

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

June 5, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-38 - PHI DELTA THETA ADDITION

OWNER/APPLICANT: Robert Geist, 9435 E. Central, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of 21st and Bluff, east of Hillside.

SITE SIZE: 2.3 Acres

NUMBER OF LOTS

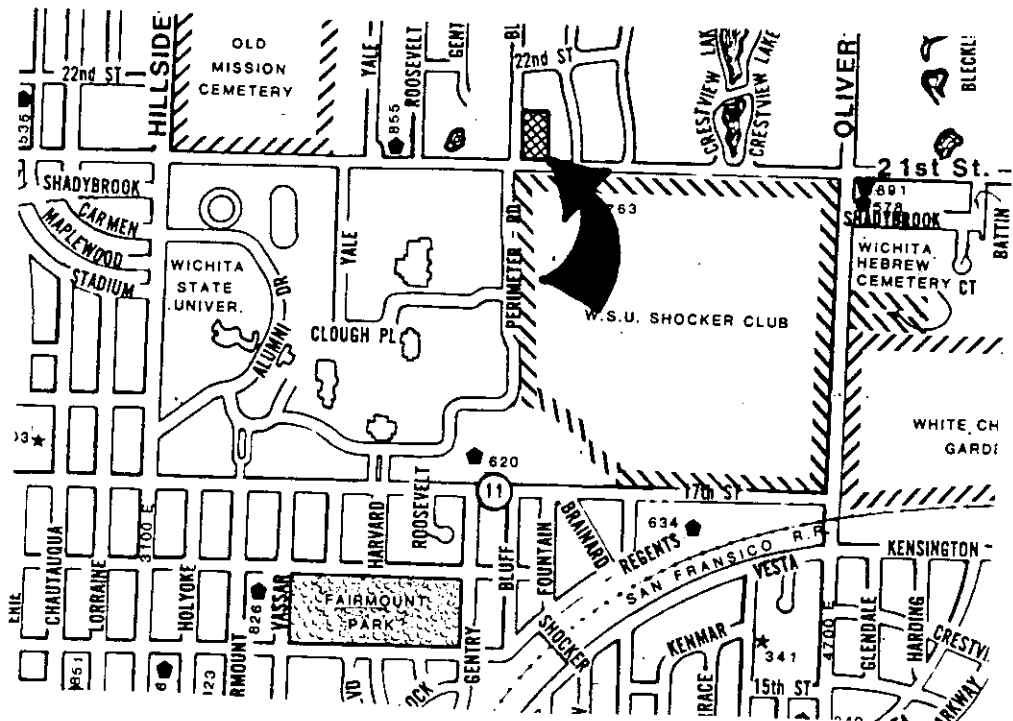
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 76,476.6 sq. ft.

CURRENT ZONING: "AA" One Family

PROPOSED ZONING: "U" University and "AA" One Family (overlay)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: THIS SITE has been approved for "U" university zoning in combination with the existing "AA" one-family zoning (Z-2976) subject to platting by May 22, 1991. A special use permit (DR 89-21) has also been approved to allow a fraternity house at this location.
- A. The applicant shall guarantee the paving of Bluff adjacent to this site from 21st Street North, northward to the existing paving.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Traffic Engineering should be prepared to comment on the access being requested to 21st Street North. It is recommended that complete access control or no more than 1-opening be required to 21st Street with access to this property being provided mainly by way of Bluff. This pattern of access to 21st Street from existing side streets, other than directly from a lot, is fairly typical for this portion of 21st Street and is in line with the non-commercial and non-business use of this property. A guarantee for the closure of the existing opening to 21st St. North will also need to be provided if complete access control is required.
 - E. The applicant is advised that screening of the site's parking facilities from the residential area to the east will be a requirement for this site's development.
 - F. On the final plat, the center lines of both Bluff and 21st Street North shall be labeled.
 - G. 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.
 - H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - 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.
 - 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

July 12, 1990

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/14/90)

CASE NUMBER: S/D 90-38 - PHI DELTA THETA ADDITION

OWNER/APPLICANT: Robert Geist, 9435 E. Central, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of 21st and Bluff, east of Hillside.

SITE SIZE: 2.3 Acres

NUMBER OF LOTS

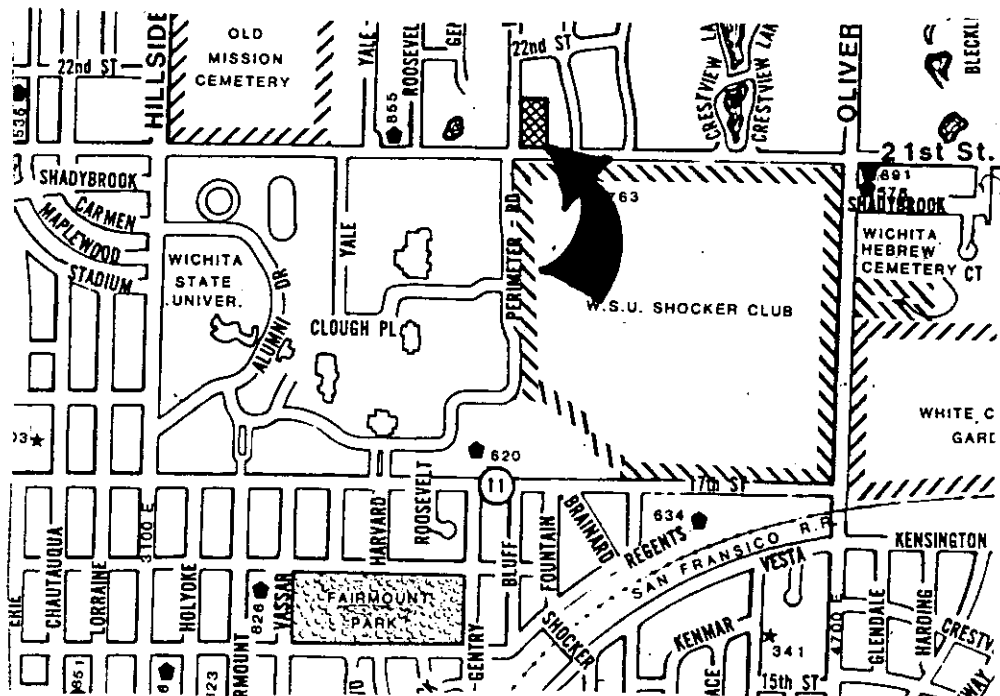
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 76,476.6 sq. ft.

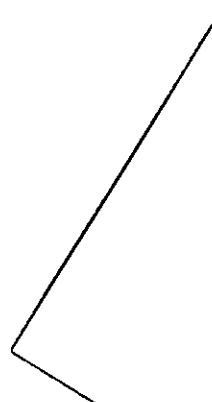
CURRENT ZONING: "AA" One Family

PROPOSED ZONING: "U" University and "AA" One Family (overlay)

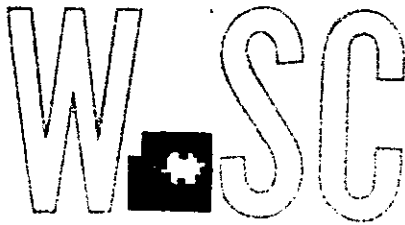
VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site has been approved for "U" university zoning in combination with the existing "AA" one-family zoning (Z-2976) subject to platting by May 22, 1991. A special use permit (DR 89-21) has also been approved to allow a fraternity house at this location.
- A. The applicant shall guarantee the paving of Bluff adjacent to this site from 21st Street North, northward to the existing paving.
 - B. The applicant shall guarantee the extension of water in Bluff along the west line of this plat.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. The applicant is advised that screening of the site's parking facilities from the residential area to the east and north will be a requirement for this site's development.
 - E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
 - F. 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.
 - G. 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.
 - H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - I. Recording of the plat within 30 days after approval by the City Council.
 - J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
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WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 13, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-38 - PHI DELTA THETA

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 12, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the paving of Bluff adjacent to this site from 21st Street North, northward to the existing paving.
- B. The applicant shall guarantee the extension of water in Bluff along the west line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that screening of the site's parking facilities from the residential area to the east and north will be a requirement for this site's development.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. 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.
- G. 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.

S/D 90-38 Phi Delta Theta
Page 2

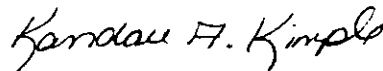
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 19, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Kimple
Associate Planner

KK:sm

cc: Robert Geist, 9435 E. Central, Wichita, KS 67206
Clark Jackson, 116 N. Glendale, Wichita, KS 67208
Marlene Wentz, 2263 N. Bluff, Wichita, KS 67220
John McGee, 2225 N. Fountain, Wichita, KS 67220
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 18, 1990

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

Re: S/D 90-38 - PHI DELTA THETA ADDITION

Dear Gentlemen:

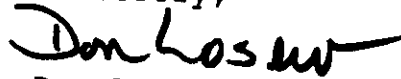
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 14, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the paving of Bluff adjacent to this site from 21st Street North, northward to the existing paving.
- B. The applicant shall guarantee the extension of water in Bluff along the west line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate access control except 1-opening to 21st St. North.
- E. The applicant is advised that screening of the site's parking facilities from the residential area to the east will be a requirement for this site's development.
- F. On the final plat, the center lines of both Bluff and 21st Street North shall be labeled.
- G. 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.

- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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

Sincerely,

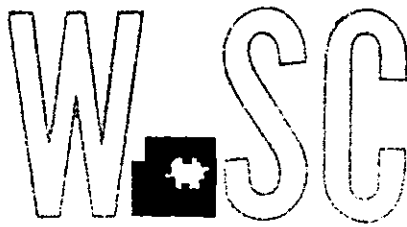


Don Losew
Senior Planner

DL:sm

cc: Robert Geist, 9435 E. Central, Wichita, KS 67206
Clark Jackson, 116 N. Glendale, Wichita, KS 67208
Marlene Wentz, 2263 N. Bluff, Wichita, KS 67220
John McGee, 2225 N. Fountain, Wichita, KS 67220
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

July 20, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-38 - PHI DELTA THETA

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 19, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 13, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Kimple
Associate Planner

KK:sm

cc: Robert Geist, 9435 E. Central, Wichita, KS 67206
Clark Jackson, 116 N. Glendale, Wichita, KS 67208
Marlene Wentz, 2263 N. Bluff, Wichita, KS 67220
John McGee, 2225 N. Fountain, Wichita, KS 67220
Mike Lindebak, City Engineer