

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

October 18, 1990

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-57 - MIDTOWN-WACO ADDITION

OWNER/APPLICANT: George Lay Signs Inc., John Lay, 1016 N. Waco, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company

LOCATION: East side of Waco Ave., between 9th and 10th Street.

SITE SIZE: 0.7 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 27,573 sq. ft.

CURRENT ZONING: "C" Commercial & "B" Multiple Family Dwelling

PROPOSED ZONING: "C" Commercial (Z-2997)

VICINITY MAP:



STAFF COMMENTS:

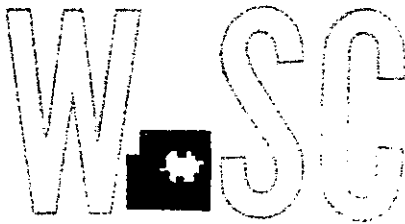
NOTE: A zone change for approximately the northern one-third of this plat (Z-2997) to "C", commercial zoning has been approved subject to the site being replatted into one-lot by July 17, 1991. As required by the approval of the zone change, additional right-of-way for Waco and an alley was to be provided, access controls to Waco need to be dedicated and an appropriate building setback to Waco established. The applicant has also agreed to provide landscaping adjacent to Waco to buffer the parking area adjacent to Waco.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. When the associated zone change case was approved by the City Council, the applicant agreed to share a landscape plan for the parking strip adjacent to Waco Avenue with the Midtown Citizen's Association. The applicant's agent shall be prepared to advise the Subdivision Committee of his client's actions in that regard.
- D. Since a significant portion of this site's frontage to Waco is encumbered by both an existing building and a planned expansion of this existing building northward, leaving a relatively narrow strip between this building and Waco, two access openings in this area are unnecessary. Further, this strip should be involved in the landscaping proposed for the area along Waco. The final plat tracing shall therefore indicate only two access openings to Waco. The applicant shall, therefore, also guarantee the closure of one drive since there are now three open to Waco.
- E. Since the zone change was approved to allow an expansion of the existing building northward, and along the line of the existing building, the final plat tracing may indicate a setback from Waco of less than 35-feet in the area of this planned expansion.
- F. Prior to this plat being scheduled for City Council review, the buildings encroaching on the alley dedication at the north half of the site shall be removed from the area of alley right-of-way. A letter shall be provided to Planning for the plat file indicating that these buildings have been moved or removed.
- G. On the final plat tracing the MAPC signature block shall indicate George D. Sherman as Chairman (delete Acting).
- H. 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.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from Traffic Engineering should be prepared to comment on access control requirements for this site.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 19, 1990

Brent Wooten  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-57 (Final Plat) Midtown-Waco Addition

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As was requested by the City Council, the applicant shall meet with the Midtown Citizen's Association to discuss the type of landscaping to be provided along Waco, adjacent to this plat. This landscaping plan shall be submitted to the Planning Department, however, for its review and approval.
- B. Since the zone change was approved to allow an expansion of the existing building northward, and along the line of the existing building, the final plat tracing may indicate a setback from Waco of less than 35 feet in the area of this planned expansion.
- C. Prior to this plat being scheduled for City Council review, the building encroaching on the alley dedication at the north end of the site shall be removed from the area of alley right-of-way. A letter shall be provided to Planning for the plat file indicating that these buildings have been moved or removed. The area at the center portion of the plat, where an existing shed is located may be indicated as a contingent alley dedication.
- D. On the final plat tracing the MAPC signature block shall indicate George D. Sherman as Chairman (delete Acting).
- E. 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.

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

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, October 25, 1989. If you have any questions concerning this matter, please call.

Sincerely,

*Kandace A. Jones*  
Kandace A. Jones *D.L.*  
Associate Planner

KJ:sm

Enclosure

cc: John Lay, George Lay Signs Inc., 1016 N. Waco, Wichita, KS  
67203  
✓ Mike Lindebak, City Engineer