

S/D No. 84-70 Name WESTGATE VILLAGE ADDITION
Date Application Rec'd. 6-22-84 Preliminary Approval _____
Scheduled S/D Meeting 7-5-84

DESCRIPTION

General Location On the northwest corner of 13th Street North and
Maize Road.

Owner Westgate Village Partnership c/o Jim Carrico, et. al.

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, KS. Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>4.85</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>160</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>25, 547.4 sq. ft.</u> | |
| 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>"</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's lot grading plan.
- B. In order to prevent the platting of a commercial lot, which has its only means of access to a residential street, the final plat tracing shall omit the platting of Lot 1.
- C. The final plat tracing shall indicate "complete access control" to Westgate across the west line of this plat.
- D. Since "complete access control" is being granted to Westgate, the Planning Commission is authorized to waive the sidewalk required on Westgate because of this property's light commercial zoning.
- E. The final plat tracing shall indicate the utility easements indicated on the sketch plat.
- F. When this property was originally platted in 1977, 2 access points were granted to 13th Street North and 2 access points were granted to Maize Road. When the property was subject to a lot split in 1982, one of the points of access to Maize Road was made into a joint access easement. This replat proposes to establish 1 more access point to Maize Road and 2 more access points to 13th Street. The representative from the City Engineer's Office should be prepared to comment on this vacation of previously platted access control. If approved, the final plat tracing shall make appropriate reference to K.S.A. 12-512(b).
- G. The Subdivision Committee members and the applicant's agent should be prepared to discuss the acceptability of the "specific" access control proposed from Lot 3 to Maize Road and 13th Street North. The access control proposes to establish one 30-foot entrance to each street as well as one 20-foot exit to each street from Lot 3. The applicant's agent should be prepared to advise which two driveways serve as exits.
- H. Closure computations shall be submitted with the final plat tracing.

I. Recording of the plat within 30 days after approved by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.

S/D No.: 84-70

Name: Westgate Village Addition

Preliminary Approved:
Scheduled S/D Meeting: 7-19-84

DESCRIPTION

General Location: On the northwest corner of 13th St. North and Maize Rd.

Owner: Westgate Village Partnership, c/o Jim Carrico, et. al.

Surveyor/Engineer: Baughman Company, P.A.

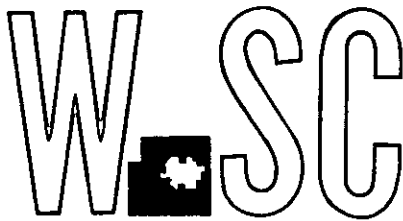
1. Gross Acreage of Plat: 4.85
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 25,547.4 sq. ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
-

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. In order to prevent the platting of a commercial lot, which has its only means of access to a residential street, the final plat tracing shall omit the platting of Lot 1.
- C. The final plat tracing shall indicate "complete access control" to Westgate across the west line of this plat.
- D. Since "complete access control" is being granted to Westgate, the Planning Commission is authorized to waive the sidewalk required on Westgate because of this property's light commercial zoning.
- E. The final plat tracing shall indicate the utility easements indicated on the sketch plat.
- F. When this property was originally platted in 1977, 2 access points were granted to 13th Street North and 2 access points were granted to Maize Road. When the property was subject to a lot split in 1982, one of the points of access to Maize Road was made into a joint access easement. This replat proposes to establish 1 more access point to Maize Road and 2 more access points to 13th Street. The representative from the City Engineer's office should be prepared to comment on this vacation of previously platted access control. If approved, the final plat tracing shall make appropriate reference to K.S.A. 12-512 (b).
- G. The Subdivision Committee members and the applicant's agent should be prepared to discuss the acceptability of the "specific" access control proposed from Lot 3 to Maize Road and 13th Street North. The access control proposes to establish one 30-foot entrance to each street as well as one 20-foot exit to each street from Lot 3. The applicant's agent should be prepared to advise which two driveways serve as exits.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

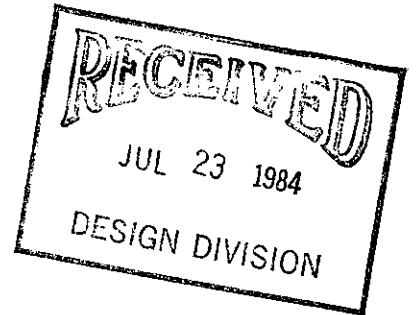
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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 20, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D-84-70 - Final plat of Westgate Village Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 19, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to prevent the platting of a commercial lot, which has its only means of access to a residential street, the final plat tracing shall omit the platting of Lot 1.
- B. The final plat tracing shall indicate the utility easements indicated on the sketch plat.
- C. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed adjacent to Westgate Street at the time of site development on the subject lot.
- D. The final plat tracing shall reference the platting of "one point of ingress and one point of egress" to Maize Road and 13th Street from the proposed corner lot. If a two-way drive is constructed, then only one point of access will be permitted.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

Baughman Company, P.A.
July 20, 1984
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 26, 1984. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:bh

cc: Westgagge Village Partnership, c/o Jim Carrico, et. al., P.O. Box 13276,
67213
Kerr-McGee Refining Corporation, Attention: Rodney Carter, P.O. Box
25861, Oklahoma City, Oklahoma, 73125
Tim Ewald Realty, 707 N. Waco, Suite 101, 67203
Scott McMillan, 3705 E. Douglas, 67218
✶Mike Lindebak, City Engineer