

S/D No.: 85-31 Name: MIDTOWN FOURTH ADDITION

Preliminary Approved: 4/11/85  
Scheduled S/D Meeting: 5/23/85

DESCRIPTION

General Location: On the west side of Main Street between 10th Street and 12th Street  
Owner: City of Wichita, c/o Steve Potusek  
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 3.34 Acres
  2. Number of Lots:
    - Residential: 7
    - Office:
    - Commercial:
    - Industrial:
    - Total: 7
  3. Minimum Lot Area: 12,250 Sq. Ft.
  4. Existing Zoning: "E" & "B" (Z-2522)
  5. Proposed Zoning: "E" & "B"
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2522) requesting "E" to "B" has been approved for proposed Lots 2 through 5, Block 2. Lot 1, Block 2 is currently zoned "B" and Lot 1, Block 1 and Lot 6, Block 2 are zoned "E" light industrial.

- A. The applicant is advised that Lot 1, Block 1 is presently zoned "E" light industrial and that residential uses are not permitted within the industrial zoning districts.
- B. At the time of preliminary plat approval, the applicant was advised that the final plat would need to indicate a larger cul-de-sac turnaround (approximately a 28-foot radius) for the turnaround being dedicated to terminate the alley adjacent to the east line of Lot 1, Block 2. The final plat indicates a 25-foot by 15-foot hammerhead turnaround for the deadend alley. The representatives from the Fire Department and the City Engineer's office should be prepared to discuss the acceptability of the 25-foot by 15-foot hammerhead turnaround.
- C. The applicant shall guarantee the construction of the proposed turnaround for the alley adjacent to Lot 1, Block 2.
- D. The applicant shall guarantee the pavement of the alley adjacent to Lot 1, Block 2.
- E. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1, Block 1.
- F. The applicant shall guarantee any drainage improvements required by this replat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- H. Since alley rights-of-way are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- I. The final plat tracing shall reference, in the plat's text, that the alley is dedicated to and for the use of the public.
- J. The applicant shall guarantee the closure of, or reconstruction to a private driveway standard, the vacated alley return on 11th Street.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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  3. Minimum Lot Area: 12,250 Sq. Ft.
  4. Existing Zoning: "E" & "B" (Z-2522)
  5. Proposed Zoning: "E" & "B"
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2522) requesting "E" to "B" has been approved for proposed Lots 2, 3, 4, 5 and Reserve A, Block 1. Lot 1, Block 1 is currently zoned "B" and Lot 1, Block 2 is zoned "E" light industrial.

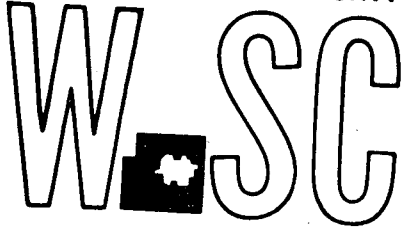
- A. This replat proposes the vacation of north/south alley rights-of-way existing through the middle of Lot 1, Block 1 and into Lots 2 and 3; and alley right-of-way through Lot 5 and into Lot 4, Block 1. The utility company representatives and City representatives should be prepared to comment on these proposed right-of-way vacations.
- B. The applicant or his agent should be prepared to state what the purpose of Reserve A is and who will own and maintain this piece of property.
- C. The final plat shall indicate the platting of "complete access control" to 11th Street and Main Street from Lot 1, Block 2 along that lot's frontage which is within 150 feet from the centerline of the nearest railroad track. "Complete access control" shall also be platted to 10th Street from Lot 1, Block 1 along this lot's frontage that is within 150 feet of the centerline of the nearest railroad track.
- D. On the final plat, "access control except for one (1) opening per lot" shall be platted from Lots 2 through 5, Block 1 to Main Street. "Access control except for two (2) openings" shall be indicated to Main Street across the east line of Lot 1, Block 2 where "complete access control" is not required.
- E. The applicant is advised that Lot 1, Block 2 is presently zoned "E" light industrial and that residential uses are not permitted within the industrial zoning districts. The applicant or his agent should be prepared to state if "E" zoning is to be retained on this lot or if a zone change to "B" zoning is planned.
- F. The applicant shall guarantee the construction of the proposed turnaround for the alley adjacent to Lot 1, Block 1.
- G. The applicant shall guarantee the pavement of the alley adjacent to Lot 1, Block 1.
- H. The applicant shall guarantee any drainage improvements required by this replat.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- J. Since alley rights-of-way are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.

Pre-Sub Apr. 11 Water

- 1 Krack's 2nd Addition. Water Line on E side of Gov. Wash. Blvd. ∴ No water problem
- 2 Ernie Alcorn Addition. The end of the existing 12" AC water main is located 1175' N of E Mac Arthur Road coming N. from Mac Arthur. Existing main also at Haughton from the north. Water to be extended as necessary (12"). Existing
- 3 Middtown 4th Addition. Water available all sides of property. No water in areas to be vacated. except Highway R/W side.
- 4 Penstemon 3rd Addition. Existing water in Greenbriar may be tapped to extend water to Greenbriar Court. Item B.
- 5 Deer Run Addition (Formerly Deerwood, etc.). Item B. Existing 24" water main in Webb to be tapped.
- 6 Pawnee Mesa Fourth Addition. Item G. Costs from existing water projects for the area to be transferred as necessary to this project.
- 7 Welch 2nd Addn. Existing 12" AC Water main on E side of Seneca. Water meter shown on sketch plat. No problem
- 8 Copeland Industrial Park. End of existing water main is located 1240' S of the N PL of 33rd St. N. on Hydraulic, coming from the north. 33rd St is 1/2 section road. Property should be served now.
- 9 Steve Graham Addition. Existing water available
- 10 Walnut Creek<sup>2nd</sup> Addition. Item A. Contract underway for Walnut Creek. Water will be available for Walnut Creek 2nd.
- 11 Williamsburg. No Problem.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 12, 1985



Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 85-31 - Preliminary Plat of Midtown Fourth Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 1985, 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 final plat shall indicate the platting of "complete access control" to 11th Street and Main Street from Lot 1, Block 2 along that lot's frontage which is within 150 feet from the centerline of the nearest railroad track. "Complete access control" shall also be platted to 10th Street from Lot 1, Block 1 along this lot's frontage that is within 150 feet of the centerline of the nearest railroad track.
- B. On the final plat, "access control except for one (1) opening per lot" shall be platted from Lots 2 through 5, Block 1 to Main Street. "Access control except for two (2) openings" shall be indicated to Main Street across the east line of Lot 1, Block 2 where "complete access control" is not required.
- C. The applicant is advised that Lot 1, Block 2 is presently zoned "E" light industrial and that residential uses are not permitted within the industrial zoning districts.
- D. The final plat shall indicate an acceptable turning radius for the alley turnaround (approximately 28 feet).
- E. The applicant shall guarantee the construction of the proposed turnaround for the alley adjacent to Lot 1, Block 1.
- F. The applicant shall guarantee the pavement of the alley adjacent to Lot 1, Block 1.

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Lowell D. High  
Re: S/D 85-31 - Preliminary Plat of Midtown Fourth Addition.  
April 12, 1985  
Page 2

- G. The applicant shall guarantee any drainage improvements required by this replat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- I. Since alley rights-of-way are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- J. The final plat shall eliminate the platting of the Reserve and shall include the property at the southwest corner of Main and 11th in this plat.
- K. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1, Block 2.
- 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 a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

*Barbara R. Bonanni*

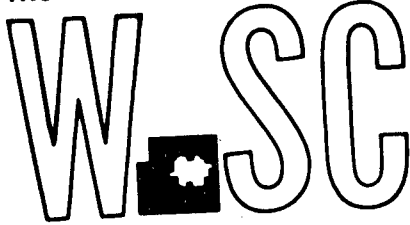
Barbara R. Bonanni  
Junior Planner

BRB:mlh

Enclosure

cc: City of Wichita, c/o Steve Potucek  
✓ Mike Lindebak, City Engineer

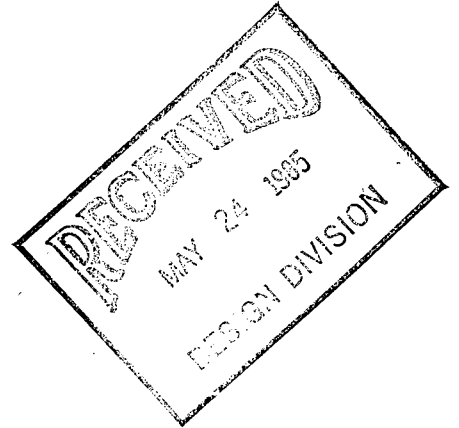
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

May 23, 1985



Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 85-31 - Final Plat of Midtown Fourth Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that Lot 1, Block 1 is presently zoned "E" light industrial and that residential uses are not permitted within the industrial zoning districts.
- B. The applicant shall guarantee the construction of the proposed turn-around for the alley adjacent to Lot 1, Block 2.
- C. The applicant shall guarantee the pavement of the alley adjacent to Lot 1, Block 2.
- D. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1, Block 1. The final plat tracing shall indicate a 20' x 20' stub utility easement on Lot 1, Block 1 for the lateral extension.
- E. The applicant shall guarantee any drainage improvements required by this replat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- G. Since alley rights-of-way are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- H. The final plat tracing shall reference, in the platlor's text, that the alley is dedicated to and for the use of the public.

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Lowell D. High  
Re: S/D 85-31 - Final Plat of Midtown Fourth Addition  
May 23, 1985  
Page 2

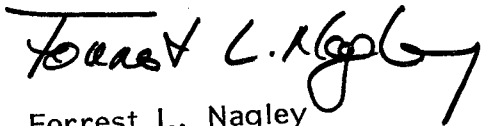
- I. The applicant shall guarantee the closure of, or reconstruction to a private driveway standard, the vacated alley return on 11th Street.
- J. As agreed at the final plat hearing, a 20-foot by 36-foot hammerhead turnaround shall be platted for the alley adjacent to Lot 1, Block 2. The north line of this turnaround shall be 36 feet south of the north line of Lot 1, Block 2.
- K. The final plat shall indicate "complete access control" to 11th Street across the south line of Lot 1, Block 1.
- L. Closure computations shall be submitted with the final plat tracing.
- M. 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. 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, May 30, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



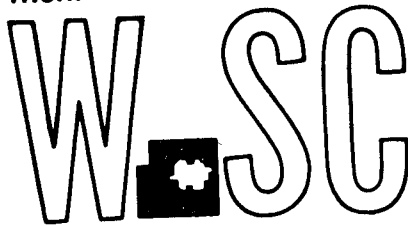
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: City of Wichita, c/o Steve Potucek  
Mike Lindebak, City Engineer

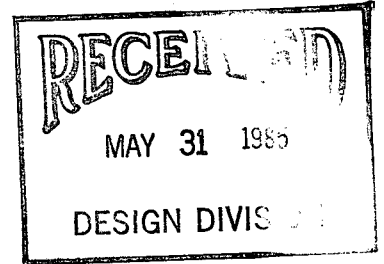
WICHITA—SEDGWICK COUNTY



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May 30, 1985



Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 85-31 - Final Plat of Midtown Fourth Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on May 30, 1985, 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 May 23, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: City of Wichita, c/o Steve Potucek  
X Mike Lindebak, City Engineer

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THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

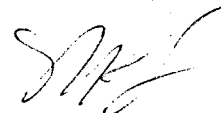
DATE July 1, 1985

TO Forest Nagley, Senior Planner

FROM Mike Lindebak, City Engineer

SUBJECT Daniels Second Addition  
Thunderbird Fourth Addition  
Midtown 4th Addition  
Midtown 3rd Addition  
Bratcher Addition

Please be advised that the necessary petitions for public improvements have been submitted for the above-referenced additions.



Mike Lindebak  
City Engineer

ML:mgr