

SUBDIVISION REPORT

S/D NO. 80-51 Name Slothower Addition
Date Application Rec'd. 7-11-80 Preliminary Approval _____
Scheduled S/D Meeting 7-24-80

DESCRIPTION

General Location South side of Harry in an area east of Terrace
Owner Commonwealth-Slothower Theatre Corp.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

| | |
|---|--|
| 1. Gross Acreage of Plat <u>20.26 Acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0-new</u> ft. |
| 3. Minimum Lot Frontage <u>665.65</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes X</u> no |
| 4. Minimum Lot Area <u>19.7</u> acres+ | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>R-6</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) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : <u>Three-Mile Area</u> | |

STAFF COMMENTS:

Note: This property is subject to an approved residential Community Unit Plan (DP-100). "R-6" zoning has been approved for the site subject to platting (Z-2200).

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee the construction of a major entrance to Harry along with a deceleration lane.
- C. The final plat shall indicate a 25-foot perimeter building setback.
- D. If it is proposed that each dwelling unit will be individually owned, then, a Homeowners' Association Agreement providing for the maintenance and improvement of drainage facilities, non-public common areas, parking areas, private drives, community facilities, etc., shall be submitted.
- E. Provision 10 of the associated Community Unit Plan states: "Appropriate firelane easements will be considered at the time of platting..." It further specifies that said firelanes shall be a minimum of 24 feet in width. The representatives of the Fire Department and Traffic Engineering should come prepared to advise the Committee as to the desired location of the required firelanes.
- F. Pedestrian access from this site to the property to the south and east was discussed at the time of C.U.P. approval. Provision 11 states that: "One point of pedestrian access may be permitted in the west 200 feet of the south property line, provided that written approval is obtained from the Wichita Park Board, Unified School District No. 259 and the Director of Planning. Pedestrian access may be permitted to the east with written agreement between the Park Board and the developer (owner)." With this

C.U.P. provision in mind, the applicant should come prepared to advise the Committee regarding his efforts and desire to establish the above mentioned potential pedestrian access points.

- G. As can be noted in the southeast corner of the preliminary plat, an existing park service road encroaches the applicant's property. The applicant and a Park Department representative should come prepared to discuss the possibility of establishing an access easement to cover this existing roadway.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

S/D NO. 80-51 Name Slothower Addition
 Date Application Rec'd. 7-11-80 Preliminary Approval 7-24-80
 Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location South side of Harry in an area east of Terrace
as extended from the north
 Owner Commonwealth-Slothower Theatre Corp.
 Surveyor/Engineer Professional Engineering Consultants, P.A (Gary Wiley)
 Address 355 Ellis, 67211 Phone 263-1107

- | | | | |
|--------------------------------|--|--|---|
| 1. Gross Acreage of Plat | <u>20.26 acres</u> | 7. Lineal Feet of New Streets: | a. <u> </u> R/W <u> </u> ft. |
| 2. Number of Lots: | | b. <u> </u> R/W <u> </u> ft. | c. <u> </u> R/W <u> </u> ft. |
| Residential | <u>1</u> | d. <u> </u> R/W <u> </u> ft. | e. <u> </u> R/W <u> </u> ft. |
| Commercial | <u> </u> | TOTAL | <u> </u> ft. |
| Industrial | <u> </u> | 8. Sidewalk adjacent to all | streets? <u> </u> yes <u> </u> x <u> </u> no |
| Other | <u> </u> | | |
| Total Number of Lots | <u>1</u> | | |
| 3. Minimum Lot Frontage | <u>665.65</u> ft. | | |
| 4. Minimum Lot Area | <u>19.7acres±</u> | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>R-6</u> | | |
| 9. Public Water Supply | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>ye</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval | (where applicable) <u> </u> (Yes-No) | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area <u> </u> | | |

STAFF COMMENTS:

- A. One condition of preliminary plat approval was that the applicant determine (by meeting with USD 259, the Park Board, and the Director of Planning) whether or not pedestrian access across the south line of the plat would be permitted. This would require an easement across park property into the rear of the Griffith Elementary School site. School officials have indicated a desire for such a pedestrian easement. The easement will need to be fenced and provisions made for maintaining the easement area. The applicant's representative shall be prepared to discuss the status of this easement. If an easement is obtained, a fencing guarantee and a maintenance covenant will be required.
- B. The applicant's representative shall be prepared to discuss the status of the arrangements being made with the Park Board regarding the existing park roadway at the SE corner of this plat.
- C. The applicant shall guarantee the construction of a major entrance into the site from Harry as well as a decel lane on Harry into the major entrance.
- D. If it is proposed that each dwelling unit will be individually owned, a Homeowners' Association Agreement providing for the maintenance and improvement of drainage facilities, non-public common areas, parking areas, private drives, community facilities, etc., shall be submitted.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 25, 1980

Gary Wiley, P.E.C.
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-51 - Preliminary plat of Slothower Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 24, 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 a final plat the applicant shall meet with Flood Control in order to reach agreement on the issue of whether or not a maintenance covenant is required for the proposed storm water detention facility.
- B. The applicant shall guarantee the construction of a major entrance to Harry along with a deceleration lane.
- C. The final plat shall indicate a 25-foot perimeter building setback.
- D. If it is proposed that each dwelling unit will be individually owned, then a Homeowners' Association Agreement providing for the maintenance and improvement of drainage facilities, non-public common areas, parking areas, private drives, community facilities, etc., shall be submitted.
- E. Pedestrian access from this site to the property to the south and east was discussed at the time of C.U.P. approval. Provision 11 states that: "One point of pedestrian access may be permitted in the west 200 feet of the south property line, provided that written approval is obtained from the Wichita Park Board, Unified School District No. 259 and the Director of Planning. Pedestrian access may be permitted to the east with written agreement between the Park Board and the developer (owner)."

No final plat shall be submitted until such time as the pedestrian easement issue is resolved.

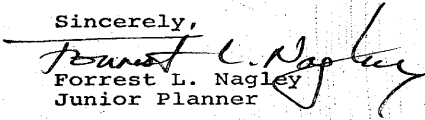
Gary Wiley, P.E.C
July 25, 1980
Page 2

- F. Prior to final plat approval, satisfactory arrangements shall be made between the Board of Park Commissioners and the applicant regarding the roadway encroachment on the applicant's property.
- 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.

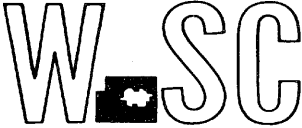
Sincerely,


Forrest L. Nagley
Junior Planner

cc: Commonwealth-Slothower Theatre Corp, 215 W. 18th, Kansas
City, Mo. 64108
Dean Sellers, Acting City Engineer

PAUL JOHNSON, FLOOD CONTROL

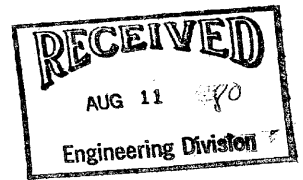
WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

August 8, 1980



Professional Engineering Consultants, P.A.
Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-51 Final plat of Slothower Addition

Dear Mr. Wiley:

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 recommend that this plat be approved subject to:

- A. The pedestrian easement connecting this property with Griffith Elementary School shall be finalized between the Park Board and the School Board and shall be recorded. The document granting the easement shall specify who will maintain the easement.
- B. The applicant shall submit a guarantee for construction of a sidewalk within the pedestrian easement and for appropriate fencing of the easement.
- C. The applicant shall guarantee the construction of a major entrance into the site from Harry as well as a decel lane on Harry into the major entrance.
- D. If it is proposed that each dwelling unit will be individually owned, a Homeowners' Association Agreement providing for the maintenance and improvement of drainage facilities, non-public common areas, parking areas, private drives, community facilities, etc., shall be submitted.
- E. 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.

F.E.C., P.A.
8-8-80
Page 2

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 14, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Commonwealth-Slothower Theatre Corp., 215 W. 18th St.
Kansas City, Mo. 64108
XDean Sellers, Acting City Engineer



MEMO

TO: Steve Lackey
Design Chief Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-79151-1081

PROJECT: Slothower Addition

COPIES TO:

ATTN:

DATE: July 16, 1980

Paul Johnston

FROM: Kristen Hart

Louise Olivarez

REFERENCE: Drainage Plan

Mike Lindebak

Dick Linn

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is the Drainage Plan for Slothower Addition. The drainage plan is based on the calculations as submitted with the drainage concept. We anticipate filing the Final Plat on July 25, 1980, and would appreciate any comments prior to the above date. Should any additional information be required in your review of the plan, please contact Dick Linn or myself.

