

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MAY 5, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-37 - NEW WESTERN 3RD ADDITION

OWNER/APPLICANT: Lindy Andeel, 350 N. Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: Bill G. Yung Design

LOCATION: South of Kellogg and west of Beverly Drive.

SITE SIZE: 2.70 Acres

NUMBER OF LOTS:

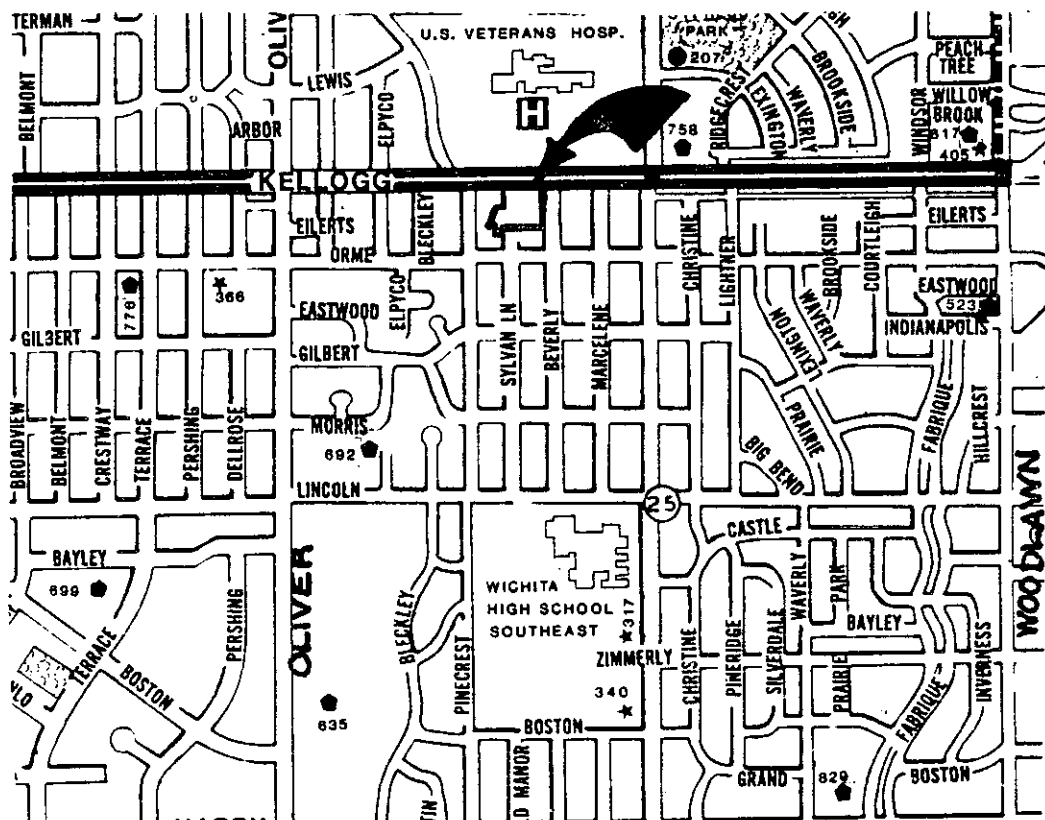
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.70 Acres

CURRENT ZONING: "LC" and "RB"

PROPOSED ZONING: "LC" (Z-2902)

VICINITY MAP:



STAFF COMMENTS:

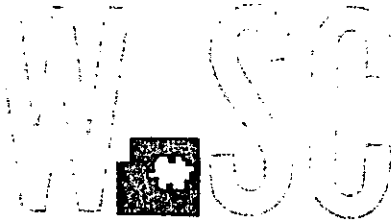
NOTE: The applicant's associated zone case (Z-2902) requesting "RB" to "LC" for that portion of the proposed lot not already zoned "LC", has been approved subject to replatting by April 5, 1989.

- A. The applicant shall guarantee the abandonment of the sanitary sewer lateral existing in the 20-foot, north/south utility easement that is to be vacated by this replat.
- B. The applicant shall guarantee the construction of the hammerhead turnaround for Sylvan Lane.
- C. The applicant shall guarantee the storm sewer construction required by this plat.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the west side of Beverly Drive at the time of site development. (commercial zoning)
- E. The applicant shall submit a revised Letter of Credit which guarantees the closure of the vacated Marvin Place Street return. After this revised Letter of Credit has been "received and filed" by the City Council, the applicant's existing Letter of Credit #87-29 from Union National Bank of Wichita will be released. This earlier Letter of Credit was obtained with the platting of New Western 2nd Addition.
- F. The applicant shall guarantee the closure of one curb cut to Kellogg and one curb cut to Beverly Drive. These guarantees are needed in order to assure that the curb cuts, in excess of the access control being platted, will be closed.

After this guarantee has been "received and filed" by the City Council, the applicant's existing Letter of Credit #85-12B from Union National Bank will be released. This previous guarantee provides for the closure of a curb cut to Kellogg and was submitted in 1985 with the original New Western Addition.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Unlike the plat of New Western 2nd Addition, this replat does not necessitate the removal of dwelling units from a 64-foot wide drainage and utility easement. Since this is the case, upon the recording of this new plat, staff will be able to release the applicant's existing Letter of Credit #5/87 from City Bank and Trust Company. The existing Letter of Credit guarantees the removal of two dwelling units from the 64-foot drainage and utility easement platted as part of New Western 2nd Addition. This new plat is relocating the subject easement to an area not encroached on by existing structures.
- I. The final plat shall indicate the following access controls to perimeter streets:
 - 1. "Complete access control" to Sylvan Lane across the south line of the lot.
 - 2. "Complete access control" to Beverly from the south 60 feet of the lot.

3. "Access control except for two openings" to Beverly from the north 280 feet of the lot.
- J. On the final plat, the word "parking" shall be deleted from the labeling of the "64-foot drainage and utility easement".
- K. On the final plat, the 30-foot building setback from the east line of the floodway shall be extended through the 64-foot drainage and utility easement. Also, the 25-foot setback from Beverly Drive shall be extended through this easement.
- L. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- M. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- N. The final plat shall indicate the centerlines of adjacent perimeter streets. The street name of Beverly Drive shall be correctly spelled.
- O. On the final plat, the platting of the 5-foot wall easement shall be referenced in the platting's text.
- P. It appears that the platting of the 5-foot wide wall easement is not in conflict with needed utility easements except for the 60-foot long north/south leg of the proposed wall easement. This segment of the wall easement appears to be directly over an existing sewer lateral and manhole. The final plat shall not indicate the north/south portion of the wall easement on top of the utility easement. It is suggested that the wall easement be moved to the east, adjacent to the east line of the utility easement.
- Q. 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.
- R. 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. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

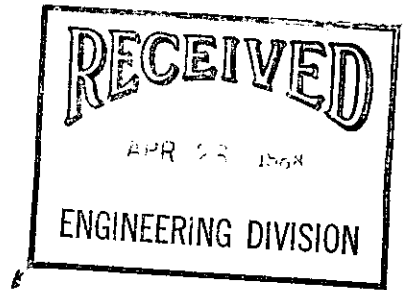
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 25, 1988



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

Re: S/D 88-32 - BRUSH CREEK 2ND ADDITION

Gentlemen:

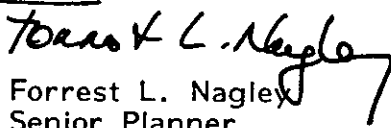
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- D. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. In order to assist title companies in determining if buildings constructed on this site observe the building setbacks required by the associated Community Unit Plan, the final plat shall indicate the platting of building setbacks.

- . . .
- G. When this property was originally platted as part of Brush Creek Addition in January of 1984, the area proposed as a drainage dedication was platted as a floodway and made a part of adjacent lots. The representative from the City Engineer's Office should be prepared to state if the drainage dedication is acceptable.
 - 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 final plat shall indicate the platting of a 10-foot wide utility easement between lots 4 and 5 and between lots 13 and 14.
 - 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 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.
 - M. 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,


Forrest L. Nagley
Senior Planner

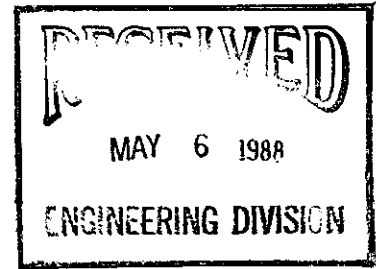
FLN:jcm
Enclosure

cc: Brush Creek Communities, c/o Steward Properties, 400 N. Woodlawn,
Wichita, KS 67206
Mike Lindebak



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 6, 1988

Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: Preliminary Plat S/D 88-37 - NEW WESTERN 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 5, 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 abandonment of the sanitary sewer lateral existing in the 20-foot, north/south utility easement that is to be vacated by this replat.
- B. The applicant shall guarantee the construction of the hammerhead turnaround for Sylvan Lane.
- C. The applicant shall guarantee the storm sewer construction required by this plat.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the west side of Beverly Drive at the time of site development. (commercial zoning)
- E. The applicant shall submit a revised Letter of Credit which guarantees the closure of the vacated Marvin Place Street return. After this revised Letter of Credit has been "received and filed" by the City Council, the applicant's existing Letter of Credit #87-29 from Union National Bank of Wichita will be released. This earlier Letter of Credit was obtained with the platting of New Western 2nd Addition.
- F. The applicant shall guarantee the closure of one curb cut to Kellogg and one curb cut to Beverly Drive. These guarantees are needed in order to assure that the curb cuts, in excess of the access control being platted, will be closed.

SEDGWICK COUNTY

Preliminary Plat S/D 88-37 - NEW WESTERN 3RD ADDITION
Page 2

After this guarantee has been "received and filed" by the City Council, the applicant's existing Letter of Credit #85-12B from Union National Bank will be released. This previous guarantee provides for the closure of a curb cut to Kellogg and was submitted in 1985 with the original New Western Addition.

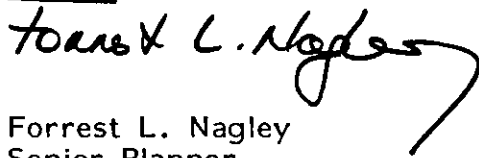
- G. The applicant shall guarantee the abandonment of the water line existing in the street right-of-way being vacated by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Unlike the plat of New Western 2nd Addition, this replat does not necessitate the removal of dwelling units from a 64-foot wide drainage and utility easement. Since this is the case, upon the recording of this new plat, staff will be able to release the applicant's existing Letter of Credit #5/87 from City Bank and Trust Company. The existing Letter of Credit guarantees the removal of two dwelling units from the 64-foot drainage and utility easement platted as part of New Western 2nd Addition. This new plat is relocating the subject easement to an area not encroached on by existing structures.
- J. The final plat shall indicate the following access controls to perimeter streets:
 - 1. "Complete access control" to Sylvan Lane across the south line of the lot.
 - 2. "Complete access control" to Beverly from the south 60 feet of the lot.
 - 3. "Access control except for two openings" to Beverly from the north 280 feet of the lot.
- K. On the final plat, the word "parking" shall be deleted from the labeling of the "64-foot drainage and utility easement".
- L. On the final plat, the 30-foot building setback from the east line of the floodway shall be extended through the 64-foot drainage and utility easement. Also, the 25-foot setback from Beverly Drive shall be extended through this easement.
- M. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- N. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- O. The final plat shall indicate the centerlines of adjacent perimeter streets. The street name of Beverly Drive shall be correctly spelled.
- P. On the final plat, the platting of the 5-foot wall easement shall be referenced in the plat's text.
- Q. On the final plat, the platting of a wall easement shall not be indicated on any utility easement.

SEDGWICK COUNTY

Preliminary Plat S/D 88-37 - NEW WESTERN 3RD ADDITION
Page 3

- R. The applicant shall make satisfactory arrangements with Southwestern Bell and K.G.&E. regarding future abandonment of existing utility lines in street right-of-way being vacated. Once arrangements have been made, a letter from the utility companies shall be obtained for the plat file.
- S. 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.
- T. 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.
- U. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Lindy Andeel, 350 N. Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

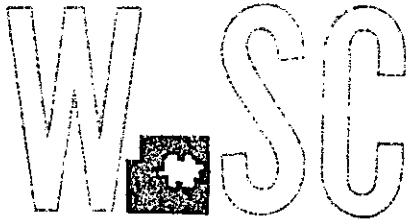
STAFF COMMENTS:

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- B. The applicant shall guarantee the construction of the hammerhead turnaround for Sylvan Lane.
- C. The applicant shall guarantee the storm sewer construction required by this plat.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the west side of Beverly Drive at the time of site development. (commercial zoning)
- E. The applicant shall submit a revised Letter of Credit which guarantees the closure of the vacated Marvin Place Street return. After this revised Letter of Credit has been "received and filed" by the City Council, the applicant's existing Letter of Credit #87-29 from Union National Bank of Wichita will be released. This earlier Letter of Credit was obtained with the platting of New Western 2nd Addition.
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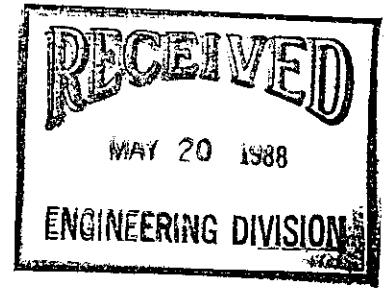
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- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 20, 1988

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

Re: Final Plat S/D 88-37 - NEW WESTERN 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 19, 1988, 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 construction of the hammerhead turnaround for Sylvan Lane.
- B. The applicant shall guarantee the storm sewer construction required by this plat.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the west side of Beverly Drive at the time of site development. (commercial zoning)
- D. The applicant shall submit a revised Letter of Credit which guarantees the closure of the vacated Marvin Place Street return. After this revised Letter of Credit has been "received and filed" by the City Council, the applicant's existing Letter of Credit #87-29 from Union National Bank of Wichita will be released. This earlier Letter of Credit was obtained with the platting of New Western 2nd Addition.
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After this guarantee has been "received and filed" by the City Council, the applicant's existing Letter of Credit #85-12B from Union National Bank will be released. This previous guarantee provides for the closure of a curb cut to Kellogg and was submitted in 1985 with the original New Western Addition.

- F. The applicant shall guarantee the abandonment of the water line existing in the street right-of-way being vacated by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Unlike the plat of New Western 2nd Addition, this replat does not necessitate the removal of dwelling units from a 64-foot wide drainage and utility easement. Since this is the case, upon the recording of this new plat, staff will be able to release the applicant's existing Letter of Credit #5/87 from City Bank and Trust Company. The existing Letter of Credit guarantees the removal of two dwelling units from the 64-foot drainage and utility easement platted as part of New Western 2nd Addition. This new plat is relocating the subject easement to an area not encroached on by existing structures.
- I. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- J. The applicant shall make satisfactory arrangements with Southwestern Bell and K.G.&E. regarding future abandonment of existing utility lines in street right-of-way being vacated. Once arrangements have been made, a letter from the utility companies shall be obtained for the plat file.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. 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.

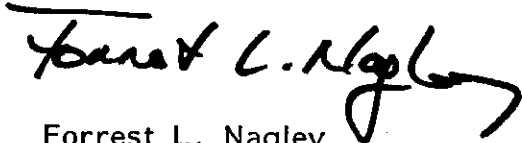
The enclosed "marked" copy of the final plat is for your information and files.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 88-37 - NEW WESTERN 3RD ADDITION
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 26, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Lindy Andeel, 350 N. Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 25, 1990

Lindy Andeel
350 N. Rock Road
Wichita, KS 67206

Re: S/D 88-37 - NEW WESTERN 3RD ADDITION

Dear Mr. Andeel:

Attached are copies of three (3) letters of credit you submitted to guarantee certain improvements required with the platting of the New Western 3rd Addition. All three of these letters-of-credit need to be renewed. These letters-of-credit are now in default and will expire this July. City Engineering has indicated that all three letters-of-credit should be increased by approximately 10% or to a value of \$1595 for the closure of Marvin Place, \$1650 for closure of the two curb cuts and to \$715 for abandonment of the waterline. In addition, the Planning Department requires submittal of a \$50 fee with these revised letters-of-credit to cover its cost of reprocessing these guarantees.

Because of the limited time involved, before these letters-of-credit expire, your timely response to this request is essential. Please call me at 268-4459 if you have any questions concerning this matter.

Sincerely,

Don Losew
Senior Planner

DL:sm
Attachments (3)
cc: Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: June 5, 1991

TO: Mike Lindebak, City Engineer
FROM: Kandace Jones, Associate Planner *KJ*
SUBJECT: Letters of Credit Expiring

New Western 3rd Addition, S/D 88-37, platted in 1988 has 3 letters of credit for a total of \$3960.00 which go into default July 9, 1991. These improvements, to my knowledge have not been completed. The Planning Department would like to begin collecting on some of these Letters of Credit that have continually been extended. We would like your Department to begin to collect on the above mentioned letters of credit.

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

DATE: June 18, 1991

TO: Kandace Jones, Associate Planner

FROM: Michael E. Lindebak, P.E., City Engineer.

SUBJECT: Letters of Credit Expiring
New Western 3rd Addition

Other improvements, i.e. closing Sylvan Lane and installing a hammerhead, need to be accomplished prior to the need for the letter of credit improvements. It is recommended that the Planning Department ascertain whether the street closure is to be accomplished since that will affect the existing structures that may still be occupied. If that is not to be accomplished in the near future, the Engineering Division does not object to extending the letters of credit. Carl Wheeler, attorney for the developer, has contacted this office to request extension of the letters of credit.

cc: Steve Lackey, P.E., Director of Public Works

MEL:TC:cls

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS

February 24, 1994

TO: Chris Cherches, City Manager

FROM: Steve Lackey, Director of Public Works

SUBJECT: New Western 3rd Addition

I see no problem with allowing Mr. Andeel to replat New Western 3rd Addition to include the property at 532 Sylvan Lane. There is, however, a small triangular portion of Sylvan Lane (northwest corner) that should be retained as floodway.