

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 10

MARCH 24, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-19 - EASTBANK FIRST ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Wichita Street, between Kellogg and Lewis.

SITE SIZE: 2.1 Acres

NUMBER OF LOTS:

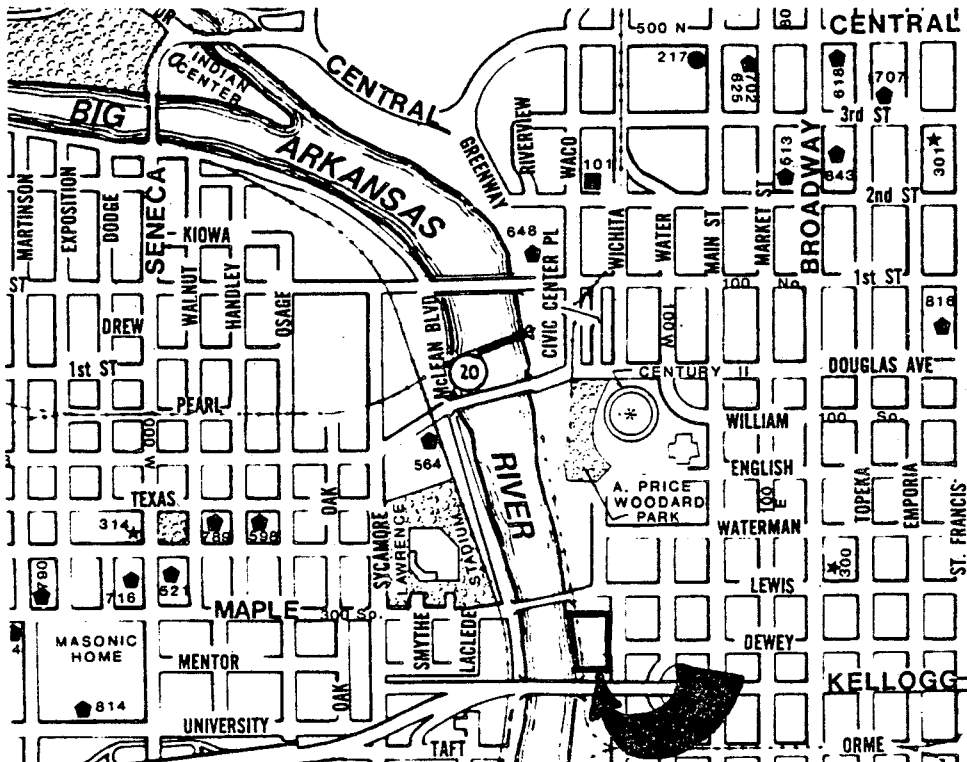
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 42,625 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall indicate the dedication of an additional 5 feet of right-of-way for adjacent Wichita Street. This will bring the amount of half street right-of-way up to the 35-foot standard for a commercial/industrial street.
- D. That portion of additional street right-of-way, on the northern lot, that is presently occupied with a building shall be contingently dedicated for street purposes. The plat's text, on the final plat, shall make proper reference to the contingent dedication.
- E. On the final plat, a 35-foot building setback shall be platted from Wichita Street.
- F. 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.
- G. 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.
- 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).
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, is the proposed west line of the plat correct? Does this replat require the granting of an easement for "flood control, river beautification, riverbank construction and maintenance" purposes?

MARCH 24, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-19 - EASTBANK FIRST ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Wichita Street, between Kellogg and Lewis.

SITE SIZE: 2.1 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 42,625 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that, at the time of site redevelopment, the vacated Dewey Street return to Wichita Street should be closed or reconstructed to the standards of a private drive.
- D. The final plat shall indicate the dedication of an additional 5 feet of right-of-way for adjacent Wichita Street. This will bring the amount of half street right-of-way up to the 35-foot standard for a commercial/industrial street.
- E. That portion of additional street right-of-way, on the northern lot, that is presently occupied with a building shall be contingently dedicated for street purposes. The plat's text, on the final plat, shall make proper reference to the contingent dedication.
- F. On the final plat, a 35-foot building setback shall be platted from Wichita Street.
- G. 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.
- 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. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR -
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1563
(316) 268-4561

March 25, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 88-19 - EASTBANK FIRST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 24, 1988, 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that, at the time of site redevelopment, the vacated Dewey Street return to Wichita Street should be closed or reconstructed to the standards of a private drive.
- D. The final plat shall indicate the dedication of an additional 5 feet of right-of-way for adjacent Wichita Street. This will bring the amount of half street right-of-way up to the 35-foot standard for a commercial/industrial street.
- E. That portion of additional street right-of-way, on the northern lot, that is presently occupied with a building shall be contingently dedicated for street purposes. The plat's text, on the final plat, shall make proper reference to the contingent dedication.
- F. On the final plat, a 35-foot building setback shall be platted from Wichita Street.
- G. On the final plat, a utility easement of sufficient width shall be platted to cover an existing sanitary sewer line.

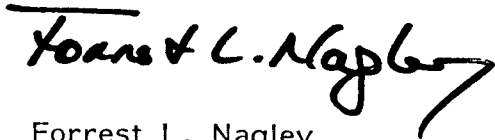
SEDGWICK COUNTY

Preliminary Plat S/D 88-19 - EASTBANK FIRST ADDITION
Page 2

- H. On the final plat, a reserve shall be platted adjacent to the river.
- I. 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.
- J. 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.
- 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).

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

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: ✓ Mike Lindebak, City Engineer



BAUGHMAN COMPANY, P.A.

SURVEYING, ENGINEERING & CONSULTING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT Eastbank First Addition

JOB NO. _____
TO Vicki Huang, P.E.
FROM N. Brent Wooten, P.E.
REFERENCE Platting Requirements.

DATE May 9, 1988

COPIES TO:

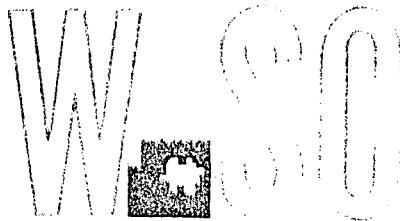
Please review the items A. and B. of the staff comments as provided by M.A.P.C. letter dated April 8, 1988. As I recall your comments at subdivision, you did not want to require a petition for guarantee for the drainage and sanitary sewer improvements and abandonment, but would rather require that these items be performed by the developers of the property at the time of development of the site.

I think this is fine if you can contact Forrest in order to satisfy him that neither items A or B are to be required to be guaranteed by your department. I also would like to recommend to you that perhaps Sewer Maintenance Department should actually go now and plug the sanitary sewer at the manhole instead of leaving it to be done in the future.

Contact me if you should have any questions or if you still want these items to be guaranteed which I will provide petitions for if necessary.

Thank you.

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 8, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-19 - EASTBANK FIRST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 1988, 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 the abandonment of the sanitary sewer lateral on the northern half of Lot 1 which is not being covered by a utility easement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall make arrangements for the removal or relocation of any utilities affected by this plat. Any required utility easements shall also be provided.
- E. The applicant is advised that, at the time of site redevelopment, the vacated Dewey Street return to Wichita Street should be closed or reconstructed to the standards of a private drive.
- F. The final plat tracing shall indicate a 23-foot easement along the south line of Lot 1. This easement is needed to provide sufficient space for maintenance of an existing sanitary sewer.
- G. On the final plat tracing, the dedication of access control in the plat's text shall be amended to reference the dedication to the City of Wichita, rather than the appropriate governing body.

APRIL 7, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 3/24/88)

CASE NUMBER: S/D 88-19 - EASTBANK FIRST ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Wichita Street, between Kellogg and Lewis.

SITE SIZE: 2.1 Acres

NUMBER OF LOTS:

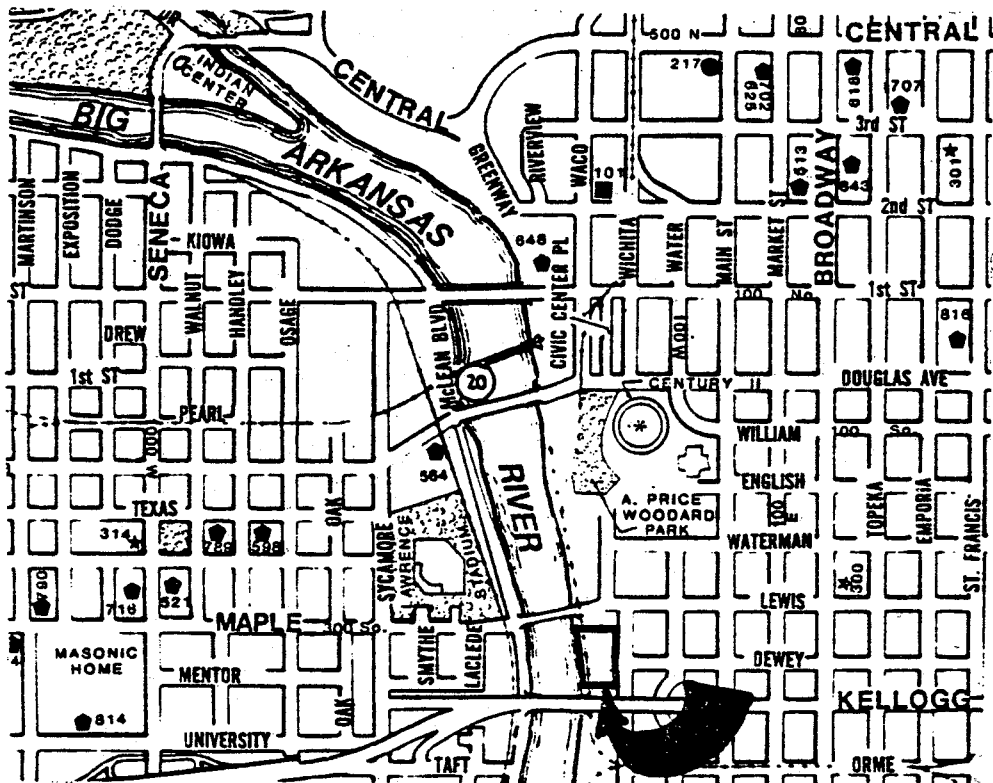
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 42,625 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

NOTE: The preliminary plat for this site, reviewed by the Subdivision Committee on March 24, 1988, proposed the creation of 2 lots. This final plat has been changed to reflect revised plans for this site. A single lot, dedicating a reserve for public benefit along the Arkansas River, and an outright dedication instead of contingent street right-of-way for Wichita Street, is now being proposed.

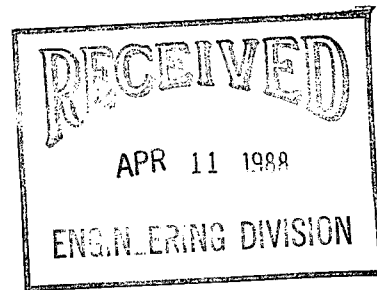
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the abandonment of the sanitary sewer lateral on the northern half of Lot 1 which is not being covered by a utility easement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that, at the time of site redevelopment, the vacated Dewey Street return to Wichita Street should be closed or reconstructed to the standards of a private drive.
- E. It is noted that a reserve along the Arkansas River is being platted for the benefit of the public. This reserve will be owned and maintained by the City of Wichita.
- F. On the final plat tracing, the dedication of access control in the plat's text shall be amended to reference the dedication to the City of Wichita, rather than the appropriate governing body.
- G. 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.
- 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. 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.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are all needed rights-of-way for riverbank maintenance and flood control purposes contained within Reserve A? Do any drainage guarantees need to be provided?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 8, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-19 - EASTBANK FIRST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 1988, 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 the abandonment of the sanitary sewer lateral on the northern half of Lot 1 which is not being covered by a utility easement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall make arrangements for the removal or relocation of any utilities affected by this plat. Any required utility easements shall also be provided.
- E. The applicant is advised that, at the time of site redevelopment, the vacated Dewey Street return to Wichita Street should be closed or reconstructed to the standards of a private drive.
- F. The final plat tracing shall indicate a 23-foot easement along the south line of Lot 1. This easement is needed to provide sufficient space for maintenance of an existing sanitary sewer.
- G. On the final plat tracing, the dedication of access control in the plat's text shall be amended to reference the dedication to the City of Wichita, rather than the appropriate governing body.

SEDGWICK COUNTY

Final Plat S/D 88-19 - EASTBANK FIRST ADDITION
Page 2

H. The final plat tracing shall employ in the plattor's text the following wording in regards to Reserve A:

"Reserve A shall be owned by the City of Wichita and maintained for drainage, flood control, bank maintenance, river beautification, recreation and such other purposes as may be deemed appropriate by the governing body of the City of Wichita."

- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.

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, April 14, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dIk

Enclosure

cc: Steve Potucek, Property Management
✓ Mike Lindebak, City Engineer

PATTON ADDITION

Reserve "A" is hereby dedicated to the City of Wichita, Kansas for drainage, riverbank maintenance, flood control and river beautification.

The riverbank easement is hereby granted for access and riverbank maintenance.

FARM CREDIT BANKS OF WICHITA

Reserve "A" is hereby dedicated to the public for drainage and for riverbank maintenance, beautification and access purposes.

The drainage easement is being granted for drainage and riverbank maintenance and beautification. No structure shall be built within said easement nor shall any change of grade be made without the permission of the Wichita-Valley Center Flood Control Office or their successors of office.

The access easement is hereby granted as indicated to provide access to the Arkansas River for maintenance purposes.

EASTBANK FIRST ADDITION

Reserve "A" shall be owned by the City of Wichita, held for public benefit and maintained by the City of Wichita, Kansas.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

August 25, 1988

STAFF REPORT

(Revised final plat; Old final approval: 4/14/88; Preliminary approval: 3/24/88)

CASE NUMBER: S/D 88-19 - EASTBANK FIRST ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Wichita Street, between Kellogg and Lewis

SITE SIZE: 1.5 acres

NUMBER OF LOTS

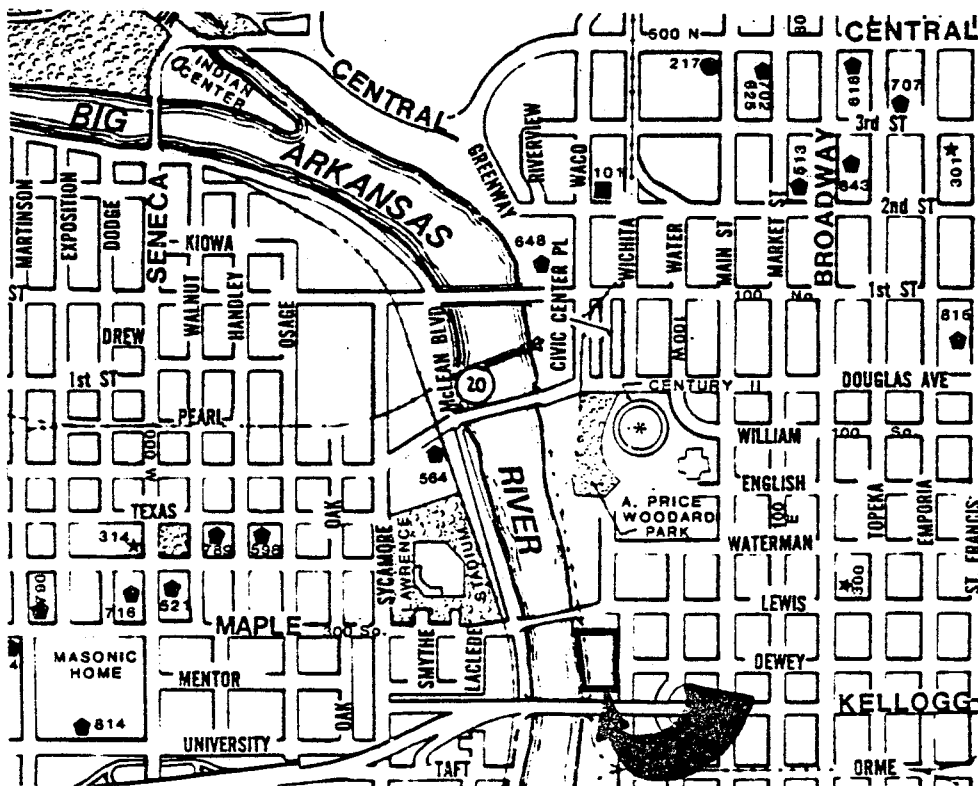
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 42,625 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat was approved by the Subdivision Committee on April 7, 1988. Since that time, the applicant has been unable to resolve issues of a condemnation case relating to a proposed Reserve. This revised final plat has deleted the reserve from the perimeter of the plat. The area is shown as an exception between the river and the west line of the plat.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the abandonment of the sanitary sewer lateral on the northern half of Lot 1, which is not being covered by a utility easement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. *out*
- D. The applicant is advised that, at the time of site redevelopment, the vacated Dewey Street return to Wichita Street should be closed or reconstructed to the standards of a private drive. ✓
- E. 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. ↓
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative form the City Engineer's Office should be prepared to comment on the drainage plan for this revised plat. Specifically, are any drainage guarantees required?

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 26, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-19 - EASTBANK FIRST ADDITION - West side of Wichita
Street, between Kellogg and Lewis

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 25, 1988, the above-captioned plat was considered. The action of the Committee was to recommend this plat be approved subject to:

- A. The applicant is advised that the abandonment of the sanitary sewer lateral required on the northern half of Lot 1, will need to be accomplished at the time of site redevelopment.
- B. The applicant is advised that, at the time of site redevelopment, the vacated Dewey Street return to Wichita Street should be closed or reconstructed to the standards of a private drive.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the City Council.


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

August 26, 1988 - Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 1, 1988.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Timothy Bickhaus', written in a cursive style.

R. Timothy Bickhaus
Junior Planner

TB:jcm

Enclosure

cc: Steven Potucek, Property Management