

S/D No.: 86-87 Name: CHILTON'S 600 S. WASHINGTON ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: East side of Washington, in an area south of Kellogg.
Owner: H. Stan Chilton, 725 E. Lincoln, Wichita, KS 67211
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.9 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 34,210.4 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "B" and "C" (Z-2777)
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STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2777) requesting "B" to "C" zoning for Lots 1 and 2, except the east 30 feet thereof, has been approved subject to platting. Lot 3 of this preliminary plat represents the platting of land thought to be excess right-of-way for Highway 54 (Kellogg). As such, City and Traffic Engineering need to be prepared to comment on the acceptability of the amount of right-of-way being retained for Kellogg. The utility company representatives need to be prepared to advise if utility easements need to be provided to cover utility lines which may be located in excess Highway 54 right-of-way.
- A. The applicant is advised that the land which is currently Highway 54 right-of-way is zoned "B".
 - B. When the City Commission approved the applicant's associated zone case, the requirement was made for the property to be replatted into just two lots. On the final plat, the platting of only two lots shall be depicted.
 - C. The final plat shall indicate the platting of the following access controls; in addition to the "complete access control" depicted on the preliminary plat to Washington and the Highway 54 on-ramp:
 1. "Access control except for two openings" to Washington across the west lines of Lots 1 and 2.
 2. "Complete access control" to Ida Street across the east line of the plat.
 - D. The applicant shall guarantee the closure of those driveways to Washington Street which are in excess of the access control being platted.
 - E. The applicant shall guarantee the abandonment of the sanitary sewer lateral located in the alley right-of-way, to be vacated, which is not proposed to be retained as a utility easement.
 - F. The applicant shall make satisfactory arrangements with K.G.&E. and KPL Gas Service Company for abandonment of utilities located in the alley right-of-way, to be vacated, which is not proposed to be retained as a utility easement.
 - G. The applicant shall guarantee the closure of the alley return to Ida Street. This guarantee shall provide for the removal of asphalt from the Ida Street pavement to the east line of the plat.
 - H. The applicant shall guarantee any drainage improvements required by the platting of this property.

SUBDIVISION REPORT

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- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The final plat shall indicate the platting of a 35-foot wide building setback from Washington and Highway 54 (Kellogg).
- K. The final plat shall indicate a 20-foot wide utility easement to cover the utilities located in the alley right-of-way being vacated by this replat.
- L. The applicant shall vacate, by separate instrument, the north/south alley right-of-way adjacent to the east line of Lots 21 and 23, on Washington, in Wollman's Addition to Wichita, Kansas. This vacated alley right-of-way will need to be retained as a utility easement in the Vacation Order. The application will need to guarantee the closure of the vacated alley return to Indianapolis Street. Approval of this preliminary plat is subject to approval of this off-site vacation case.
- M. When the Planning Commission considered the applicant's associated zone case, a compromise with the neighborhood was reached which involved the landscaping of the 30-foot wide strip of ground adjacent to Ida. This 30-foot wide strip of ground is the property which the applicant's zoning case retains in the multi-family zoning district. At the Planning Commission meeting, it was suggested that the plat of this property indicate a 30-foot landscaped area as a reserve for landscaping purposes. With the above factors in mind, the final plat shall indicate the platting of a 30-foot wide reserve for landscaping adjacent to Ida. At the time of submitting a final plat, the applicant shall submit a landscape plan to the Planning Department for review and approval. A guarantee for the installation of landscape materials will be required. This guarantee shall provide for the closure of the driveways to Ida Street and for the removal of driveway pavement from the landscape reserve.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept and if additional right-of-way is needed for Washington Street.