

THE CITY OF WICHITA

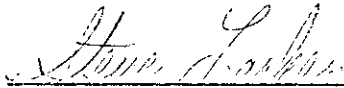
OFFICE OF PUBLIC WORKS ENGINEERING DATE July 11, 1980

TO Louise Olivarez, Senior Planner

FROM Steve Lackey, Design Chief Engineer

SUBJECT Drainage Plan for Union
Station Addition

K. O. Taylor has submitted an approved drainage plan for the
Union Station Addition.



Steve Lackey
Design Chief Engineer

SL:md

SUBDIVISION REPORT

S/D NO. 80-49 Name Union Station Addition
Date Application Rec'd. July 7, 1980 Preliminary Approval August 7, 1980
Scheduled S/D Meeting Oct. 2, 1980

DESCRIPTION

General Location South side of Douglas in an area west of Rock Island Avenue

Owner City of Wichita
Surveyor/Engineer Kenneth O. Taylor
Address 1542 S. St. Francis, 67211 Phone 264-0341

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>11.81</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>None</u> R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>125</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>48,875 sq. ft.</u> | |
| 5. Existing Zoning <u>"E"</u> | |
| 6. Proposed Zoning <u>"E" and "C"</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant's representative shall be prepared to inform the Committee of the arrangements which have been made with property owners to the east regarding access to the rear of their buildings.
- B. The north-south ingress and egress easement shall be granted by separate instrument. After review and approval by the Planning Department, it shall be recorded and the recording data shall be shown on the final plat tracing.
- C. The applicant shall guarantee the closure or reconstruction of the vacated alley opening on the west side of Rock Island Avenue.
- D. A 25-foot building setback line from Douglas on the west portion of Lot 1 west of the sidewalk easement shall be added to the final plat tracing. The 35-foot setback on Lot 2 shall be extended to the west line of the lot.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-49 Name Union Station Addition
Date Application Rec'd. July 7, 1980 Preliminary Approval August 7, 1980
Scheduled S/D Meeting Oct. 2, 1980

DESCRIPTION

General Location South side of Douglas in an area west of Rock Island Avenue

Owner City of Wichita

Surveyor/Engineer Kenneth O. Taylor

Address 1542 S. St. Francis, 67211 Phone 264-0341

- 1. Gross Acreage of Plat 11.81
- 2. Number of Lots:
 - Residential _____
 - Commercial 2
 - Industrial 1
 - Other _____
 - Total Number of Lots 3
- 3. Minimum Lot Frontage 125 ft.
- 4. Minimum Lot Area 48,875 sq. ft.
- 5. Existing Zoning "E"
- 6. Proposed Zoning "E" and "C"
- 7. Lineal Feet of New Streets:
 - a. None R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 0 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) NA (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The applicant's representative shall be prepared to inform the Committee of the arrangements which have been made with property owners to the east regarding access to the rear of their buildings.
- B. The north-south ingress and egress easement shall be granted by separate instrument. After review and approval by the Planning Department, it shall be recorded and the recording data shall be shown on the final plat tracing.
- C. The applicant shall guarantee the closure or reconstruction of the vacated alley opening on the west side of Rock Island Avenue.
- D. A 25-foot building setback line from Douglas on the west portion of Lot 1 west of the sidewalk easement shall be added to the final plat tracing. The 35-foot setback on Lot 2 shall be extended to the west line of the lot.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

S/D NO. 80-49 Name Union Station Addition
Date Application Rec'd. July 7, 1980 Preliminary Approval _____
Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location South side of Douglas in an area west of Rock Island Avenue

Owner City of Wichita
Surveyor/Engineer Kenneth O. Taylor
Address 1542 S. St. Francis, 67211 Phone 264-0341

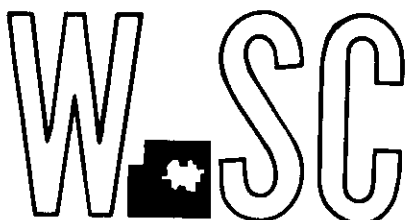
- 1. Gross Acreage of Plat 11.81
- 2. Number of Lots:
 - Residential _____
 - Commercial 2
 - Industrial 1
 - Other _____
 - Total Number of Lots 3
- 3. Minimum Lot Frontage 125 ft.
- 4. Minimum Lot Area 48,875
- 5. Existing Zoning "E"
- 6. Proposed Zoning "E" and "C"
- 7. Lineal Feet of New Streets:
 - a. None R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 0 ft.
- 8. Sidewalk adjacent to all streets? X yes _____ no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) NA (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. City Engineering has advised the the applicant's drainage plan has been approved.
- B. As indicated on the preliminary plat, the applicant shall grant sidewalk easements adjacent to Waterman and Douglas in lieu of dedicating additional street rights-of-way.
- C. The applicant intends to vacate all unvacated streets and alley rights-of-way that are not intended for use as part of this site's redevelopment (these include a portion of Mead Street, a small portion of William Street and three alleys or portions thereof). In addition, the applicant intends to vacate a number of previously platted lots on this site. A map will be displayed at the meeting which shows the platted lots and rights-of-way to be vacated. Some confusion exists as to whether or not some of the rights-of-way to be vacated are in fact in public ownership. The applicant or his engineer and the Department of City Public Works should come prepared to discuss with the Subdivision Committee the street and alley vacation question. Notice has been given to the property owners to the east.
- D. City Engineering and the representatives from the various utility companies should come prepared to discuss the acceptability of the proposed utility easement network.
- E. The applicant intends to provide for north/south vehicular circulation on this site by way of a 24-foot ingress-egress easement. This easement shall be granted by separate instrument and, when approved by the Planning Department, shall be recorded. The recording data shall be shown on the final plat tracing.
- F. The applicant shall guarantee the closure or reconstruction of the vacated alley opening on the west side of Rock Island.

- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY

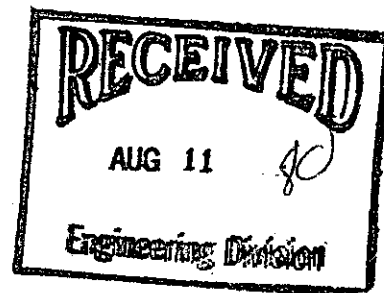


METROPOLITAN AREA PLANNING
COMMISSION

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

August 8, 1980

Kenneth O. Taylor
1542 S. St. Francis
Wichita, Ks. 67211



Re: S/D 80-49 - Preliminary plat of Union Station Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, 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. Prior to filing the final plat, the applicant shall work with the property owners in Rock Island First and Second Additions and make satisfactory arrangements, based on existing leases and commitments, for access to the west side of the existing structures on Rock Island Avenue.
- B. Prior to filing a final plat, the applicant's engineer shall meet with Mike Lindebak in City Engineering to determine what utility easements are needed.
- C. The applicant intends to provide for north/south vehicular circulation on this site by way of a 24 foot ingress-egress easement. This easement shall be granted by separate instrument, and when approved by the Planning Department, shall be recorded. The recording data shall be shown on the final plat tracing.
- D. The applicant shall guarantee the closure or reconstruction of the vacated alley opening on the west side of Rock Island.
- E. The applicant shall work with the Fire Department regarding adequate fire hydrants and adequate access for fire fighting equipment.
- F. Appropriate building setbacks shall be shown on the final plat.

Kenneth O. Taylor
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- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

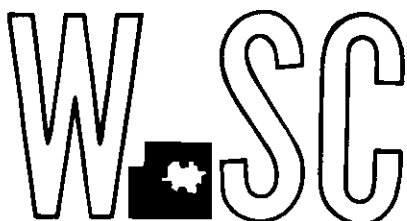
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Department of R and R, c/o Steve Potucek
x Dean Sellers, Acting City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR

455 NORTH MAIN STREET

WICHITA, KANSAS 67202

(316) 268-4561

October 8, 1980

Kenneth O. Taylor
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 80-49 - Final plat of Union Station Addition

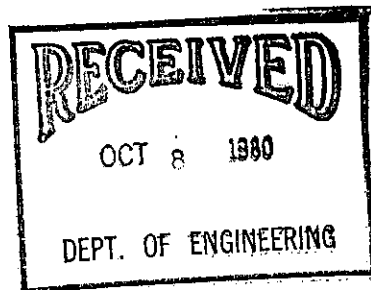
Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 2, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The east boundary of the north-south ingress and egress easement shall abut the east property line to provide a means of access to the rear of the existing buildings on Rock Island Avenue. This easement shall be granted by separate instrument. After review and approval by the Planning Department, it shall be recorded and the recording data shall be shown on the final plat tracing.
- B. The applicant shall guarantee the closure or reconstruction of the vacated alley opening on the west side of Rock Island Avenue.
- C. The building setback from Waterman at the overpass shall be 15 feet. The building setback from Douglas at the overpass may be zero feet.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. Forms for the bond and irrevocable letter of credit are available from this office. The enclosed certificate is required if petitions are submitted.

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



K. O. Taylor

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 9, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Steve Potucek, Dept. of Rehab. and Redev., City Hall
The Law Company, Attention: Ron Miller, 313 S. Market, 67202
+ R. W. Bruggeman, Director, Engineering