

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

April 2, 1991

(Final Plat, Preliminary Plat Approved 11/25/91)

STAFF REPORT

CASE NUMBER:

S/D 91-60 - TRANSIT CENTER ADDITION

OWNER/APPLICANT:

City of Wichita

SURVEYOR/ENGINEER:

Professional Engineering Consultants, 303
South Topeka, Wichita, KS 67202

LOCATION:

Southeast corner of Topeka and William

SITE SIZE:

1.81 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Other:

Total:

2

2

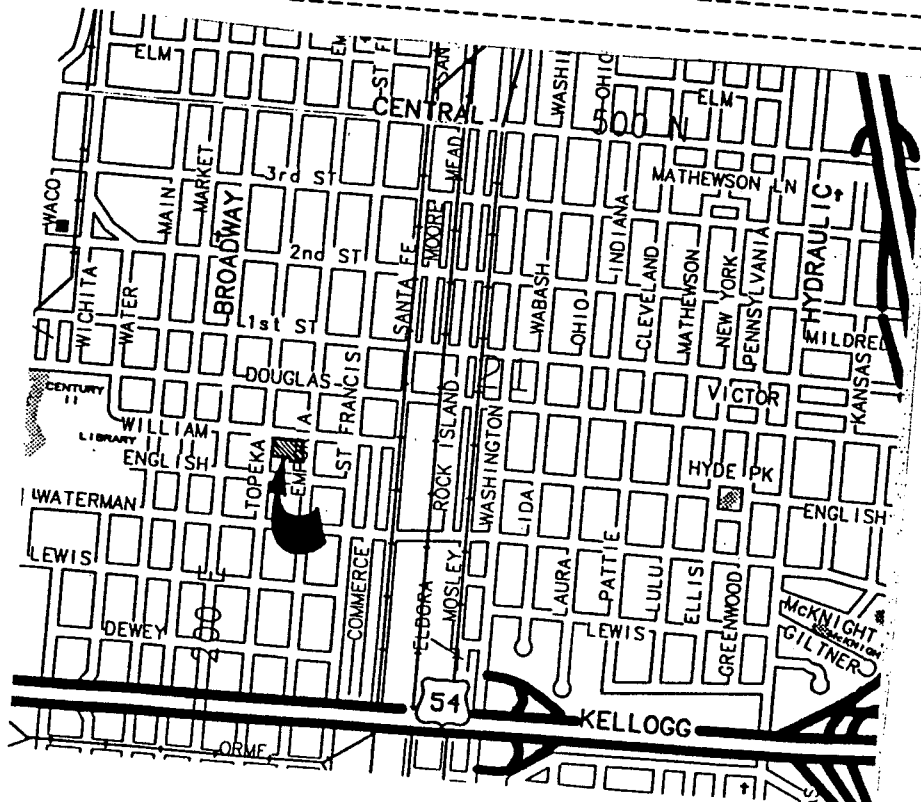
MINIMUM LOT AREA:

5,617 sq. ft.

CURRENT ZONING:

"D" Central Business District

VICINITY MAP:



S/D 91-60 - TRANSIT CENTER ADDITION

NOTE: This plat is for the Metropolitan Transit Authority's (MTA) proposed transit center. Although this site is platted, a replat is being submitted in order to better consolidate the property. Previous lots, easements, alley right-of-way and street right-of-way are being vacated and in some cases rededicated or regranted.

STAFF COMMENTS:

- A. The applicant shall provide for the reconstruction of William and any associated sidewalks.
- B. The applicant shall provide for the paving of the relocated alley section.
- C. The applicant shall provide for the abandonment of the sanitary sewer line within the alley right-of-way being vacated.
- D. The applicant shall submit letters from the utilities (gas, telephone, etc.) that satisfactory arrangements have been made for the relocation of the utilities within the alley right-of-way and for which no utility easements are being provided.
- E. The applicant shall provide for any drainage improvements required by the platting of this site.
- F. Since this plat involves the vacation of various items, proper reference to K.S.A. 12-512(b) shall be made in the surveyor's text on the final plat tracing.
- G. Because of various unique conditions in the development of a transit center, to allow flexibility for both present plans and possible future changes, it is recommended that no building setbacks or access controls be required for this plat.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

November 25, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-60 - TRANSIT CENTER ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303
South Topeka, Wichita, KS 67202

LOCATION: Southeast corner of Topeka and William

SITE SIZE: 1.81 Acres

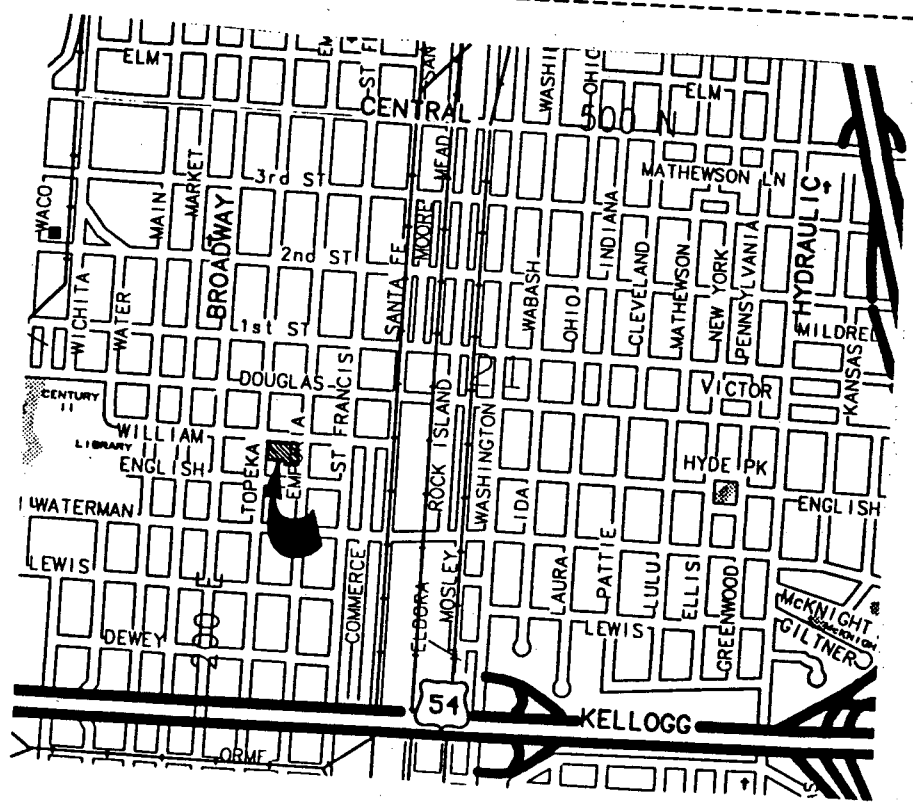
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	
Other:	2
Total:	2

MINIMUM LOT AREA: 5,617 sq. ft.

CURRENT ZONING: "D" Central Business District

VICINITY MAP:



S/D 91-60 - TRANSIT CENTER ADDITION

NOTE: This plat is for the Metropolitan Transit Authority's (MTA) proposed transit center. Although this site is platted, a replat is being submitted in order to better consolidate the property. Previous lots, easements, alley right-of-way and street right-of-way are being vacated and in some cases rededicated or regranted.

STAFF COMMENTS:

- A. The applicant shall provide for the reconstruction of William and any associated sidewalks.
- B. The applicant shall provide for the paving of the relocated alley section.
- C. The applicant shall provide for the abandonment of the sanitary sewer line within the alley right-of-way being vacated.
- D. The applicant shall submit letters from the utilities (gas, telephone, etc.) that satisfactory arrangements have been made for the relocation of the utilities within the alley right-of-way and for which no utility easements are being provided.
- E. The applicant shall provide for any drainage improvements required by the platting of this site.
- F. Since this plat involves the vacation of various items, proper reference to K.S.A. 12-512(b) shall be made in the surveyor's text on the final plat.
- G. Because of various unique conditions in the development of a transit center, to allow flexibility for both present plans and possible future changes, it is recommended that no building setbacks or access controls be required for this plat.
- H. 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.
- I. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

April 3, 1992

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-60 (Final Plat) Transit Center Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 2, 1992, 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 provide for the reconstruction of William and any associated sidewalks.
- B. The applicant shall provide for the paving of the relocated alley section.
- C. The applicant shall provide for the abandonment of the sanitary sewer line within the alley right-of-way being vacated.
- D. The applicant shall provide for any drainage improvements required by the platting of this site.
- E. Since this plat involves the vacation of various items, proper reference to K.S.A. 12-512(b) shall be made in the surveyor's text on the final plat tracing.
- F. Because of various unique conditions in the development of a transit center, to allow flexibility for both present plans and possible future changes, it is recommended that no building setbacks or access controls be required for this plat.

- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - J. Recording of the plat within 30 days after approval by the City Council.
- If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, April 9, 1992 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

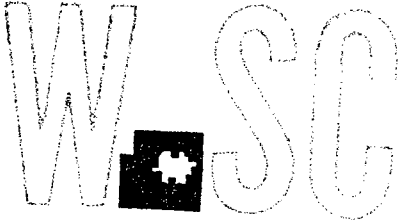


Don Losew
Senior Planner

DL:sm

cc: Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 10, 1992

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-60 (Final Plat) Transit Center Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on April 9, 1992, 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 April 3, 1992.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm
cc: Mike Lindebak, City Engineer