

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

January 25, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-2 - WARREN 2ND ADDITION

OWNER/APPLICANT: Cinemas Associates, 14215 North Point Drive,
Wichita, KS 67230

SURVEYOR/ENGINEER: Baughman Company

LOCATION: In an area SE of Taft and Mid Continent Road.

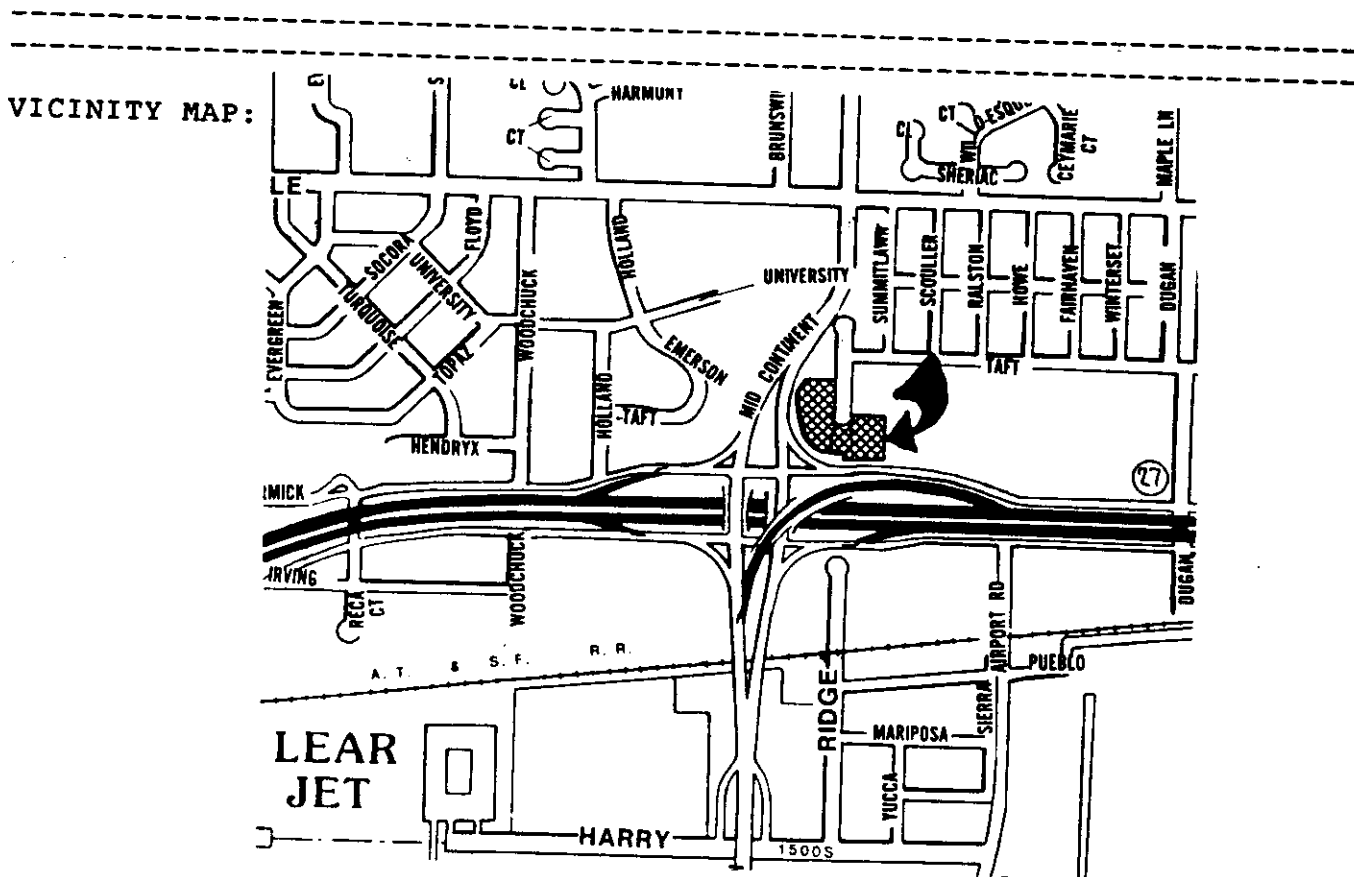
SITE SIZE: 5.98 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.98 Acres

CURRENT ZONING: "LC" Light Commercial (DP-37) & "C" Commercial (DP-151)



STAFF COMMENTS:

NOTE: The western portion of this plat is within parcels 1 and 2 of the Ridge Plaza Community Unit Plan (DP-37) and is zoned "LC" Light Commercial. The eastern half of this plat is within a portion of parcel 2, Dugan Centre Community Unit Plan (DP-151) and is zoned "C" Commercial. It is staff's understanding that the area east of Ridge Road is to be used for parking to serve the Palace Theatre.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee construction of the storm sewers required by this plat. Also, if necessary, the applicant shall guarantee the relocation of the existing storm sewer lines.
- C. The applicant shall guarantee an appropriate turnaround, with a sidewalk, north of the portion of Ridge Road Circle being vacated by this plat. This guarantee shall also include closure of the street at the new turnaround and any other costs involved in the vacation of the street such as removal of the existing pavement.
- D. The applicant shall guarantee the relocation of the water line and fire hydrant in the vacated area of Ridge Road Circle.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this plat proposes to cover two different Community Unit Plan parcels, which are approved for different types of commercial uses, a revised site development plan shall be approved prior to the submission of a final plat. An adjustment to the Dugan Centre C.U.P. (DP-151) parcel 1 & 2 is required as the dimensions of this plat will affect building setbacks, parcel boundaries, maximum building coverage, and maximum gross floor area; and "parking" should be added as a proposed use. The Ridge Plaza, C.U.P. (DP-37) requires an adjustment to the building setback line for parcels 1 and 2.
- G. The applicant shall submit a copy of the 30 foot private ingress and egress easement, recorded on Film 816 & Page 1083, to the Planning Department.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- I. The applicant shall submit a copy of the instrument which establishes the Gas Service Co. easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, should the portion of Ridge Road Circle being vacated be retained as a drainage easement and/or a utility easement? Also, whether existing petitions for improvements associated with the Dugan Centre plat, will need to have costs redistributed due to this plat and if any additional information will be requested to allow for such a redistribution (e.g. square footages, etc).

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 26, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-2 - WARREN 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 25, 1990, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee construction of the storm sewers required by this plat. Also, if necessary, the applicant shall guarantee the relocation of the existing storm sewer lines.
- C. The applicant shall guarantee an appropriate turnaround, with a sidewalk, north of the portion of Ridge Road Circle being vacated by this plat. This guarantee shall also include closure of the street at the new turnaround and any other costs involved in the vacation of the street such as removal of the existing pavement.
- D. The applicant shall guarantee the relocation of the water line and fire hydrant in the vacated area of Ridge Road Circle.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. Since this plat proposes to cover two different Community Unit Plan parcels, which are approved for different types of commercial uses, a revised site development plan shall be approved prior to the submission of a final plat. An adjustment to the Dugan Centre C.U.P. (DP-151) parcel 1 & 2 is required as the dimensions of this plat will affect building setbacks, parcel boundaries, maximum building coverage, and maximum gross floor area; and "parking" should be added as a proposed use. The Ridge Plaza, C.U.P. (DP-37) requires an adjustment to the building setback line for parcels 1 and 2.
- G. The applicant shall submit a copy of the 30 foot private ingress and egress easement, recorded on Film 816 & Page 1083, to the Planning Department.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The applicant shall submit a copy of the instrument which establishes the Gas Service Co. easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The final plat shall either retain as easement, the area of Ridge Road Circle being vacated or make satisfactory arrangements for the relocation of any utilities within this vacated portion of street.
- L. 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. This drainage plan shall also address erosion and drainage problems occurring on the developed portion of this site.
- M. 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.
- 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.

S/D 90-2 Warren 2nd Addition
Page 3

O. 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,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Cinemas Associates, 14215 North Point Drive, Wichita, KS
67230
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

February 12, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 1/25/90)

CASE NUMBER: S/D 90-2 - WARREN 2ND ADDITION

OWNER/APPLICANT: Cinemas Associates, 14215 North Point Drive,
Wichita, KS 67230

SURVEYOR/ENGINEER: Baughman Company

LOCATION: In an area SE of Taft and Mid Continent Road.

SITE SIZE: 5.98 Acres

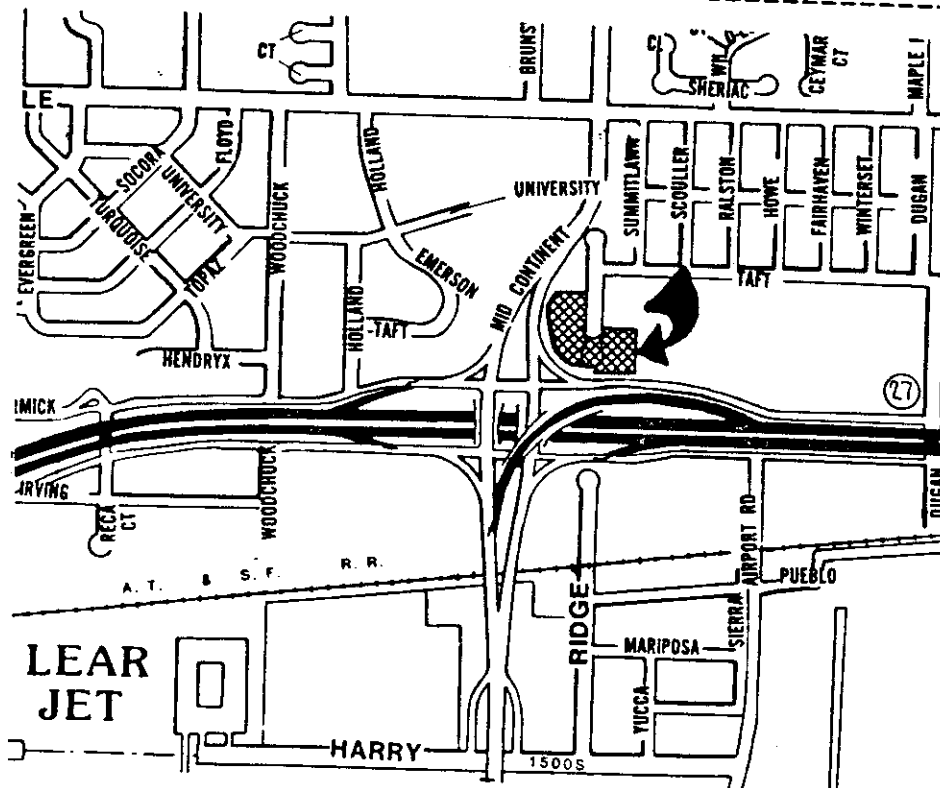
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.98 Acres

CURRENT ZONING: "LC" Light Commercial (DP-37) & "C" Commercial (DP-151)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The western portion of this plat is within parcels 1 and 2 of the Ridge Plaza Community Unit Plan (DP-37) and is zoned "LC" Light Commercial. The eastern half of this plat is within a portion of parcel 2, Dugan Centre Community Unit Plan (DP-151) and is zoned "C" Commercial. It is staff's understanding that the area east of Ridge Road is to be used for parking to serve the Palace Theatre.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. The applicant shall guarantee construction of the storm sewers required by this plat. Also, if necessary, the applicant shall guarantee the relocation of the existing storm sewer lines.
 - C. The applicant shall guarantee an appropriate turnaround, with a sidewalk, north of the portion of Ridge Road Circle being vacated by this plat. This guarantee shall also include closure of the street at the new turnaround and any other costs involved in the vacation of the street such as removal of the existing pavement.
 - D. The applicant shall guarantee the relocation of the water line and fire hydrant in the vacated area of Ridge Road Circle.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. Since this plat proposes to cover two different Community Unit Plan parcels, which are approved for different types of commercial uses, a revised site development plan shall be approved prior to the submission of a final plat. An adjustment to the Dugan Centre C.U.P. (DP-151) parcel 1 & 2 is required as the dimensions of this plat will affect building setbacks, parcel boundaries, maximum building coverage, and maximum gross floor area; and "parking" should be added as a proposed use. The Ridge Plaza, C.U.P. (DP-37) requires an adjustment to the building setback line for parcels 1 and 2.
 - G. The applicant shall submit a copy of the 30 foot private ingress and egress easement, recorded on Film 816 & Page 1083, to the Planning Department.
 - H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- I. The final plat tracing shall print the name of officers for Cinemas Association and First National Bank under their signatures.
- J. The final plat tracing shall indicate the centerline of Ridge Road Circle.
- K. The applicant shall submit a copy of the instrument which establishes the Gas Service Co. easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. 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.
- 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 by the City Council.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 23, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-2 - WARREN 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 22, 1990, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee construction of the storm sewers required by this plat. Also, if necessary, the applicant shall guarantee the relocation of the existing storm sewer lines.
- C. The applicant shall guarantee an appropriate turnaround, with a sidewalk, north of the portion of Ridge Road Circle being vacated by this plat. This guarantee shall also include closure of the street at the new turnaround and any other costs involved in the vacation of the street such as removal of the existing pavement.
- D. The applicant shall guarantee the relocation of the water line and fire hydrant in the vacated area of Ridge Road Circle.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this plat proposes to cover two different Community Unit Plan parcels, which are approved for different types of commercial uses, a revised site development plan shall be approved prior to the submission of a final plat. An adjustment to the Dugan Centre C.U.P. (DP-151) parcel 1 & 2 is

- required as the dimensions of this plat will affect building setbacks, parcel boundaries, maximum building coverage, and maximum gross floor area; and "parking" should be added as a proposed use. The Ridge Plaza, C.U.P. (DP-37) requires an adjustment to the building setback line for parcels 1 and 2.
- G. The applicant shall submit a copy of the 30 foot private ingress and egress easement, recorded on Film 816 & Page 1083, to the Planning Department.
 - H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - I. The final plat tracing shall print the name of officers for Cinemas Association and First National Bank under their signatures.
 - J. The final plat tracing shall indicate the centerline of Ridge Road Circle.
 - K. The applicant shall submit a copy of the instrument which establishes the Gas Service Co. easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
 - L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - M. Prior to submitting the final plat tracing the applicant shall satisfactorily correct erosion problems associated with substandard drainage improvements previously constructed on this site.
 - N. 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.
 - 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 by the City Council.

S/D 90-2 Warren 2nd Addition
Page 3

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, March 1, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Cinemas Associates, 14215 North Point Drive, Wichita, KS
67230
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-2 - WARREN 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 23, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Cinemas Associates, 14215 North Point Drive, Wichita, KS
67230

Mike Lindebak, City Engineer