

NOTE: This site involves property acquired or being acquired by the City for development of an ice skating facility. The platting of two lots is being pursued in order to potentially develop in the area a use in addition to the ice skating facility. In particular, multiple family development is apparently under consideration. Even though a City development at this time, platting requirements need to be made in respect to the property being viewed basically as being owned by any other private party. Certain requirements such as guaranteeing any needed improvements, could, however, be provided in a manner different than typically expected. That is, for example, as long as this site is under city control improvements would not necessarily need to be guaranteed. If, however, the new land was to be transferred to a private part, any needed public improvements could be guaranteed or placed against the property through submittal of petitions.

STAFF COMMENTS:

- A. City Engineering needs to indicate if this site needs to provide for public improvements, including any reconstruction or relocation of existing facilities. In addition to any improvements or changes in sanitary sewer, water or storm sewer, Engineering also needs to indicate if any street or intersection improvements are needed for Sycamore, Maple and McLean.
- B. Traffic Engineering also needs to indicate if any traffic improvements need to be provided based on this site's anticipated development. That is, are traffic improvements at Sycamore and Maple and/or Maple and McLean needed, are any accel/decel type improvements needed to serve entrances to/from the site, are major entrances required, are there any additional right-of-way needs such as along Maple or for the Maple /Sycamore intersection, and so forth.
- 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 the access controls and building setbacks indicated on this preliminary plat as being established based on the site development plans. That is the final plat needs to dedicate and show sufficient access controls to the adjacent streets. Complete access should be indicated to U.S. 54 even if not dedicated by this plat. Unless the City is acquiring the residential uses along the west side at Sycamore, fairly limited access to this street would also be expected.
- E. It should be noted that the lots as being platted will have split zoning. Lot 1 presently has "C" commercial zoning across approximately the north 120 feet, with the remainder of the lot zoned "B" multi-family. While Lot 2 has a similar pattern, it also has "E" zoning over a portion of its north and eastern areas. In terms of residential uses, such development is not allowed in industrial zoning.
- F. Since this plat is vacating and replatting numerous public reservations, proper reference to KSA512(b) as amended shall be made in the surveyor's text.
- G. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

- H. 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.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. 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.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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STAFF COMMENTS:

- A. As indicated by City Engineering, the City will be responsible for the abandonment or relocation of various public utilities.
- B. As indicated by Traffic Engineering, street improvements for Maple, Sycamore and McLean will be provided and are being determined by the consultants involved in the site's development plans. As appropriate, guarantees shall be provided for such improvements.
- C. If improvements are to be guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by the utility representatives, the applicant will need to make arrangements for the relocation and/or abandonment of all involved utilities. If any structures are not to be removed at this time, arrangements will have to be made to assure the continuation of services to such structures. As necessary existing easements should be retained or other arrangements provided such as temporary easements.
- E. It should be noted that the lots as being platted will have split zoning. Lot 1 presently has "C" commercial zoning across approximately the north 120 feet, with the remainder of the lot zoned "B" multi-family. While Lot 2 has a similar pattern, it also has "E" zoning over a portion of its north and eastern areas. In terms of residential uses, such development is not allowed in industrial zoning.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to review of the binder and will be subject to any relevant conditions determined by such a review. The applicant is also reminded that the plat will not be released for recording until proof is provided that ownership of the entire site is with the City of Wichita.
- H. On the final plat tracing, the platlor's text shall be amended to note that in regard to access control, rather than referencing the "appropriate governing body" the City of Wichita should be indicated.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

**THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING**

DATE: May 3, 1995

TO: John Philbrick, Real Estate Administrator

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



SUBJECT: West Bank 1st Addition

It is my understanding that your office is managing the subject City owned property, therefore, I'm forwarding to you the attached correspondence concerning the relocated abandonment of a KG&E gas line in connection with the plat.

The gas line in question should not impact the Ice Rink, but will need to be addressed for future development of the east portion of the plat.

By copy of this memo, I am advising KG&E that they should follow-up with you.

cc: James Shimp, KG&E
Kent Myers, KG&E

April 27, 1995



1021 East 26th North
Wichita, Kansas 67219
Phone (316) 832-0012
Fax (316) 832-3175

Mr. Mike Lindebak
City of Wichita, City Hall
455 North Main
Wichita, Kansas 67202

Re: Relocation Gas Facilities in Laclede for Ice Rink

Dear Mr. Lindebak:

Pursuant to ULCC subcommittee meeting held on April 27, 1995, this letter is being submitted to request financial reimbursement for the above mentioned work. This topic was brought up in the meeting.

According to the conditions of the final replatting of the "West Bank 1st Addition", Item #D, states "As indicated by the utility representatives, the applicant will need to make arrangements for the relocation and/or abandonment of all involved utilities." The estimated cost to relocate the 6" steel gas main in Laclede between Kellogg and Maple over to McLean is \$30,800. Because the applicant is the City of Wichita, they should bare these costs.

In lieu of this, KG&E may be willing to abandon this section of main if the City would pay \$25,000 for enhancements to the gas system south of Kellogg, west of the river, and east of Seneca. This system would be severely impacted by the abandonment of this 6" feed. The enhancements to make up for losing would require 205'-4" polyethylene tie-over in Hendryx, from Osage - thence east and replace the 2" in Hendryx, between Sycamore and Laclede Court with 4" polyethylene. Please see attached map.

Please let me know your decision/opinion on this matter so that we may proceed with necessary work so that this project can go forward. We also need a site plan of the Ice Rink so that our design for relocation for street improvements can be completed.

Respectfully yours,

James B. Shimp, P.E.
Supt., KG&E Gas Engineering

Encls.

JBS:CAB:mch

XC: WR File #6320/95-007715
Kent Myers, KG&E Const. Services

MAY 03 1995

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See Comments A, B, & D

AGENDA ITEM NO. 4

Ch on any improvement

March 2, 1995

STAFF REPORT

(Final Plat, Preliminary Plat Approved 2/2/95)

plans on Maple, Sycamore & McLean

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

CASE NUMBER:

S/D 95-3 WESTBANK 1st ADDITION

OWNER/APPLICANT:

City of Wichita, c/o John Philbrick, City Hall - 13th Floor, 455 North Main, Wichita, KS 67202

SURVEYOR/ENGINEER:

Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION:

South of Maple Street and west of McLean Boulevard

SITE SIZE:

11.34 Acres

NUMBER OF LOTS

Note: The lots are presently zoned "B", "C", and "E".

Residential:

Office:

Commercial:

Industrial:

Total:

2

City will pay to relocate main in old LaClede

Approved.

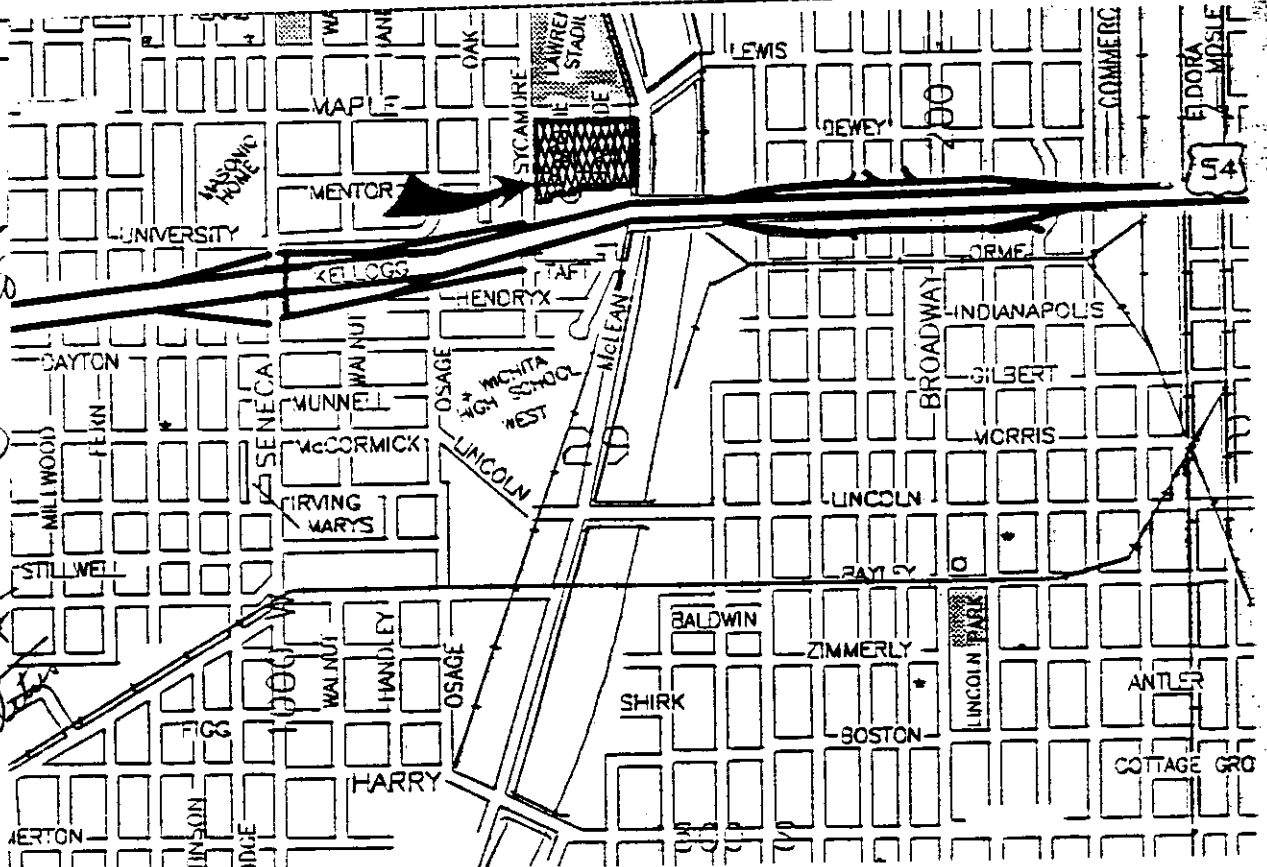
MINIMUM LOT AREA:

226,830 sq. ft.

CURRENT ZONING:

"C", "E", and "B"

VICINITY MAP:



OK - Comments are listed will pay to Relocate main in LaClede Temp rent for utility

KG&E GAS OPERATIONS
Wichita, Kansas 28.01

LEGAL: NW 1/4 SEC 29, TWP 27S, RNG 1E
PLOTTER SIZE: 1" = 150'
8 1/2" x 11" SIZE: NO SCALE

2115

TOTAL FOOTAGE OF MAINS

LEGEND	1'	2'	3'	4'	6'	8'	10'	12'	14'	16'	TOTAL
--- BARE PROTECTED RECT.											
--- COATED PROTECTED RECT.											
--- BARE IMPRACTICAL											
--- BARE PRACTICAL											
--- COATED PROTECTED											
--- DRISCO											
--- CAST IRON											
--- BARE STEEL											
● INSULATED JOINT											
● INSULATED JOINT-BONDED											
● NON-INSULATED JOINT											
● TESTSTATION											
● TESTSTATION											
● TESTSTATION											
● TESTSTATION											
● INSULATOR											
▲ RECTIFIER											
○ PLUG VALVE											
○ BALL VALVE											
○ DIST. REG. LP											
○ DIST. REG. HP											
○ MONITOR											
○ TOWN BORDER											
TOTAL	3,317	2,811	8,296	4,679	115		3,892		1,851		24,961
COATED RECT.							109		101		1,848
BARE RECT.							0		3,791		0
TOTAL							109		3,892		1,848

