

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # 11

MAY 19, 1988

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 88-39 - NEW BEDFORD PLACE

OWNER/APPLICANT: Critchfield Real Estate Limited Partnership 1985,  
5318 Pembroke, Wichita, KS 67220

SURVEYOR/ENGINEER: Bill G. Yung Design

LOCATION: At the southeast corner of 29th Street North and Oliver.

SITE SIZE: 22.9 Acres

NUMBER OF LOTS:

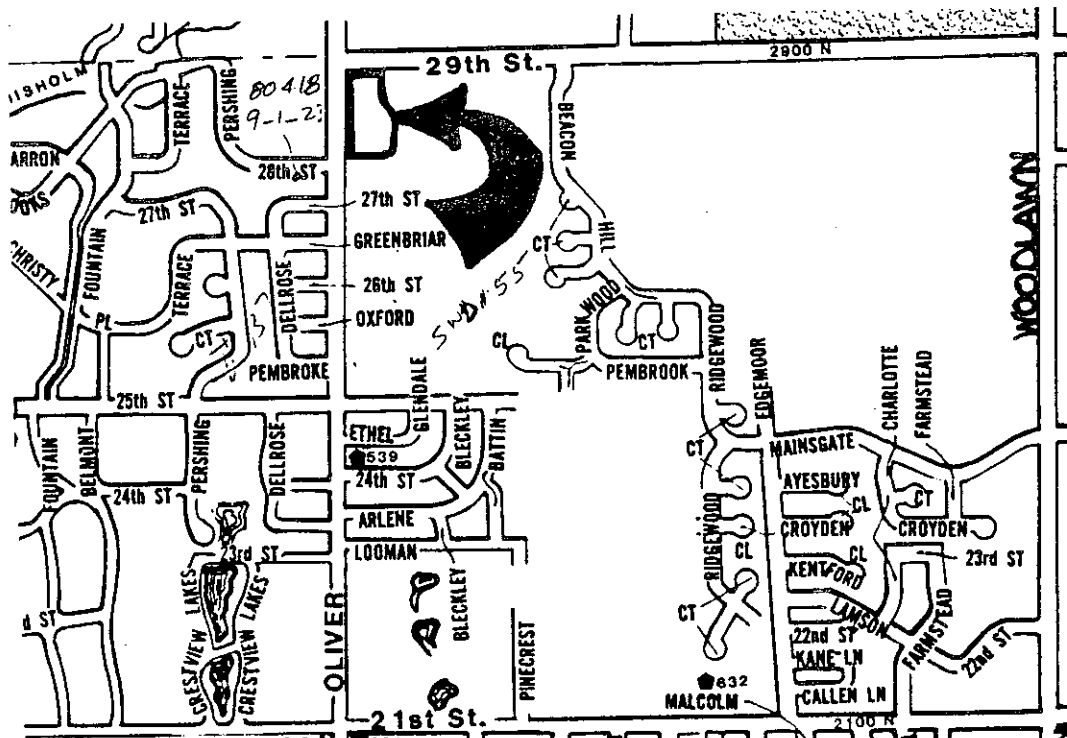
Residential:	19
Office:	
Commercial:	4
Industrial:	
Other (Church):	1
Total:	24

MINIMUM LOT AREA: 8,000 Sq. Ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "AA" and "LC" (Z-2750)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Lots 1 through 20, Block 1, are subject to the provisions of the Beacon Hill Community Unit Plan (DP-147). Lot 1 through 19 are being platted for development of single-family or duplex uses. Lot 20 is being platted for development of a church.

Lots 21 through 24, Block 1, are subject to the provisions of the Beacon Hill Commercial Community Unit Plan (DP-179). The large Lot 21 is to be developed with a neighborhood shopping center with a maximum floor area of 80,000 square feet.

The applicant's associated zone case (Z-2750) requesting "AA" to "LC" zoning has been approved subject to platting.

- A. In accordance with General Provision #15 of the Commercial Community Unit Plan (DP-179), the applicant shall guarantee the following perimeter street improvements:
1. A continuous eastbound accel/decel lane for 29th Street to serve the required major entrance to proposed Lot 21, Block 1.
  2. A continuous northbound accel/decel lane for Oliver Street, from the south line of Lot 21 to the north line of the plat, to serve the four commercial width driveways to Oliver.
  3. A free flow right turn lane at the 29th Street North/Oliver intersection.
  4. A southbound left turn lane on Oliver to access the four driveways serving Lots 21, 22 and 23.
  5. A westbound left turn lane on 29th Street North to access the major entrance on Lot 21.
- B. The guarantee for the decel lane required on 29th Street North shall provide for construction of that portion of the major entrance that will be located within public street right-of-way.
- C. In accordance with the approved sidewalk plan for this property, the paving petition for Bleckley/Greenbriar shall provide for a sidewalk on the east and south sides of this street.
- D. In accordance with the City's sidewalk ordinance, the paving petition for Bleckley shall provide for a sidewalk along the west side of this street from 29th Street to the south line of Lot 21, Block 1. This sidewalk is required because of the commercial zoning.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.

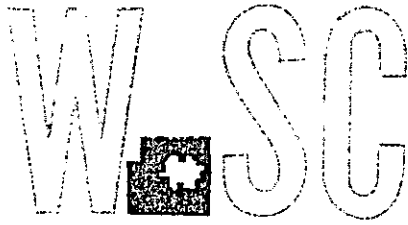
NEW BEDFORD PLACE

Page 3

- G. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- H. The applicant shall guarantee the extension of City water to serve the lots being platted.
- I. The applicant shall guarantee any drainage improvements required by the platting of this property.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. The applicant shall submit a copy of the instrument which establishes the Marland Pipeland easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- P. The applicant is advised that provision #17 of the associated Community Unit Plan, requires the designation of minimum 20-foot wide, hard surfaced fire lanes around main structures constructed on Lots 21 through 24. These fire lanes will be designated during building permit review.
- Q. General Provision #3 of the associated Commercial Community Unit Plan provides for the elimination of building setbacks between parcels in the event that contiguous parcels are developed under the same ownership. In order to preserve development flexibility, the final plat shall not depict interior building setbacks. Instead, only setbacks from perimeter streets shall be platted on Lots 21, 22, 23 and 24. A 35-foot building setback should, however, be platted on Lot 21 from that lot's south line.
- R. The final plat shall label the centerline of the utility easements.

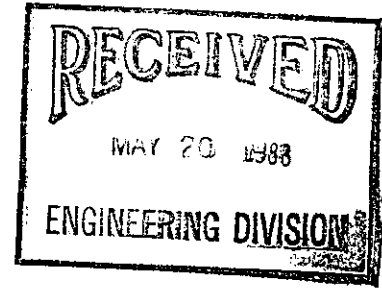
- S. On the final plat, the platator's text shall reference the platting of the 5-foot wall easement.
- T. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- U. The applicant shall install or guarantee the installation 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).
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

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

Re: Preliminary Plat S/D 88-39 - NEW BEDFORD PLACE

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 approve the preliminary and authorize preparation of the final plat, subject to the following:

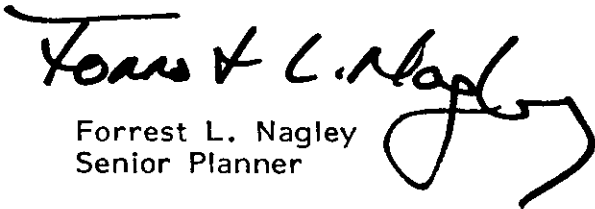
- A. In accordance with General Provision #15 of the Commercial Community Unit Plan (DP-179), the applicant shall guarantee the following perimeter street improvements:
1. A continuous eastbound accel/decel lane for 29th Street to serve the required major entrance to proposed Lot 21, Block 1.
  2. A continuous northbound accel/decel lane for Oliver Street, from the south line of Lot 21 to the north line of the plat, to serve the four commercial width driveways to Oliver.
  3. A free flow right turn lane at the 29th Street North/Oliver intersection.
  4. A southbound left turn lane on Oliver to access the four driveways serving Lots 21, 22 and 23.
  5. A westbound left turn lane on 29th Street North to access the major entrance on Lot 21.
- B. The guarantee for the decel lane required on 29th Street North shall provide for construction of that portion of the major entrance that will be located within public street right-of-way.

- C. In accordance with the approved sidewalk plan for this property, the paving petition for Bleckley/Greenbriar shall provide for a sidewalk on the east and south sides of this street.
- D. In accordance with the City's sidewalk ordinance, the paving petition for Bleckley shall provide for a sidewalk along the west side of this street from 29th Street to the south line of Lot 21, Block 1. This sidewalk is required because of the commercial zoning.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- H. The applicant shall guarantee the extension of City water to serve the lots being platted.
- I. The applicant shall guarantee any drainage improvements required by the platting of this property.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The applicant shall meet with the Traffic Engineering regarding the final plat indicating, "access control except for two openings", to Oliver Street across the west line of Lot 20.
- L. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. The applicant shall submit a copy of the instrument which establishes the Marland Pipeland easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

Preliminary Plat S/D 88-39 - NEW BEDFORD PLACE  
Page 3

- Q. The applicant is advised that provision #17 of the associated Community Unit Plan, requires the designation of minimum 20-foot wide, hard surfaced fire lanes around main structures constructed on Lots 21 through 24. These fire lanes will be designated during building permit review.
- R. General Provision #3 of the associated Commercial Community Unit Plan provides for the elimination of building setbacks between parcels in the event that contiguous parcels are developed under the same ownership. In order to preserve development flexibility, the final plat shall not depict interior building setbacks. Instead, only setbacks from perimeter streets shall be platted on Lots 21, 22, 23 and 24. A 35-foot building setback should, however, be platted on Lot 21 from that lot's south line.
- S. The final plat shall label the centerline of the utility easements.
- T. On the final plat, the platator's text shall reference the platting of the 5-foot wall easement.
- U. The final plat shall indicate the utility easements requested by K.G.&E. These easements are marked on the surveyor's copy of the approved preliminary plat.
- V. 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.
- W. 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.
- X. 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: Critchfield Real Estate Limited Partnership 1985, 5318 Pembroke,  
Wichita, KS 67220  
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,  
Wichita, KS 67226  
/ Mike Lindebak, City Engineer



STAFF COMMENTS:

NOTE: Lots 1 through 20, Block 1, are subject to the provisions of the Beacon Hill Community Unit Plan (DP-147). Lots 1 through 19 are being platted for development of single-family or duplex uses. Lot 20 is being platted for development of a church.

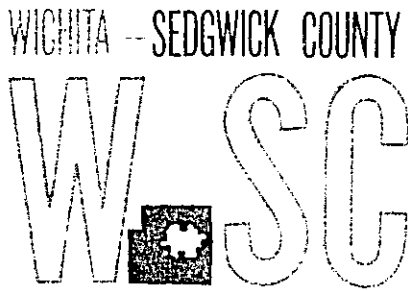
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- B. The guarantee for the decel lane required on 29th Street North shall provide for construction of that portion of the major entrance that will be located within public street right-of-way.
- C. In accordance with the approved sidewalk plan for this property, the paving petition for Bleckley/Greenbriar shall provide for a sidewalk on the east and south sides of this street.
- D. In accordance with the City's sidewalk ordinance, the paving petition for Bleckley shall provide for a sidewalk along the west side of this street from 29th Street to the south line of Lot 21, Block 1. This sidewalk is required because of the commercial zoning.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
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- H. The applicant shall guarantee the extension of City water to serve the lots being platted.

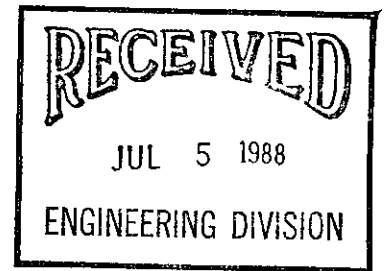
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- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. The applicant shall submit a copy of the instrument which establishes the Marland Pipeland easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. The applicant is advised that Provision #17 of the associated community unit plan, requires the designation of minimum 20-foot wide, hard surfaced fire lanes around main structures constructed on Lots 21 through 24. These fire lanes will be designated during building permit review.
- P. General Provision #3 of the associated Commercial Community Unit Plan provides for the elimination of building setbacks between parcels in the event that contiguous parcels are developed under the same ownership. In order to preserve development flexibility, the final plat shall not depict interior building setbacks. Instead, only setbacks from perimeter streets shall be platted on Lots 21, 22, 23 and 24. A 35-foot building setback should, however, be platted on Lot 21 from that lot's south line.
- Q. On the final plat tracing, the language in the plat's text regarding access control shall be expanded to state that the access controls "are hereby dedicated". As written, the text does not make sense.
- R. As required, when the preliminary plat was approved, the final plat tracing shall indicate the west 70 feet and the south 35 feet of Lot 21, Block 1 as building setbacks.
- S. On the final plat tracing, the recording information for the 30' x 35' telephone easement on Lot 24, Block 1 shall be referenced.
- T. On the final plat tracing, the face of the plat shall be amended to indicate "access control except for one opening per lot" across the north lines of Lots 21, 23 and 24, Block 1 to 29th Street North.

- U. On the final plat tracing, the spelling of Bleckley Street shall be correctly spelled.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



July 1, 1988

Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 88-39 - NEW BEDFORD PLACE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In accordance with General Provision #15 of the Commercial Community Unit Plan (DP-179), the applicant shall guarantee the following perimeter street improvements:
  1. A continuous eastbound accel/decel lane for 29th Street to serve the required major entrance to proposed Lot 21, Block 1.
  2. A continuous northbound accel/decel lane for Oliver Street, from the south line of Lot 21 to the north line of the plat, to serve the four commercial width driveways to Oliver.
  3. A free flow right turn lane at the 29th Street North/Oliver intersection.
  4. A southbound left turn lane on Oliver to access the four driveways serving Lots 21, 22 and 23.
  5. A westbound left turn lane on 29th Street North to access the major entrance on Lot 21.
- B. The guarantee for the decel lane required on 29th Street North shall provide for construction of that portion of the major entrance that will be located within public street right-of-way.
- C. In accordance with the approved sidewalk plan for this property, the paving petition for Bleckley/Greenbriar shall provide for a sidewalk on the east and south sides of this street.
- D. In accordance with the City's sidewalk ordinance, the paving petition for Bleckley shall provide for a sidewalk along the west side of this street from 29th Street to the south line of Lot 21, Block 1. This sidewalk is required because of the commercial zoning.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 88-39 - NEW BEDFORD PLACE

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- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- H. The applicant shall guarantee the extension of City water to serve the lots being platted.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. The applicant shall submit a copy of the instrument which establishes the Marland Pipeland easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. At the request of the pipeline company, prior to submitting this plat for scheduling before the City Council, the applicant shall make satisfactory arrangements with the pipeline company for crossing their easement with a public street. Once arrangements have been made, a letter from the pipeline company shall be submitted for the plat file.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. The applicant is advised that Provision #17 of the associated community unit plan, requires the designation of minimum 20-foot wide, hard surfaced fire lanes around main structures constructed on Lots 21 through 24. These fire lanes will be designated during building permit review.
- O. General Provision #3 of the associated Commercial Community Unit Plan provides for the elimination of building setbacks between parcels in the event that contiguous parcels are developed under the same ownership. In order to preserve development flexibility, the final plat shall not depict interior building setbacks. Instead, only setbacks from perimeter streets shall be platted on Lots 21, 22, 23 and 24. A 35-foot building setback should, however, be platted on Lot 21 from that lot's south line.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 88-39 - NEW BEDFORD PLACE  
Page 3

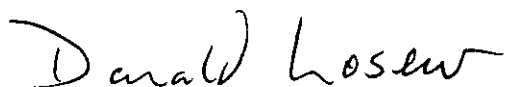
- P. On the final plat tracing, the language in the plat's text regarding access control shall be expanded to state that the access controls "are hereby dedicated". As written, the text does not make sense.
- Q. As required, when the preliminary plat was approved, the final plat tracing shall indicate the west 70 feet and the south 35 feet of Lot 21, Block 1 as building setbacks.
- R. On the final plat tracing, the recording information for the 30' x 35' telephone easement on Lot 24, Block 1 shall be referenced.
- S. On the final plat tracing, the face of the plat shall be amended to indicate "access control except for one opening per lot" across the north lines of Lots 21, 23 and 24, Block 1 to 29th Street North.
- T. On the final plat tracing, the spelling of Bleckley Street shall be correctly spelled.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. 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 7, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew  
Junior Planner

DL:dlk  
Enclosure

cc: Critchfield Real Estate Limited Partnership 1985, 5318 Pembroke,  
Wichita, KS 67220

Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9  
August 11, 1988

STAFF REPORT

(Revised Final; Preliminary approved 5/19/88; Original Final approved 6/30/88)

CASE NUMBER: S/D 88-39 - NEW BEDFORD PLACE (Revised Final)

OWNER/APPLICANT: Critchfield Real Estate Limited Partnership  
1985, 5318 Pembroke, Wichita, KS, 67220

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: At the southeast corner of 29th St. North & Oliver

SITE SIZE: 18.63 acres

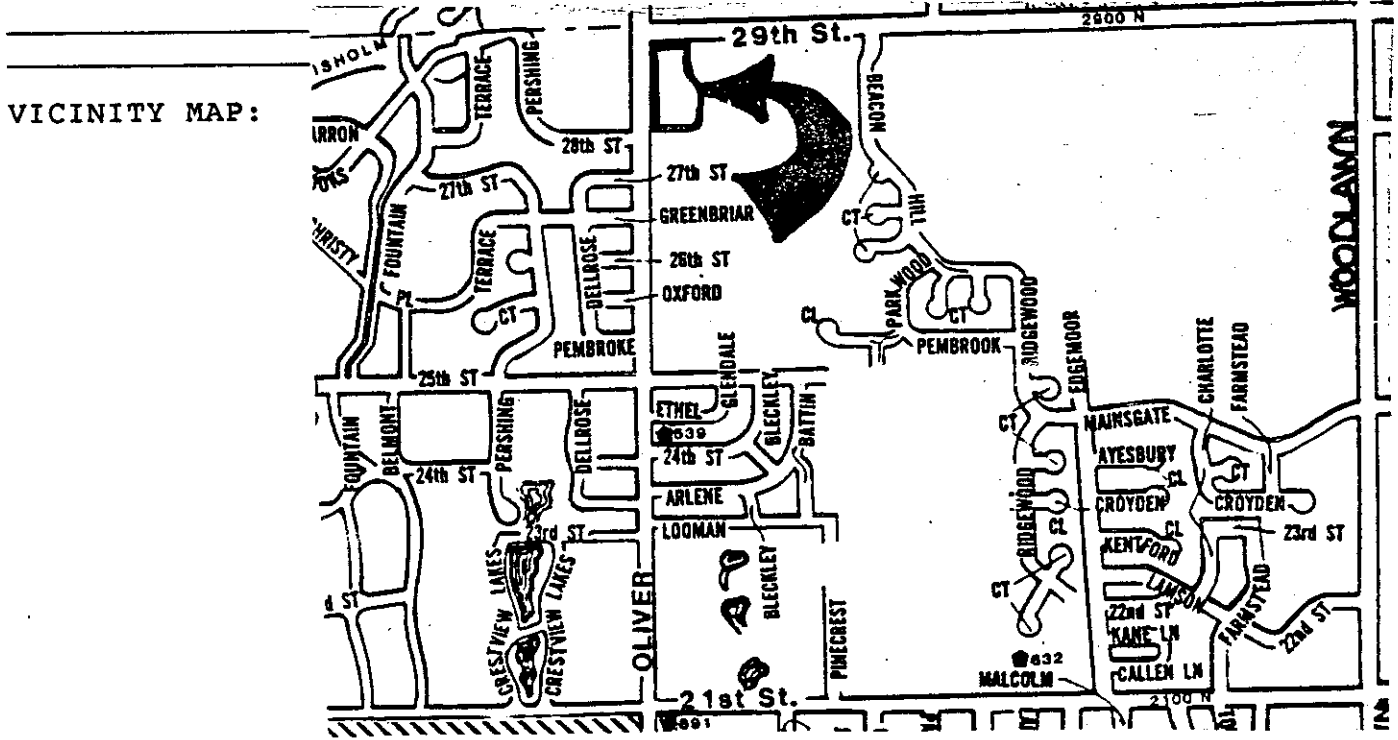
NUMBER OF LOTS

Residential:	10
Office:	
Commercial:	4
Industrial:	
Other (Church):	1
Total:	15

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "AA" and "LC" (Z-2750)



STAFF COMMENTS:

NOTE: A final plat for this site was originally approved by the MARC on July 7, 1988. Because of problems involved with a pipeline crossing the southwest corner of the original plat, the applicant has requested a reconsideration of a revised final. This revised final has deleted the southern portion of the site affected by the pipeline. The remaining area in the revised plat, however, is unchanged from what was previously reviewed on the final plat approved by the MARC on June 30, 1988.

As noted in the previous review of this site, this plat is subject to conditions of the Beacon Hill Community and Commercial C.U.P.s (DP-147 and D-179). Zone case Z-2550 requesting "AA" to "LC" zoning also affects this site.

A. In accordance with General Provision #15 of the Commercial Community Unit Plan (DP-179), the applicant shall guarantee the following perimeter street improvements:

1. A continuous eastbound accel/decel lane for 29th Street to serve the required major entrance to proposed Lot 12, Block 1.

2. A continuous northbound accel/decel lane for Oliver Street from the south line of Lot 12 to the north line of the plat to serve the four commercial width driveways to Oliver.

3. A free flow right turn lane at the 29th Street North/Oliver intersection.

4. A southbound left turn lane on Oliver to access the four driveways serving Lots 12, 13 and 14.

5. A westbound left turn lane on 29th Street North to access the major entrance on Lot 12.

B. The guarantee for the decel lane required on 29th Street North shall provide for construction of that portion of the major entrance that will be located within public street right-of-way.

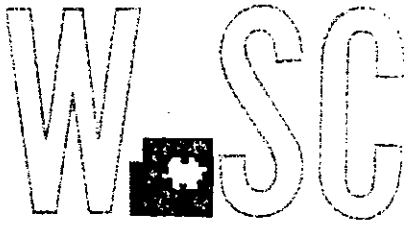
C. In accordance with the approved sidewalk plan for this property, the paving petition for Bleckley shall provide for a sidewalk on the east side of this street.

D. In accordance with the City's sidewalk ordinance, the paving petition for Bleckley shall provide for a sidewalk along the west side of this street from 29th Street to the south line of Lot 12, Block 1. This sidewalk is required because of the commercial zoning.

- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- H. The applicant shall guarantee the extension of City water to serve the lots being platted.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. The applicant is advised that the existing C.U.P. for this site does not indicate that a church is an approved use for Lot 11, Block 1 of this plat. Prior to submitting this plat for City Council review, the applicant must submit a revised site plan for approval by the Director of Planning, indicating a church as a use for Lot 11.
- L. On the final plat tracing, a 35-foot building setback shall be indicated on Lot 11, Block 1 to Oliver Street.
- M. The applicant is advised that Provision #17 of the associated C.U.P. requires the designation of minimum 20-foot-wide hard surfaced fire lanes around main structures constructed on Lots 12 through 15. These fire lanes will be designated during building permit review.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- P. Recording of the plat within 30 days after approval of the City Council.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

August 16, 1988

Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800,  
Wichita, Kansas 67220

Re: S/D 88-39 - NEW BEDFORD PLACE  
(FINAL PLAT)

GENTLEMEN:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 11, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In accordance with General Provision #15 of the Commercial Community Unit Plan (DP-179), the applicant shall guarantee the following perimeter street improvements:
1. A continuous eastbound accel/decel lane for 29th Street to serve the required major entrance to proposed Lot 12, Block 1.
  2. A continuous northbound accel/decel lane for Oliver Street from the south line of Lot 12 to the north line of the plat to serve the four commercial width driveways to Oliver.
  3. A free flow right turn lane at the 29th Street North/Oliver intersection.
  4. A southbound left turn lane on Oliver to access the four driveways serving Lots 12, 13 and 14.

5. A westbound left turn lane on 29th Street North to access the major entrance on Lot 12.
- B. The guarantee for the decel lane required on 29th Street North shall provide for construction of that portion of the major entrance that will be located within public street right-of-way.
- C. In accordance with the approved sidewalk plan for this property, the paving petition for Bleckley shall provide for a sidewalk on the east side of this street.
- D. In accordance with the City's sidewalk ordinance, the paving petition for Bleckley shall provide for a sidewalk along the west side of this street from 29th Street to the south line of Lot 12, Block 1. This sidewalk is required because of the commercial zoning.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- H. The applicant shall guarantee the extension of City water to serve the lots being platted.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- K. The applicant is advised that the existing C.U.P. for this site does not indicate that a church is an approved use for Lot 11, Block 1 of this plat. Prior to submitting this plat for City Council review, the applicant must submit a revised site plan for approval by the Director of Planning, indicating a church as a use for Lot 11.
- L. On the final plat tracing, a 35-foot building setback shall be indicated on Lot 11, Block 1 to Oliver Street.
- M. The applicant is advised that Provision #17 of the associated C.U.P. requires the designation of minimum 20-foot-wide hard surfaced fire lanes around main structures constructed on Lots 12 through 15. These fire lanes will be designated during building permit review.
- N. The final plat tracing shall indicate the 10 foot utility easement requested by KG&E centered on the common lot line of Lots 3 & 4, Block 1.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- Q. Recording of the plat within 30 days after approval of the City Council.

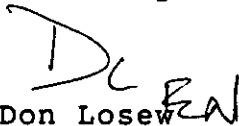
..... Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of 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, August 25, 1988, at 1:30 P.M.

If you have any questions concerning this matter, please call.

Sincerely,

  
Don Losew  
Planner

DL:pb

Enclosure

cc: Critchfield Real Estate Limited Partnership 1985  
5318 Pembroke, Wichita, Kansas 67220  
Bill Yung Design, 4912 E. 29th St. North, Suite 1  
Wichita, Kansas 67220  
✓Mike Lindebak, City Engineer