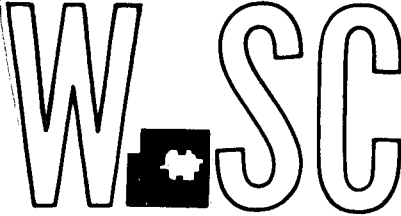


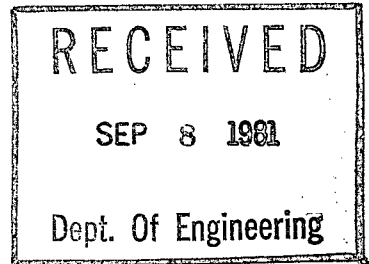
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 4, 1981



Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 80-102 - Final plat of English Pub Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission September 3, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

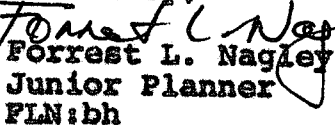
- A. The applicant shall attempt to obtain a valid petition for paving the alley on the west side of the plat from Dayton to Munnell. If a valid petition cannot be obtained, then the applicant shall guarantee the alley paving adjacent to this plat. The applicant's approved drainage plan requires the paving of the alley adjacent to the plat.
- B. The additional right-of-way required for Seneca shall be shown on the final plat tracing as an outright dedication.
- C. 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 September 10, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner
FLN:bh

cc: Jim Roberts, et al
801 S Seneca, 67213
xMike Lindeback, City
Engineering

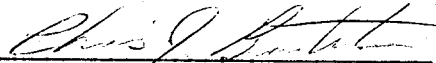
THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE January 7, 1981

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Engineer

SUBJECT Lot Grading Plan -
English Pub Addition

The above referenced grading plan is approved subject to either the alley being paved or, if the alley is vacated, construction of a concrete flume.


Chris J. Breitenstein
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Mike Lindebak
Moehring & Associates

S/D No. 80-102 Name English Pub Addition
Date Application Rec'd. 12-26-80 Preliminary Approval _____
Scheduled S/D Meeting 8-20-81

DESCRIPTION

General Location S.W. corner of Seneca and Dayton

Owner Jim Roberts, et al.
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita Zip Code 67211 Phone 263-8291

- | | |
|--|-------------------------------------|
| 1. Gross Acreage of Plat <u>0.43</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>117.5 feet</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>16,215 sq. ft.</u> | streets <u>x</u> yes _____ no _____ |
| 5. Existing Zoning <u>RB</u> | |
| 6. Proposed Zoning <u>LC (Z-2206)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: This plat was originally submitted as a two lot plat for the January 8th meeting. It was deferred indefinitely. A sketch plat showing existing structures and site characteristics was submitted with the original final plat.

- A. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan and state if any drainage improvements are required.
- B. The applicant shall attempt to obtain a valid petition for paving the alley on the west side of the plat from Dayton to Munnell. If a valid petition cannot be obtained, then the applicant shall guarantee the alley paving adjacent to this plat.
- C. In considering the associated zoning case, the Planning Commission recommended that a contingent dedication be accepted for the additional Seneca Street right-of-way. If the Subdivision Committee approves this contingent dedication, the plattor's text shall be revised to state that the "contingent street dedication is hereby dedicated to the public for street purposes contingent upon the City's need for the right-of-way for any street purpose."
- D. It is recommended that the "access control except for one opening" to Seneca be expanded to cover all but the south five feet of the lot. The existing portion of a joint access driveway now covers only the south 3 1/2 feet of this lot.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

SUBDIVISION REPORT

S/D NO. 80-102 Name English Pub Addition
Date Application Rec'd. 12-26-80 Preliminary Approval _____
Scheduled S/D Meeting 1-8-81

DESCRIPTION

General Location S.W. corner of Seneca and Dayton

Owner Jim Roberts, et. al.
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, 67211 Phone 263-8291

- | | |
|---|--------------------------------|
| 1. Gross Acreage of Plat <u>0.43</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>43.55</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>5,226</u> sq. ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>RB</u> | |
| 6. Proposed Zoning <u>LC (Z-2206)</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> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2206) requesting "RB" to "LC" has been approved by the Board of City Commissioners subject to replatting.

- A. The applicant's stated reason for needing "LC" zoning was to provide additional parking for current and future needs of the English Pub. It was also stated that all of subject property was controlled by the ownership of the English Pub. The small size of proposed Lot 1 is inadequate for existing parking needs for the Pub and extremely inadequate for any expansion. It is recommended that this plat be revised to a one-lot plat.
- B. The applicant has indicated his desire to vacate the alley adjacent to the west side of this plat. Unless the alley is approved for vacation prior to the plat being forwarded to the City Commission for review, the applicant will need to dedicate 2 1/2 feet for additional alley right-of-way and guarantee the paving of the alley adjacent to his plat.
- C. A 20-foot building setback from Dayton shall be shown on the final plat tracing.
- D. Access control except for one opening to Seneca across the north 133 feet of the property shall be shown on the final plat tracing and labeled in the plattor's text.
- E. In considering the zoning case, the Planning Commission recommended that a contingent dedication be accepted for the additional Seneca Street right-of-way. This dedication shall be by separate instrument and shall be based on the City's need of the right-of-way for any street purpose.
- F. The applicant is hereby advised that no expansion of the existing structures will be permitted within the platted building setbacks.
- G. ~~The~~ representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

(Over)

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.