

S/D 88-39 - NEW BEDFORD PLACE (Revised Final)

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Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9.

August 11, 1988

STAFF REPORT

(Revised Final; Preliminary approved 5/19/88; Original Final approved 6/30/88)

CASE NUMBER: S/D 88-39 - NEW BEDFORD PLACE (Revised Final)

OWNER/APPLICANT: Critchfield Real Estate Limited Partnership
1985, 5318 Pembroke, Wichita, KS, 67220

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: At the southeast corner of 29th St. North & Oliver

SITE SIZE: 18.63 acres

NUMBER OF LOTS

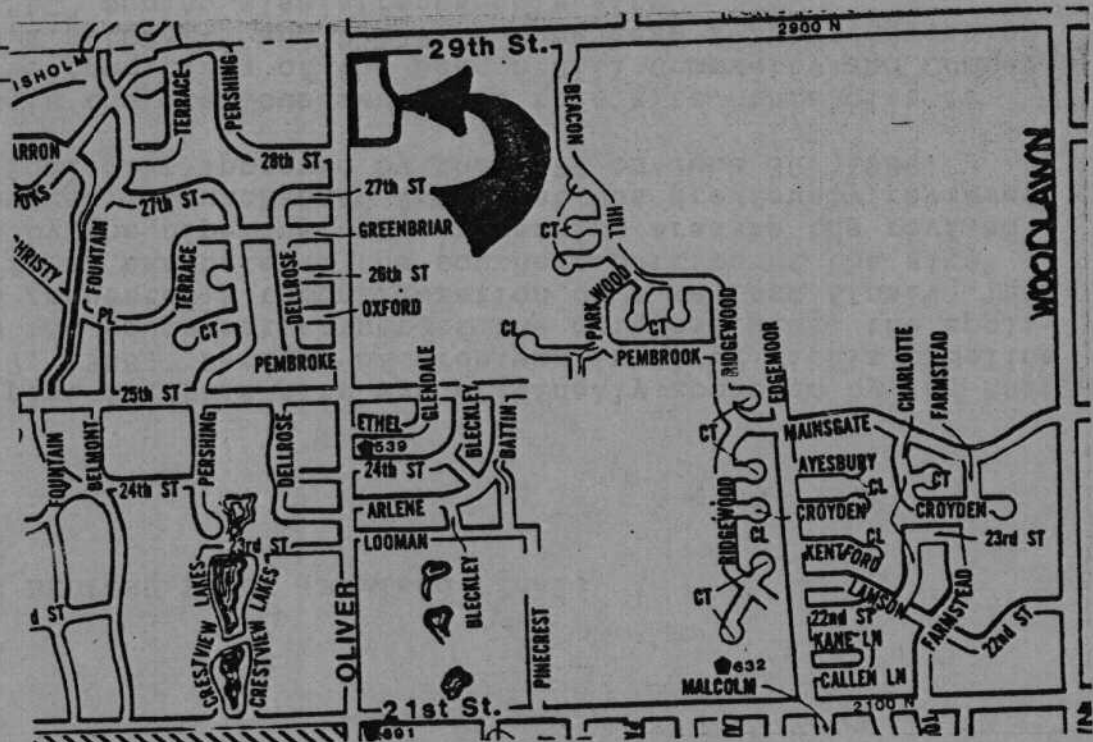
Residential:	10
Office:	
Commercial:	4
Industrial:	
Other (Church):	1
Total:	15

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "AA" and "LC" (Z-2750)

VICINITY MAP:



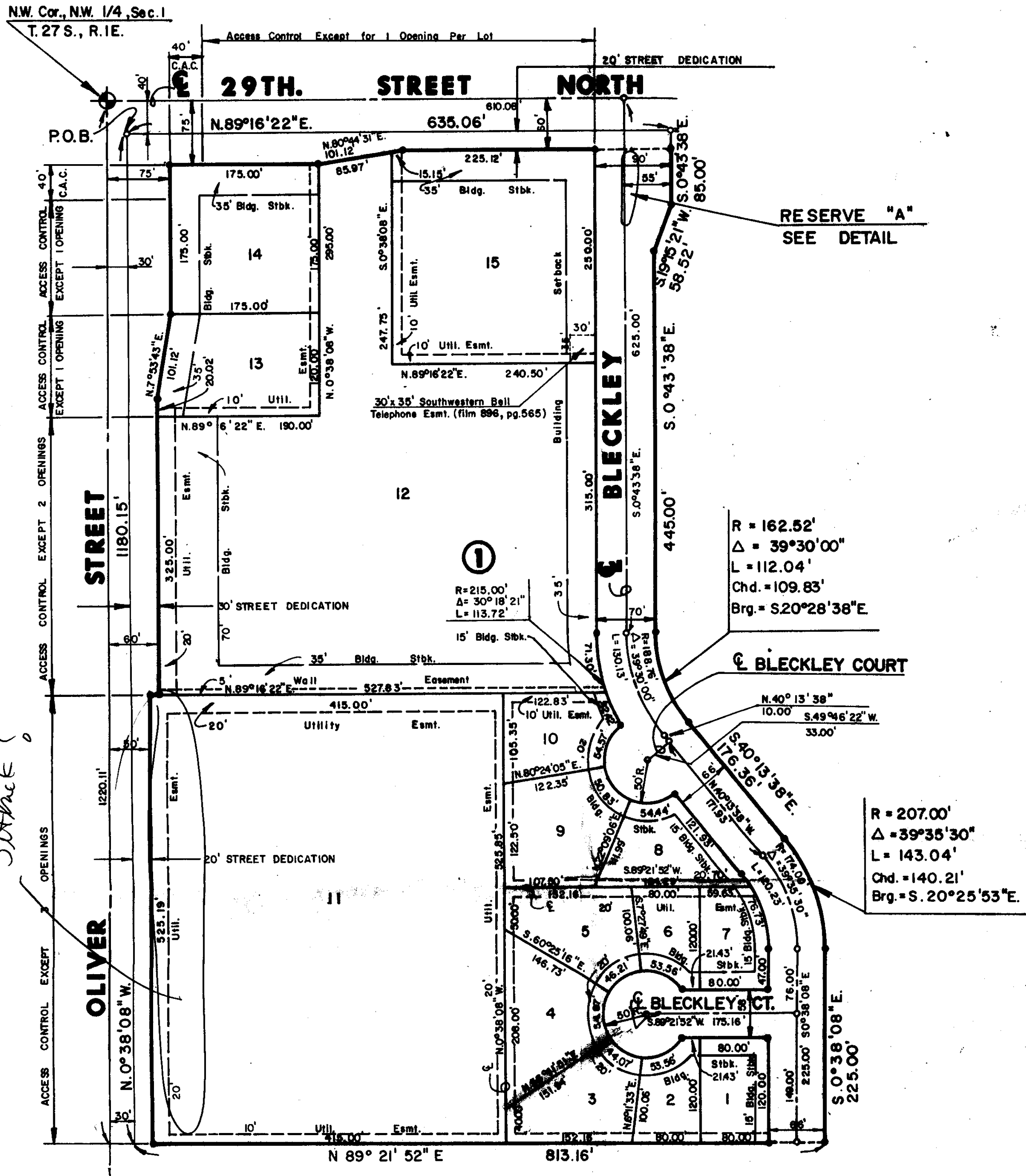
STAFF COMMENTS:

NOTE: A final plat for this site was originally approved by the MAPC on July 7, 1988. Because of problems involved with a pipeline crossing the southwest corner of the original plat, the applicant has requested a reconsideration of a revised final. This revised final has deleted the southern portion of the site affected by the pipeline. The remaining area in the revised plat, however, is unchanged from what was previously reviewed on the final plat approved by the MAPC on June 30, 1988.

As noted in the previous review of this site, this plat is subject to conditions of the Beacon Hill Community and Commercial C.U.P.s (DP-147 and D-179). Zone case ~~Z-2550~~ requesting "AA" to "LC" zoning also affects this site. 2750

- A. In accordance with General Provision #15 of the Commercial Community Unit Plan (DP-179), the applicant shall guarantee the following perimeter street improvements:
1. A continuous eastbound accel/decel lane for 29th Street to serve the required major entrance to proposed Lot 12, Block 1.
 2. A continuous northbound accel/decel lane for Oliver Street from the south line of Lot 12 to the north line of the plat to serve the four commercial width driveways to Oliver.
 3. A free flow right turn lane at the 29th Street North/Oliver intersection.
 4. A southbound left turn lane on Oliver to access the four driveways serving Lots 12, 13 and 14.
 5. A westbound left turn lane on 29th Street North to access the major entrance on Lot 12.
- B. The guarantee for the decel lane required on 29th Street North shall provide for construction of that portion of the major entrance that will be located within public street right-of-way.
- C. In accordance with the approved sidewalk plan for this property, the paving petition for Bleckley shall provide for a sidewalk on the east side of this street.
- D. In accordance with the City's sidewalk ordinance, the paving petition for Bleckley shall provide for a sidewalk along the west side of this street from 29th Street to the south line of Lot 12, Block 1. This sidewalk is required because of the commercial zoning.

- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- H. The applicant shall guarantee the extension of City water to serve the lots being platted.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. The applicant is advised that the existing C.U.P. for this site does not indicate that a church is an approved use for Lot 11, Block 1 of this plat. Prior to submitting this plat for City Council review, the applicant must submit a revised site plan for approval by the Director of Planning, indicating a church as a use for Lot 11.
- L. On the final plat tracing, a 35-foot building setback shall be indicated on Lot 11, Block 1 to Oliver Street.
- M. The applicant is advised that Provision #17 of the associated C.U.P. requires the designation of minimum 20-foot-wide hard surfaced fire lanes around main structures constructed on Lots 12 through 15. These fire lanes will be designated during building permit review.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- P. Recording of the plat within 30 days after approval of the City Council.



NEW

FINAL PLAT OF
BEDFORD PLACE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/11/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8/16/88

REVISED COPY

I, Kenneth H. Bengtson, a Civil Engineer and a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "NEW BEDFORD PLACE ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, streets, and reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 1, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 30.00 feet East of the West line and 40.00 feet South of the North line of said Northwest Quarter; thence N 89° 16' 22" E, 635.06 feet parallel with the North line of said Northwest Quarter; thence S 00° 43' 38" E, 85.00 feet; thence S 19° 15' 21" W, 58.52 feet; thence S 00° 43' 38" E, 445.00 feet to a point on a curve to the left; thence along said curve 112.04 feet, said curve having a central angle of 39° 30' 00", a radius of 162.52 feet, and a long chord of 109.83 feet, bearing S 20° 28' 38" E; thence S 40° 13' 38" E, 176.36 feet to a point on a curve to the right; thence along said curve 143.04 feet, said curve having a central angle of 39° 35' 30", a radius of 207.00 feet, and a long chord of 140.21 feet, bearing S 20° 25' 53" E; thence S 00° 38' 08" E, 225.00 feet, thence S 89° 21' 52" W, 813.16 feet to a point lying 30.00 feet East of the West line of said Northwest Quarter; thence W 00° 38' 08" W, 1180.15 feet parallel with the West line of said Northwest Quarter to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1988.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineers Certificates, have caused the same to be surveyed and platted into lots, a block, streets and a reserve the same to be known as "NEW BEDFORD PLACE ADDITION" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The Reserve shall be owned and maintained by the Homeowners Association. Reserve A is platted for landscaping and entry monuments. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. The 5.00 foot wall easement is for the construction and maintenance of a wall. Utilities may cross the wall easement. All abutters right of access to or from the East line of Oliver over and across the West lines of Lots 11, 12, 13, and 14, Block 1, are hereby granted to the City of Wichita, provided, however, Lot 11, Block 1 shall have access to Oliver at three (3) locations, Lot 12, Block 1 shall have access to Oliver at two (2) locations, and Lots 13 and 14, Block 1 shall have access to Oliver at one (1) location each, all locations to be determined by the City Engineer. All abutters right of access to or from 29th Street North over and across the North lines of Lots 12, 14 and 15, Block 1, are hereby granted to the City of Wichita, provided, however that each lot shall have access to 29th Street at one point each, to be determined by the City Engineer. Lots 1 through 11, inclusive, Block 1 are subject to BEACON HILL C.U.P. D.P. 147. Lots 12 through 15, inclusive, Block 1 are subject to BEACON HILL COMMERCIAL C.U.P. 179.

CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP 1985,
a Kansas Limited Partnership

By: Stephen N. Critchfield, President

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came Stephen N. Critchfield, President of Critchfield Inc., a general partner, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
My Appointment Expires: _____

Elton Parsons _____, Chairman
Marvin S. Krout _____, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1988.

Sheldon Kamen _____, Mayor
Date E. Rea _____, Deputy City Clerk
Entered on transfer record this _____ day of _____, 1988.
Don Wright _____, County Clerk

STATE OF KANSAS)
SS:)
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1988.

Pat Kettler _____, Register of Deeds
Ed Resa _____, Deputy

We, Stelbar Oil Corporation, mortgages on the above described property, do hereby consent to the plat of "NEW BEDFORD PLACE ADDITION."

STELBAR OIL CORPORATION

By: Maurice L. Hollar, Vice-President

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came _____ on the

behalf of Stelbar Oil Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

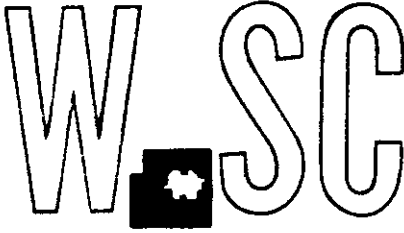
_____, Notary Public
My Appointment Expires: _____

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

RESERVE "A" DETAIL

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 18, 1988

(316) 268-4561
Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road #800
Wichita, Kansas 67220

Re: S/D 88-39 - New Bedford Place
(FINAL PLAT)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 18, 1988, 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 August 16, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:pb

cc: Critchfield Real Estate Limited Partnership 1985
5318 Pembroke, Wichita, Kansas 67220
Bill Yung Design, 4912 E. 29th Street, North,
Suite 1, Wichita, Kansas 67220