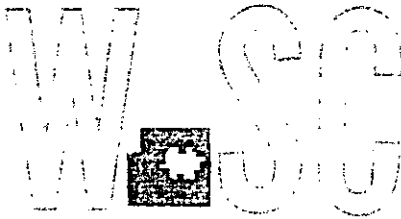
R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Walt Westney, 1155 W. 55th St. So., Wichita, KS 67217
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



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DEPARTMENT

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

November 10, 1988

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-90 - Westney Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 11, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:sm

cc: Walt Westney, 1155 W. 55th St. So., Wichita, KS 67217
Mike Lindebak, City Engineer