

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

March 18, 1993

STAFF REPORT

(Final Plat, Preliminary Plat Approved 2/18/93)

CASE NUMBER: S/D 93-4 BRADLEY FAIR ADDITION

OWNER/APPLICANT: Wilson Estates, 200 Market Centre, 155 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design, 4912 East 29th Street North, Wichita, KS 67220  
and  
Mid Kansas Engineering Corporation, 3500 North Rock Road, Wichita, KS 67226

LOCATION: Near the southeast corner of 21st Street North and Rock Road

SITE SIZE: 11.75 acres

NUMBER OF LOTS

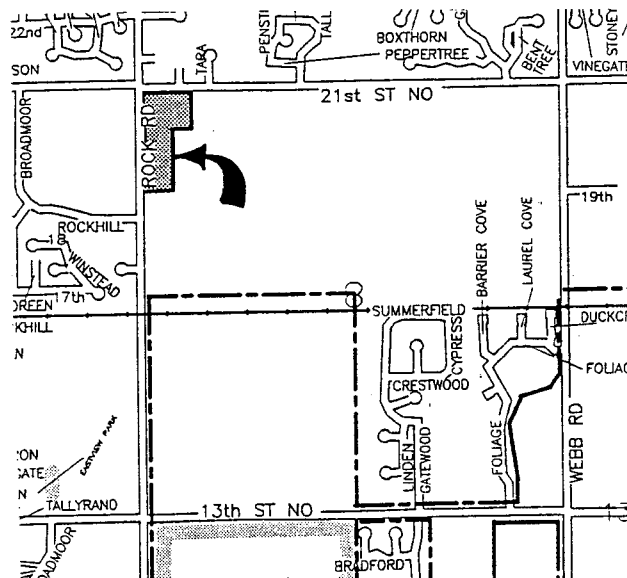
Residential:	
Office:	
Commercial:	6
Industrial:	
Total:	6

MINIMUM LOT AREA: 22,400 sq. ft.

CURRENT ZONING: "LC", "AA"

PROPOSED ZONING: "LC" Subject to platting, (DP-191, Z-3040, Z-2886)

VICINITY MAP:



NOTE: This plat is a replat of portions of Wilson Estates and of Wilson Estates 2nd Addition, plus unplatted tracts adjacent thereto. The perimeter of the plat conforms with the perimeter of the associated commercial CUP (DP-191, Wilson Property) although the individual lot boundaries are very different from the CUP parcel boundaries. The access control notations along the south end of this plat differ from those approved on the CUP, but the number of potential openings has been reduced and the changes have been approved by Traffic Engineering. Prior to submission of a final plat, a CUP administrative adjustment of the access controls, as well as of the parcel boundaries (with reallocation of building areas), shall be submitted and approved. Two associated rezoning cases (Z-2886 and Z-3040) have approved "LC" zoning for the currently unplatted portions of this application area.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve any lots not already served.
- B. The applicant shall guarantee the extension of City water to serve any lots not already served.
- C. The applicant shall guarantee the balance of all road improvements specified on the CUP, including decel lanes, center turn lanes, and the portions of major entrances within public rights-of-way.
- D. City and Traffic Engineering also need to indicate if additional street or traffic improvements, as noted in CUP, DP-191, need to be guaranteed at this time. These improvements involve signalization at major entrance(s) and the Rock/21st Street intersection.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since the drainage plan for this site indicates drainage will be directed to the property east of the plat, the applicant shall submit for recording with the plat needed drainage agreements and/or easements for such drainage.
- G. Prior to submission of a final plat, the applicant was to file a CUP adjustment request which changes the access controls and parcel (lot) boundaries to match the plat. Maximum gross floor area and maximum building coverage for each parcel shall be changed accordingly, with no overall increase. This adjustment has not yet been submitted, and the applicant is advised that this plat will not be scheduled for City Council review until such a request is approved.

- H. Several joint access easements affecting certain lots in this plat have already been recorded. Additional ones are needed and shall be drafted by separate instrument for submission to the Planning staff for review at the time of, or prior to, submission of the final plat tracing. Also, the plattor's text indicates an access easement on Film 1109, Page 132 but no such easement is shown on the face of the plat. Either the easement's location needs to be shown on the plat or the reference to such an easement deleted from the plattor's text if no such easement exists.
- I. On the final plat tracing, all utility easements shall be labeled and dimensioned; all building setbacks as approved on the CUP (after adjustment for parcel boundary changes) shall be shown and labeled; and all access controls shall match the adjusted CUP.
- J. Prior to this plat being scheduled for City Council review, the applicant shall submit legal descriptions for two areas involved in a zone change to "LC" zoning. Specifically, areas at the southeast corner of Lot 2 and the southeast corner of Lot 3 are still zoned "AA", with zoning to "LC" approved subject to platting (Z-2886)
- 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. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

THE CITY OF WICHITA  
OFFICE OF PUBLIC WORKS - ENGINEERING

DATE: January 8, 1996

TO: Larry Henry, P.E., Maintenance Engineer

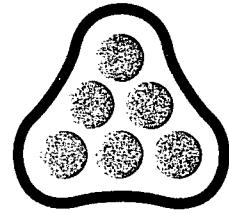
FROM: Michael E. Lindebak, P.E., City Engineer

SUBJECT: Bradley Fair St. Improvements  
PEC Project No. 36-94901-3432

Attached letter has mill and overlay quantities for Rock Road, south of 21st Street. Per our meeting Friday, I would like to mill and overlay everything north of the railroad tracks. Do you feel your 1996 Maintenance budget will be able to stand 6800 s.y. from the railroad to the south construction limits?

cc: ~~Steve Lackey~~  
Doug Dagg

JAN - 9 1996



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION



January 4, 1996

Mr. M.E. Lindebak, P.E.  
The City of Wichita  
City Engineer's Office  
455 N. Main Street  
Wichita, KS 67202

Reference: Bradley Fair Street Improvements  
PEC Project No. 36-94901-3432

Dear Mr. Lindebak:

We have reviewed the proposed plans for Rock Road adjacent to Bradley Fair, as you requested. Based upon the median construction proposed we estimate 10,650 S.Y. of milling north of the present pavement taper and 6800 S.Y. between the railroad tracks and the existing full width pavement.

If you need additional information, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Brent E. Remsberg, P.E.  
Project Manager

BER:sjb

RECEIVED

JAN - 5 1996

CITY - ENGINEERING

DIRECTORS: / D.E. MALTBIE, P.E. / W.H. KELTNER, P.E. / R.D. PLETCHER, P.E. / M.D. SCHOMAKER, P.E. / G.D. SCHOCK, P.E.  
J.H. BAILEY, P.E., PH.D. / D.I. NORTON, P.E. / B.E. REMSBERG, P.E. / G.K. GREENWOOD, P.E. / D.E. HAGER, P.E.

ASSOCIATE DIRECTORS: / G.L. ADAMS, P.E.

303 S. TOPEKA  
WICHITA, KANSAS 67202  
(316) 262-2691  
FAX (316) 262-3003

# MEMO



TO: George Laham  
150 N. Market  
Wichita, KS 67202

PROJECT NO. 36-95785-3650

PROJECT: Bradley Fair

COPIES TO:

ATTN: \_\_\_\_\_

DATE: January 17, 1996

Vicky Huang, P.E.

FROM: Michael W. Berry, P.E. *MB*

Michael Lindebak, P.E.

Jim Armour, P.E.

REFERENCE: Estimated Schedule for City Project

BER, MDS, RDP, JRB

File

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The following is our estimated schedule for Bradley Fair Blvd.:

Developer Post Letter of Credit	May 1, 1996
PEC Start Design under 2-Party Agreement	January 29, 1996
Survey Complete	February 23, 1996
Grading Design Complete	March 22, 1996
Office Check Plans to City	April 19, 1996
Final Plans to City	May 1, 1996
Advertise Bids	May 7, 1996
Open Bids	May 17, 1996
Approve Bids	May 21, 1996
Start Construction	June 10, 1996
Complete Construction	August 16, 1996

The above schedule is approximate and does not allow for delays by the approval agencies, weather delays, construction delays, etc.

**RECEIVED**

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**CITY - ENGINEERING**

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

February 18, 1993

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 93-4 BRADLEY FAIR ADDITION

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SURVEYOR/ENGINEER: Bill Yung Design, 4912 East 29th Street North, Wichita, KS 67220  
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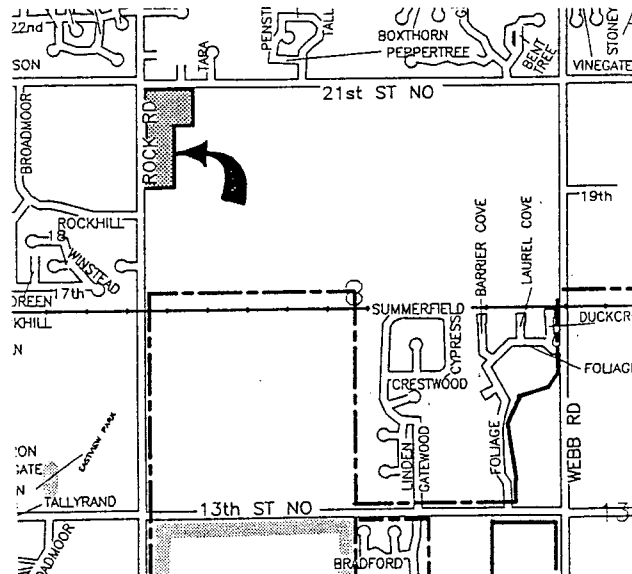
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STAFF COMMENTS:

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- C. The applicant shall guarantee the balance of all road improvements specified on the CUP, including decel lanes, center turn lanes, and the portions of major entrances within public rights-of-way. The Traffic Engineering shall be prepared to comment on the extent (length) to which the decel lanes and turn lanes shall be built.
- D. The Traffic Engineer shall also be prepared to comment on the possible need for signalization of the major entrance into Parcel 4 (Lot 3) as specified in General Provisions 13.E of the CUP as well as the current level of service of the 21st/Rock Road intersection. General Provision 13.F of the CUP states that 25% of the costs of reconstruction shall be borne by properties within this CUP and that reconstruction will be initiated when the service level drops below Level C.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to submission of a final plat, the applicant shall file a CUP adjustment request which changes the access controls and parcel (lot) boundaries to match the plat. Maximum gross floor area and maximum building coverage for each parcel shall be

changed accordingly, with no overall increase.

- H. Several joint access easements affecting certain lots in this plat have already been recorded. Additional ones are needed and shall be drafted by separate instrument for submission to the Planning staff for review at the time of, or prior to, submission of the final plat.
- I. On the final plat, all utility easements shall be labeled and dimensioned; all building setbacks as approved on the CUP (after adjustment for parcel boundary changes) shall be shown and labeled; and all access controls shall match the adjusted CUP.
- J. 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.
- 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 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.