

REVISED AGENDA
SUBDIVISION AND UTILITY ADVISORY COMMITTEE
Thursday, July 28, 2016
10:00 A.M.

The regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission will be held on Thursday, July 28, 2016 at 10:00 a.m. in the Planning Department Conference Room, City Hall, 10th Floor, 455 N. Main Street, Wichita, Kansas.

NOTE: Vacation legal descriptions are available for public inspection in the Metropolitan Area Planning Department.

1. **SUB2016-00018: One-Step Final Plat – FOSSIL RIM COMMERCIAL ADDITION;**
located on the southeast corner of 29th Street North and Tyler Road.

Surveyor: Baughman Company, P.A.
Acreage: 6.48 acres
Lots: 4 lots

2. **VAC2016-00028: City request to vacate portion of a platted setback** on property generally located northwest of 55th Street South and Broadway Avenue.
3. **VAC2016-00029: City request to vacate a platted utility easement** on property generally located north of 37th Street North on the west side of Ridge Road.
4. **VAC2016-00030: City request to vacate a portion of a platted alley** generally located north of Pawnee Avenue on the west side of Hillside Avenue.
5. **VAC2016-00031: City request to vacate a portion of a platted alley** generally located south of Douglas Avenue on the east side of Poplar Street.
6. **INFORMATION ITEM: City Paving Policy**

SUB2016-00018 -- One-Step Final Plat of FOSSIL RIM COMMERCIAL ADDITION
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NOTE: This is unplatted property located in the City. The Fossil Rim Commercial Community Unit Plan (CUP2016-00015, DP-340) was approved for this site.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests a petition for extension (mains and laterals) of sanitary sewer and City water services.
- B. The plat's text references drainage easements which are not reflected on the face of the plat.
- C. The plat's text references drainage and utility easements which are not reflected on the face of the plat.
- D. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- E. City Stormwater Management advises the applicant needs to submit a drainage plan for review.
- F. Traffic Engineering has approved the access controls. The plat proposes one opening along Tyler and two openings along 29th Street North.
- G. Traffic Engineering has requested a guarantee for left turn center lanes and right turn decel lanes to all full movement approaches.
- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- 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 restrictive 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. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

SUB2016-00018 -- One-Step Final Plat of FOSSIL RIM COMMERCIAL ADDITION
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- L. The Applicant needs to request a CUP adjustment as the CUP parcel boundaries do not correspond with the area being platted.
- M. The wall easement shall be referenced in the plat's text.
- N. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- O. The Register of Deeds Certificate shall include Judy J. Paget as Deputy.
- P. The applicant shall verify that only Craig A. Kreiser, as co-trustee, can sign for the trust.
- Q. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- R. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- S. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- T. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- U. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- V. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- W. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

SUB2016-00018 -- One-Step Final Plat of FOSSIL RIM COMMERCIAL ADDITION
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- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- AA. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- BB. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT

CASE NUMBER: VAC2016-00028 - Request to vacate a portion of platted front setbacks on multiple lots

APPLICANT/AGENT: Mike Love Construction Inc., Mike Love (owner), Ruggles & Bohm, P.A c/o Will Clevenger (agent)

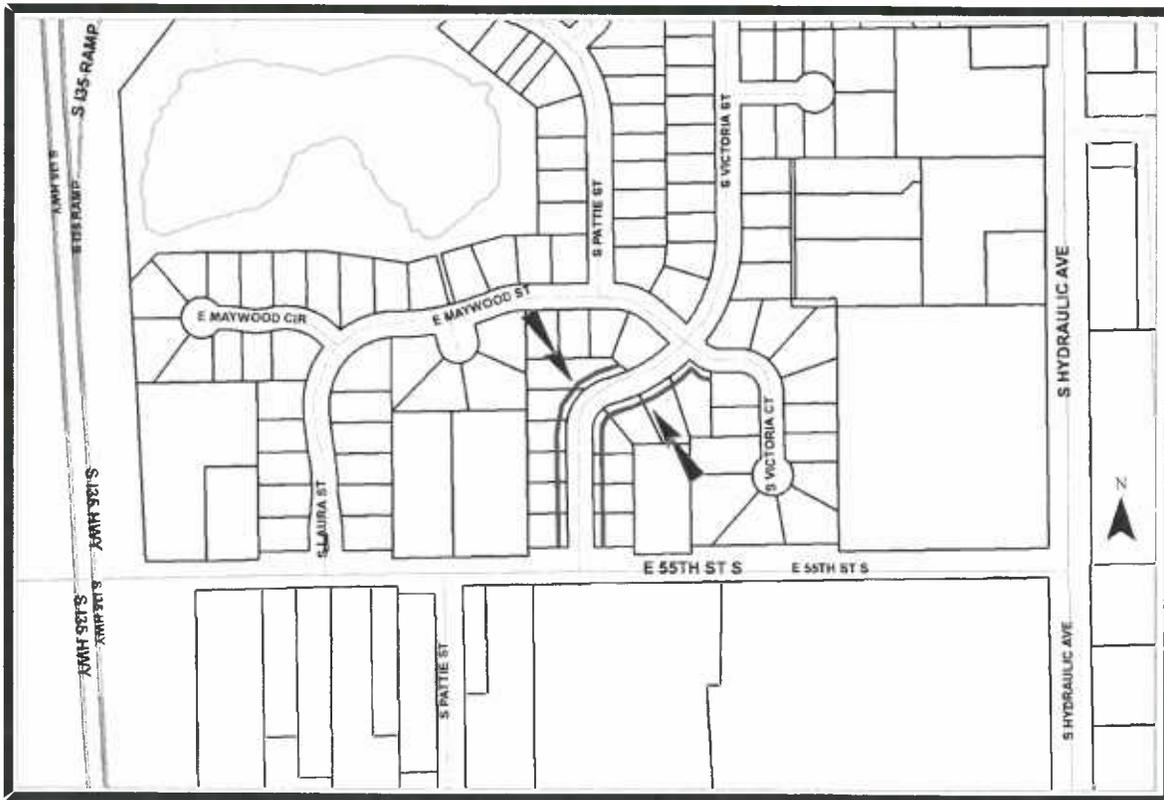
LEGAL DESCRIPTION: Generally described as the inside 5 feet of the platted 25-foot front yard setback of Lots 1-6, Block D & Lots 43-49, Block C, all in the Rivendale Addition, Wichita, Sedgwick County, Kansas

LOCATION: Generally located north of East 55th Street South, west of South Hydraulic Avenue on both sides of Victoria Street (WCC #III)

REASON FOR REQUEST: More room to build

CURRENT ZONING: Site and all abutting and adjacent properties are zoned SF-5 Two-Family Residential.

VICINITY MAP:



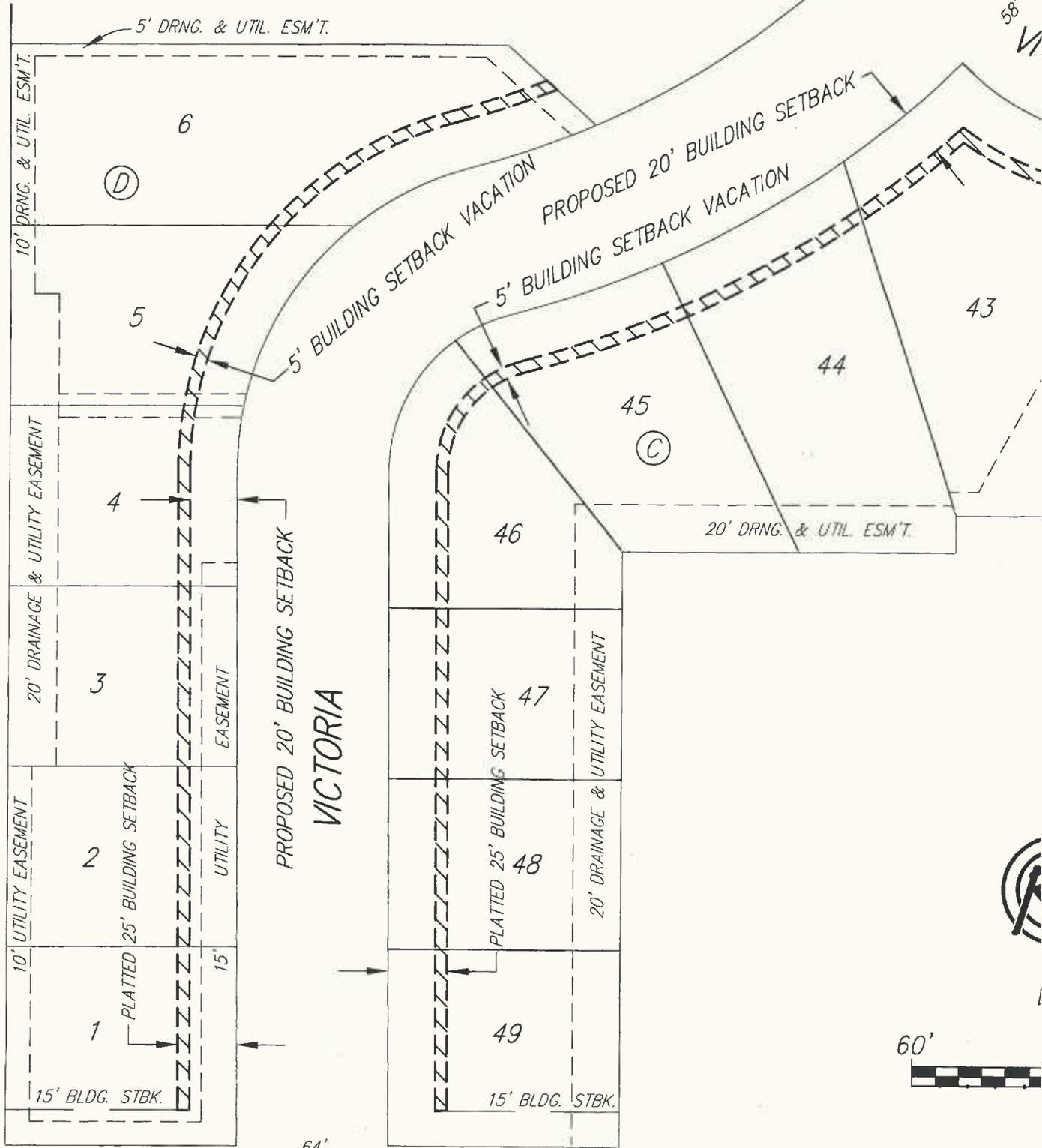
The applicant proposes to vacate the inside 5 feet of the of the platted 25-foot front yard setback of Lots 1-6, Block D & Lots 43-49, Block C, all in the Rivendale Addition. All of the subject lots are zoned SF-5 Single-Family Residential. The Unified Zoning Code's (UZC) minimum front yard setback standard for the SF-5 zoning district is 25 feet. If the setbacks were not platted the applicant could have applied for an Administrative Adjustment that would have reduced the SF-5 zoning district's 25-foot front yard setback by 20% resulting in a 20-foot setback. The applicant's request does not exceed what is permitted by an Administrative Adjustment. There is a platted 20-foot easement in the described portion of the vacated front yard setback on Lots 1-6, Block D that will remain in effect. There appears to be a sewer line and manhole, a hydrant and perhaps a water valve located in said easement. Utility poles appear to be in the Victoria Street right of way. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described setback. The Rivendale Addition was recorded with the Register of Deeds October 30, 2003.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from Public Works, Storm Water, Water and Sewer, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of platted front setbacks on multiple lots.

- (1) Vacate the inside 5 feet of the of the platted 25-foot front yard setback of Lots 1-6, Block D & Lots 43-49, Block C, all in the Rivendale Addition. Provide Planning Staff with a legal description of the approved vacated portion of the setback on a Word document, via e-mail, to be used on the Vacation Order and Vacation Petition. This must be provided to Planning prior to the case going to Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide any needed easements prior to the case going to Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (4) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

VAC 2016-28

MAYWOOD 64'



55TH ST. S.

SITE PLAN

BUILDING SETBACK VACATION

RIVENDALE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

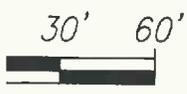
ORIA CT.

LEGAL DESCRIPTION OF BUILDING SETBACK VACATION

The Easterly 5.00 feet of a 25.00 foot Building Setback as platted on Lots 43, 44, 45, 46, 47, 48 and 49, Block C, Rivendale Addition, Wichita, Sedgwick County, Kansas; AND

The Westerly 5.00 feet of a 25.00 foot Building Setback as platted on Lots 1, 2, 3, 4, 5 and 6, Block D, Rivendale Addition, Wichita, Sedgwick County, Kansas.

JAC2016-28



**RUGGLES
BOHM**

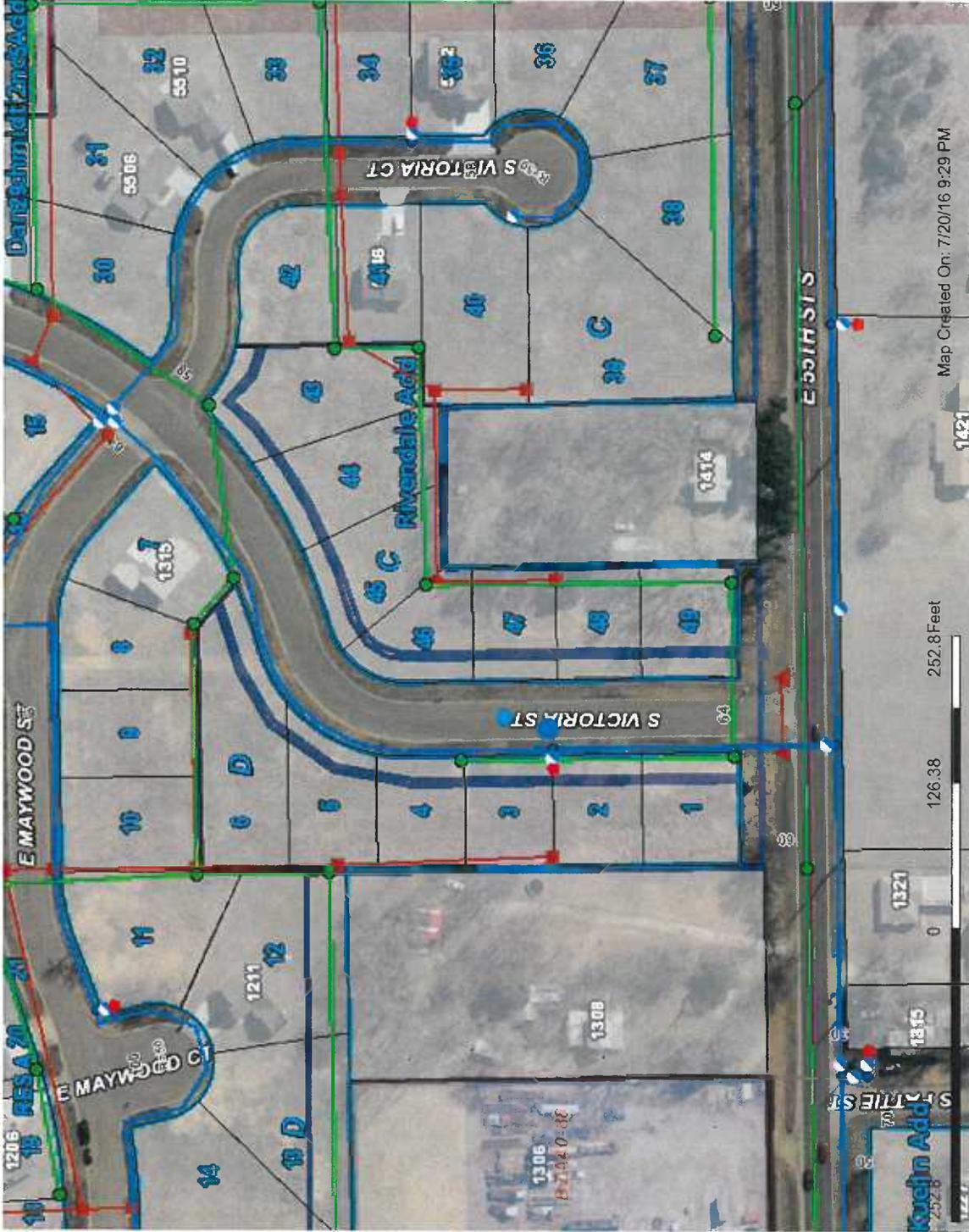
DWG FILE: SITE PLAN
PROJECT NO. 4715Z
JUNE 21, 2016

ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE | GOVERNMENT

924 NORTH MAIN WICHITA, KANSAS 67203 P (316) 264-8008 F (316) 264-4621
WWW.RBKANSAS.COM



vac2016-28 water, sewer, hydrants, stormwater



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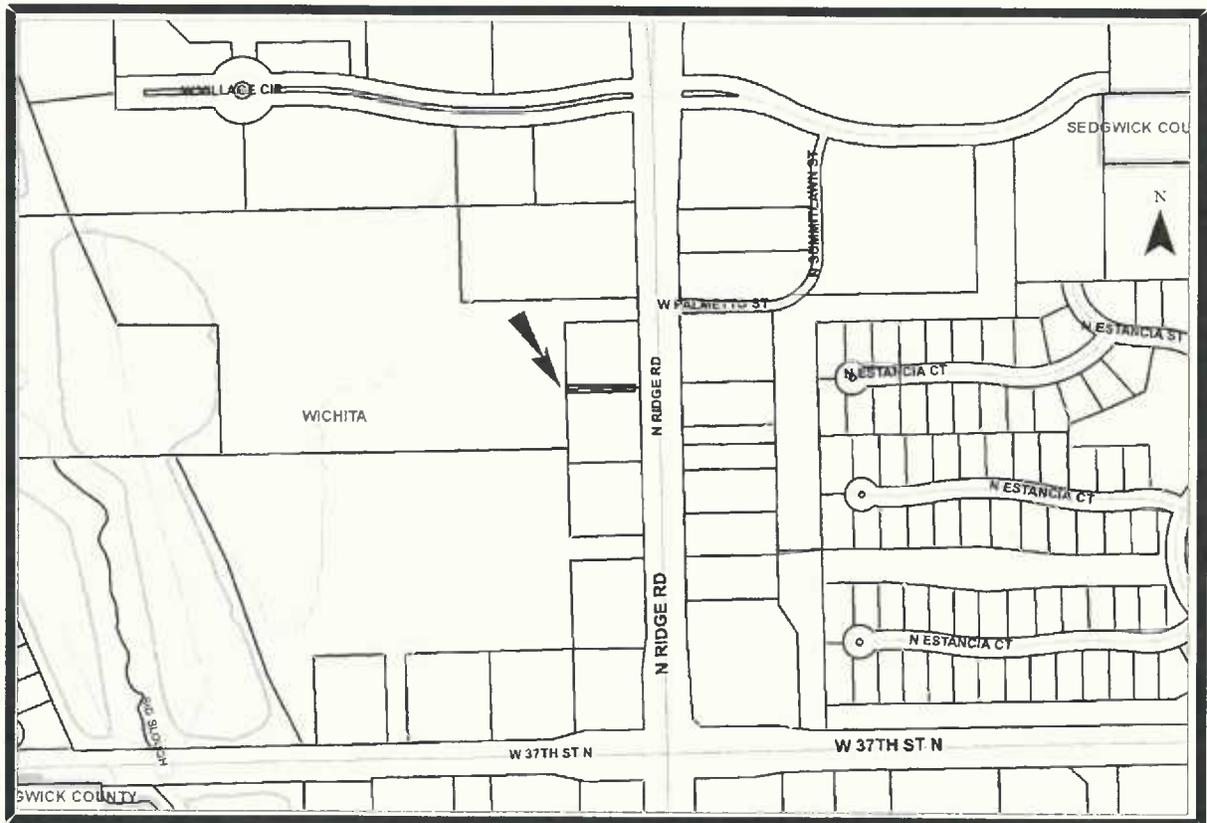
Legend

- Lot Number Labels
- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking
- Historic Sites
 - Regional
 - State
 - State/National
- Zoning
 - AFB AIR FORCE BASE
 - B MULTI FAMILY
 - CBD CENTRAL BUSINESS DIST
 - GC GENERAL COMMERCIAL
 - GI GENERAL INDUSTRIAL
 - GO GENERAL OFFICE
 - IP INDUSTRIAL PARK
 - IP-A INDUSTRIAL PARK - AIRPOF
 - LC LIMITED COMMERCIAL
 - LI LIMITED INDUSTRIAL
 - MF-18 MULTI FAMILY
 - MF-28 MULTI FAMILY
 - MH MANUFACTURED HOUSING
 - NO NEIGHBORHOOD OFFICE
 - NR NEIGHBORHOOD RETAIL
 - OW OFFICE WAREHOUSE
 - PUD PLANNED UNIT DEVELOPM
 - RURAL RESIDENTIAL
 - SF-10 SINGLE FAMILY
 - SF-20 SINGLE FAMILY



STAFF REPORT

- CASE NUMBER:** VAC2016-00029 - Request to vacate a platted utility easement
- APPLICANT/AGENT:** 37th & Ridge Development Co. LLC, c/o Mike Boyd (owner) Baughman Co., PA, c/o Phil Meyer (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the platted 20-foot wide by 220.06-foot long platted utility easement located on the common lot line of Lots 4 & 5, Block A, Northridge Plaza Addition, Wichita, Sedgwick County, Kansas
- LOCATION:** Generally located north of W 37th Street North on the west side of North Ridge Road (WCC V)
- REASON FOR REQUEST:** Development over unused easement
- CURRENT ZONING:** The site, all abutting and adjacent properties are zoned LC Limited Commercial
- VICINITY MAP:**



The applicant is requested the vacation of the platted 20-foot wide by 220.06-foot long platted utility easement located on the common lot line of Lots 4 & 5, Block A, Northridge Plaza Addition. There are no public utilities located within the subject easement. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described easement. The Northridge Plaza Addition was recorded June 4, 2002.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted utility easement.

- (1) Provide a legal description of the vacated portion of the platted utility easement on a Word document via E-mail for the Vacation Order. This must be provided to Planning prior to VAC2016-00029 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for public and franchised utilities. As needed provide letters/conformation from franchised utility representatives stating that their utilities are protected by the appropriate easements. Easements for public utilities, with original signatures, must be provided to Planning prior to VAC2016-00029 proceeds to the City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) As needed provided Public Works-Sewer (and any other utility located within the subject easement) with a private project plan for the relocation/abandonment of the sewer line and manholes located within the subject easement for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to VAC2016-00029 proceeds to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



vac2016-29 water, sewer, hydrants, stormwater



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1:1,398



Legend

Lot Number Labels

- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking

Historic Sites

- Regional
- State
- State/National

Zoning

- AFB AIR FORCE BASE
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- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY

June 17, 2016

Northridge Plaza Addition
Easement Vacation Legal Description

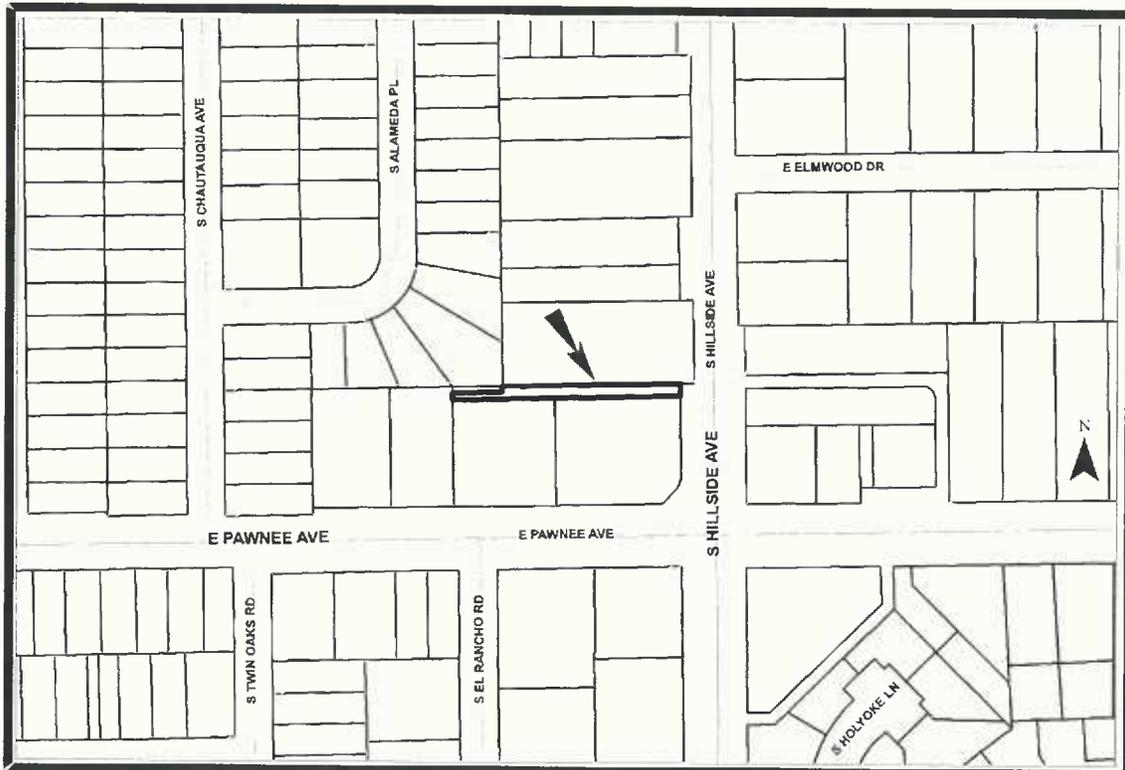
That part of the 20.00 foot utility easement as granted in Northridge Plaza Addition, Wichita, Sedgwick County, Kansas, (said 20.00 foot utility easement being centered on the lot line common to Lots 4 and 5, Block A, in said Northridge Plaza Addition), lying west of and abutting the west line of the 15.00 foot utility easement as granted in said Northridge Plaza Addition, (said 15.00 foot utility easement lying west of and abutting the east line of said Lots 4 and 5), and lying east of and abutting the east line of the 10.00 foot utility easement as granted in said Northridge Plaza Addition, (said 10.00 foot utility easement being centered on the west line of said Lots 4 and 5).



STAFF REPORT

- CASE NUMBER:** VAC2016-00030 - Request to vacate a portion of a platted alley
- OWNER/AGENT:** Quik Trip West Incorp., c/o Jessica Glavas (owner/applicant), MKEC, c/o Brian Lindebak (agent)
- LEGAL DESCRIPTION:** Generally described as vacating most of the remaining east portion of a unimproved platted east-west 20-foot wide alley abutting the north sides of Lots 1 and 2, Block G, Maplewood Addition, the south sides of a tract and Lot 11, Block F, Maplewood Addition, and the west side of Hillside Avenue, Wichita, Sedgwick County, Kansas.
- LOCATION:** Generally located north of Pawnee Avenue on the west side of Hillside Avenue (WCC III)
- REASON FOR REQUEST:** Rebuild Quik Trip convenience store
- CURRENT ZONING:** The subject site is platted alley right-of-way. Property located north of the alley are zoned TF-3 Two-Family Residential and B Multi-Family Residential. Properties located south of the site are zoned LC Limited Commercial

VICINITY MAP:



The applicant is requesting the vacation of the most of the remaining east portion of a unimproved platted east-west 20-foot wide alley abutting the north sides of Lots 1 and 2, Block G, Maplewood Addition, the south sides of a tract and Lot 11, Block F, Maplewood Addition, and the west side of Hillside Avenue. Earlier a north-south alley that intersected with the subject alley was vacated; appears to be Vacation Ordinance 21-774, but hard to make out the information. Later VAC2003-41 vacated the west portion of the east-west alley as well a north south-alley on the west of the east-west alley. The subject alley is the remnant of these previous vacation cases.

The applicant does not have the signatures of the north abutting property owners. The abutting east B zoned unplatted tract has no reversion rights. The abutting west TF-3 zoned Lot 11, Block F, Maplewood Addition does have reversion rights and the portion of the subject alley that would revert to them is not included in the vacation application. The City has no interest in owning or maintaining a 10-foot wide by approximately 75-foot long landlocked remnant of a platted alley; the applicant needs to include Lot 11, Block F, Maplewood Addition in the vacation case. No property will be denied access to public street right-of-way if the vacation is approved.

There is a sewer line, utility poles and lines and what appears to be a concrete drainage culvert located in the alley. The applicant has stated that utilities will be relocated and easements provided as needed. The entrance to the alley will need to be closed by continuing the curb and guttering along the west side of Hillside Avenue. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described easement. The Maplewood Addition was recorded with the Register of Deeds June 28, 1951.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of platted alley.

- (1) Provide restrictive covenants, with original signatures, binding and tying the vacated described alley right of way to the abutting properties. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (2) Lot 11, Block F, Maplewood Addition needs to be included in the vacation request. Participation is required prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) Provide a legal description of the vacated alley right of way, on a Word document, via E-Mail, to Planning, prior to the case going to City Council for final action and subsequent recording with the Register of Deeds.
- (4) All improvements shall be according to City Standards and at the applicant's expense. Provide required guarantees or approved projects to ensure relocation of utilities, including, but not limited to, sewer lines and manholes, stormwater equipment, all franchise utilities and continuation of curb and gutter. All provided prior to the vacation case going to City Council for final action. Any relocation or reconstruction of utilities, made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense.

- (5) Provided all needed dedications of utility-drainage easement by separate instrument, with original signatures, for all relocated utilities. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (6) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



VAC2016-30 water, sewer, stormwater, hydrants



Map Created On: 7/24/16 10:49 AM

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1: 720



Legend

- Lot Number Labels
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Zoning

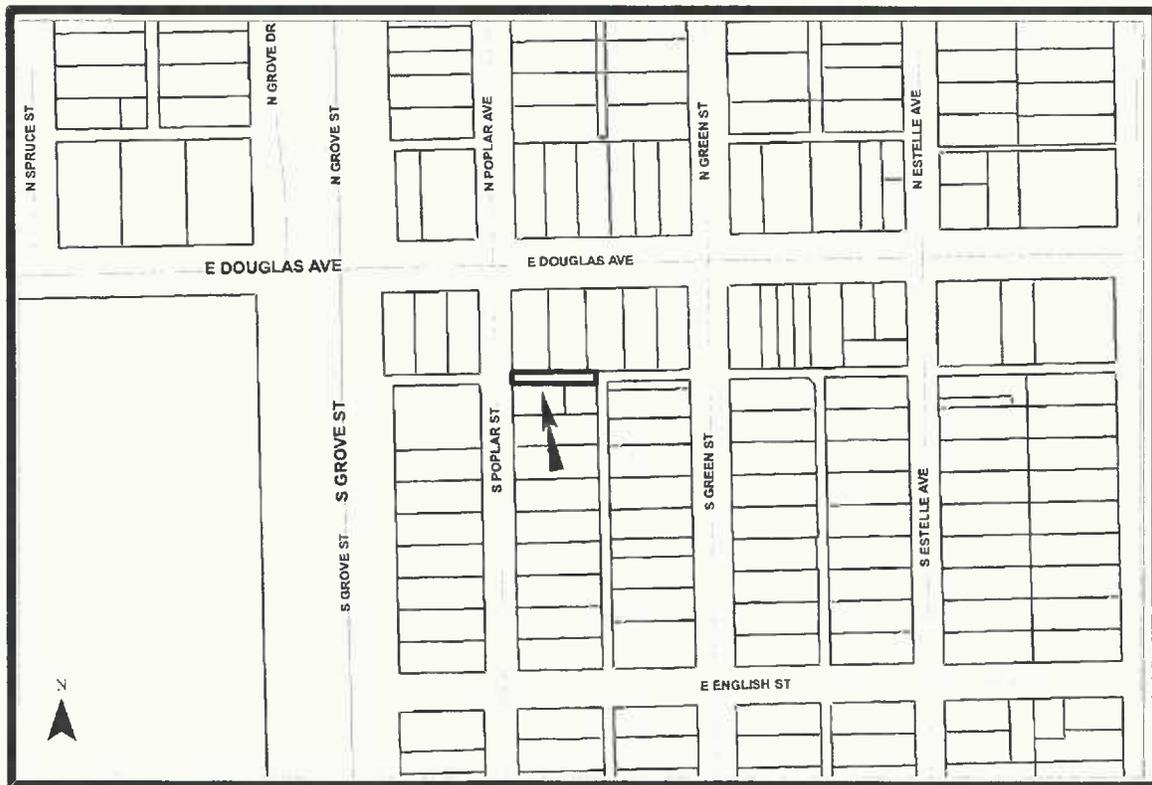
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- PUD PLANNED UNIT DEVELOPM
- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY



STAFF REPORT

- CASE NUMBER:** VAC2016-00031 - Request to vacate a portion of a platted alley
- OWNER/APPLICANT:** Amos Investments, LLC, c/o Amos C Small III (owner), Pamela J. Williams (applicant)
- LEGAL DESCRIPTION:** Generally described as vacating the west half of a paved, platted east-west 17.5-foot wide alley abutting the south sides of Lots 23-31 (odd) and a portion of Lot 33, the north side of Lot 2 and the east side of Poplar Street all in the Second Subdivision of Lots 3 and 4, Richland Addition, Wichita, Sedgwick County, Kansas.
- LOCATION:** Generally located between south of East Douglas Avenue on the east side of South Poplar Street (WCC I)
- REASON FOR REQUEST:** No reason given
- CURRENT ZONING:** The subject site is platted alley right-of-way. Property located north of the alley is zoned LC Limited Commercial (LC). Property located south of the site is zoned TF-3 Two-Family Residential

VICINITY MAP:



The applicants are requesting the vacation of the west half of a paved, platted east-west 17.5-foot wide alley abutting the south sides of Lots 23-31 (odd) and a portion of Lot 33, the north side of Lot 2 and the east side of Poplar Street all in the Second Subdivision of Lots 3 and 4, Richland Addition. There is a sewer line and utility poles and lines located in the alley. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described easement.

\No property will be denied access to public street right-of-way if the vacation is approved. However, the property owner of the Wichita Band Instrument Company has protested the proposed vacation. The protest letter states that deliveries to the Wichita Band Instrument Company use the east-west alley. The proposed vacation would force deliveries to use only the east half of the alley. The east portion of the subject alley has paved parking abutting its north and south sides and intersects Green Street. Deliveries to the Wichita Band Instrument Company can still be made on Green Street and in the remaining east portion of the alley where the protesters paved parking affords possible turnaround. There is a gravel 15-foot wide north-south alley that intersects the subject east-west alley that would remain open. The Second Subdivision of Lots 3 and 4, Richland Addition was recorded with the Register of Deeds February 2, 1889.

NOTE: Although the applicants have not provided a reason for the vacation request, CON2015-38 a Conditional Use to allow ancillary parking on the south abutting TF-3 zoned property was approved January 7, 2016 by the MAPC. The reason for the vacation request may be control of access to the approved parking or to add parking for the north abutting apartments; the applicants need to provide reasons for the vacation request.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described platted alley.

- (1) Dedicate a 20-foot wide utility-drainage easement by separate instrument, with original signatures, for the length of the platted vacated alley. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (2) Provide restrictive covenants, with original signatures, binding and tying the vacated described alley right of way to the abutting properties. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) Instruct the applicants to contact the Wichita Band Instrument Company in regards to possible resolution of access through the vacated portion of the alley to Green Street.
- (4) Provide a legal description of the vacated alley right of way, on a Word document, via E-Mail, to Planning, prior to the case going to City Council for final action and subsequent recording with the Register of Deeds.
- (5) All improvements shall be according to City Standards and at the applicant's expense. If needed, provide required guarantees or approved projects to ensure relocation and/or relocation of utilities, including, but not limited to, sewer lines and manholes, stormwater equipment, all franchise utilities and continuation of curb and gutter. All provided prior to the vacation case going to City Council for final action.

- (6) Any relocation or reconstruction of utilities, made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense.

- (7) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.



VAC2016-31 water, sewer, stormwater, hydrants



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1 : 701



Legend

- Lot Number Labels
- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking

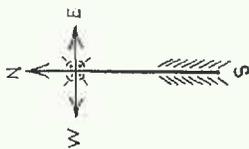
Historic Sites

- Regional
- State
- State/National

Zoning

- AFB AIR FORCE BASE
- B MULTI FAMILY
- CBD CENTRAL BUSINESS DIST
- GC GENERAL COMMERCIAL
- GI GENERAL INDUSTRIAL
- GO GENERAL OFFICE
- IP INDUSTRIAL PARK
- IP-A INDUSTRIAL PARK - AIRPOF
- LC LIMITED COMMERCIAL
- LI LIMITED INDUSTRIAL
- MF-18 MULTI FAMILY
- MF-29 MULTI FAMILY
- MH MANUFACTURED HOUSING
- NO NEIGHBORHOOD OFFICE
- NR NEIGHBORHOOD RETAIL
- OW OFFICE WAREHOUSE
- PUD PLANNED UNIT DEVELOPM
- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY

R1-4-1

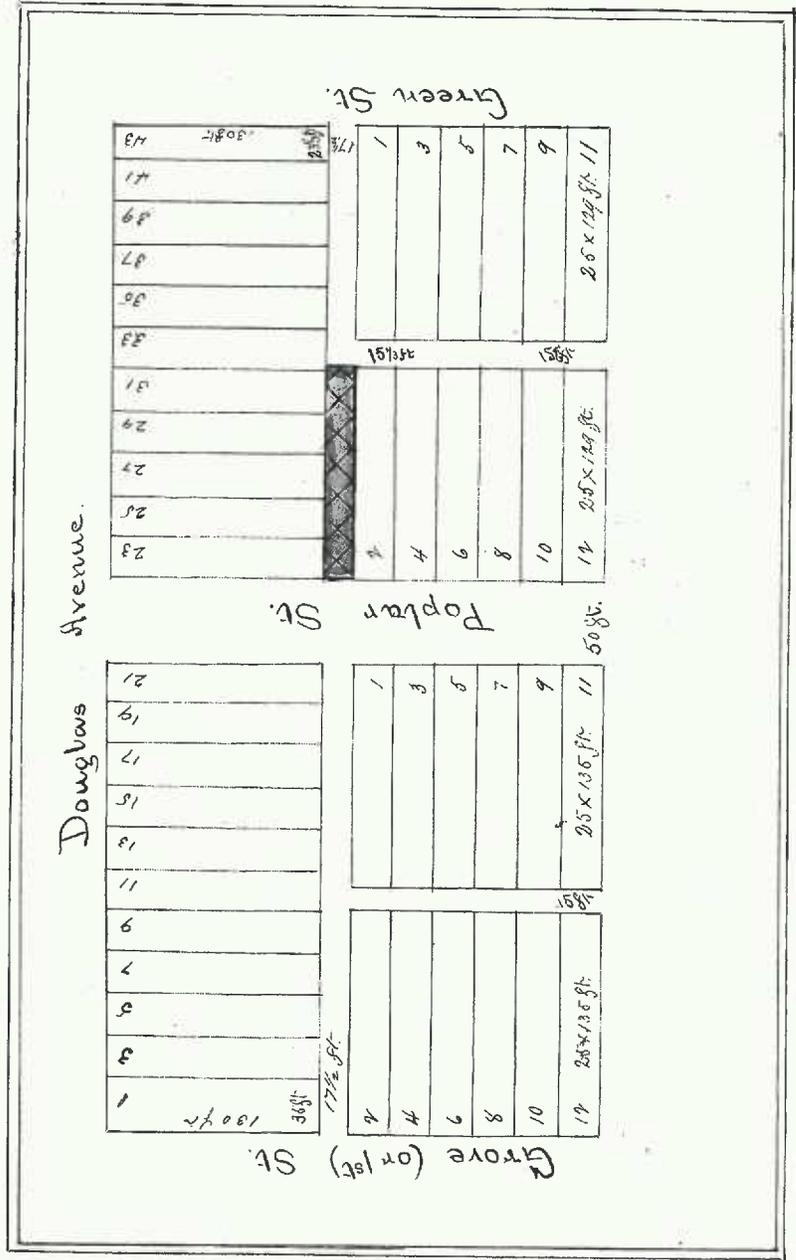


VAC2016-31

Second Subdivision of lots 3 & 4
in

Richland Addition.

To the City of Wichita, Kansas.



Explanation:
Lots fronting on Douglas Avenue are 25x130 ft. except 4, 5, 6, 7, 8, 9, 10, 11, the size of which is indicated. Lots fronting west on Poplar St. and east on Grove St. are 25x135 ft. Lots fronting west on Poplar St. and east on Grove St. are 25x129 ft. Widths of Alleys are indicated on the plat.

J. O. Mulvey City Engineer
I hereby certify that the accompanying plat is a correct exhibit of the plat of lot 3 & 4 in Block 2 in Richland Addition to Wichita
O. T. T. Culbreth
City Engineer

County of Franklin, Kansas
FILED 2016

VAC2016-31



2525 E. DOUGLAS • WICHITA, KANSAS, 67211 • (316) 684-0291

7/15/2016

Bill Longnecker
City of Wichita
City Hall - 10th floor
455 N. Main
Wichita, KS 67202-1688

REF: VAC2016-00031

Dear Mr. Longnecker,

Thanks for your correspondence dated July 14, 2016.

We're greatly concerned by this request. We have multiple large incoming and outgoing shipments daily, and truckers regularly use this section of the alley to enter or exit to unload or load products for our store. We're certain that any modification to the current alley would create an undue hardship to our company and to the delivery and trucking companies.

Sincerely,

Jonathan Ray

Wichita-Sedgwick County
Metropolitan Area Planning Department
RECEIVED
JUL 18 2016
By: _____

DATE: July 28, 2016
TO: Subdivision Committee
FROM: Neil Strahl, Senior Planner
SUBJECT: Informational Item - Paving Policy

At the July 14, 2016 Subdivision Meeting, the question arose regarding the current City Council Paving Policy. The Paving Policy is contained in City Council Policy 2 – Financing of Public Improvements that was approved on June 8, 2010 (attached).

“The paving of an unpaved arterial or mile-line road, or the reconstruction of an unimproved arterial or mile-line road necessitated to provide access to new development shall be the developer’s responsibility.”

The policy for developers to pave arterials and mile-line roads was first established in 1996 with City Council Policy Two and further clarified in the Subdivision Regulations in 1999.

Section 8-103(A) of the Subdivision Regulations states:

“For urban subdivisions in or within three (3) miles of the City of Wichita, the Subdivider shall provide for paved access of section-line roads between the nearest paved segment and the entrance to the subdivision, in conformance with the standards established by City Council policy.”

The 1996 policy superseded the 1992 policy which stated that the City-at-large would pay all the arterial costs, with no special assessments. However, in practice, only mile-line roads that were classified as “arterials” were slated for improvement. And the Planning Commission was requiring since 1992, some kind of participation for improvement to unpaved perimeter roads for residential subdivisions.

When the 1996 policy was established to allow for developers to pave the arterials, the Planning Director Marvin Krout explained to the Planning Commission that the benefit of the proposed policy is that paved access in new subdivisions of some kind was assured and made development costs more predictable for developers. The policy also clarified that this would apply to all arterials and mile-line roads, not just arterials shown on the Transportation Plan.

Krout explained the potential inequities of the policy as first developer would have the costs and later adjoining developers or those across the street “would get a free ride”. He said even though one developer may benefit from what another has done, that the homebuilders were aware of this situation, yet still felt this was the most reasonable policy since they knew now what was required.

Wichita Area Builder’s Association (WABA) also spoke at the Planning Commission and concurred with Krout’s comments. They favored the new policy as being predictable as opposed to the previous informal paving policy which was decided on a case-by-case basis. WABA stated that the new policy was created so developers could predict the cost of mile line road improvements.

CITY COMMISSION POLICY

Policy 2
June 8, 2010
Supersedes: October 29, 1996

SUBJECT: Financing of Public Improvements

Distribution of costs for financing of public improvements in the City of Wichita shall be in accordance with the policies outlined herein:

Streets

The cost of original construction of local and collector streets shall be assessed 100% to the property within the improvement district. The improvement district is defined as including those properties on either side of the proposed street improvement half the distance to the next paralleling street as provided by statute.

For projects initiated under provisions of K.S.A. 12-6a01, et seq. (Chesney Law), the City may pay such cost as the governing body may determine, but not more than 95% thereof.

The cost of maintenance and repair of streets will be paid by the City-at-large, except for repair of damage that can be attributed to an act or acts of a specific person or person.

The cost of reconstruction or replacement of residential streets shall be paid 100% by special assessment. In the event the street reconstruction or replacement is made prior to the expiration of the anticipated useful life of the street a result of increased traffic or other factors, the City Engineer may recommend to the City Council that a portion of the cost of reconstruction or replacement be paid by the City-at-large

After March 3, 1992, the costs of constructing or reconstructing arterial streets shall be paid by the City-at-large and no special assessments shall be levied for such arterial projects, excepts as provided below

Construction or reconstruction of acceleration-deceleration lanes, left turn lanes or specialized signalization on arterial streets necessitated by a specific development or as a condition of platting shall be paid by special assessments.

The paving of an unpaved arterial or mile-line road, or the reconstruction of an unimproved arterial or mile-line road necessitated to provide paved access to a new development shall be the developer's responsibility. In addition, the developer shall also be responsible for paving temporary accel-decel lanes required to serve the development. There are two methods of funding such improvements: (1) a cash contribution for the cost of temporary pavement designed to a seven-year standard, or (2) special assessments to pave the roadway to a 15-year design standard. The City reserves the option to combine the cash or special assessments with other funds to build the roadway to a higher standard or to enlarge the limits of the project. This policy will apply to all existing undeveloped plats and future plats.