

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1  
February 7, 1990

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 10/18/90)

CASE NUMBER: S/D 90-60 - DULING INDUSTRIAL 2ND ADDITION

OWNER/APPLICANT: Ray Duling, 4200 S. West St., Wichita, KS 67217

SURVEYOR/ENGINEER: Moehring & Associates, 433 South Hydraulic, Wichita, KS 67211

LOCATION: West of West St. and 1/4 mile south of MacArthur Rd.

SITE SIZE: 11.3 Acres

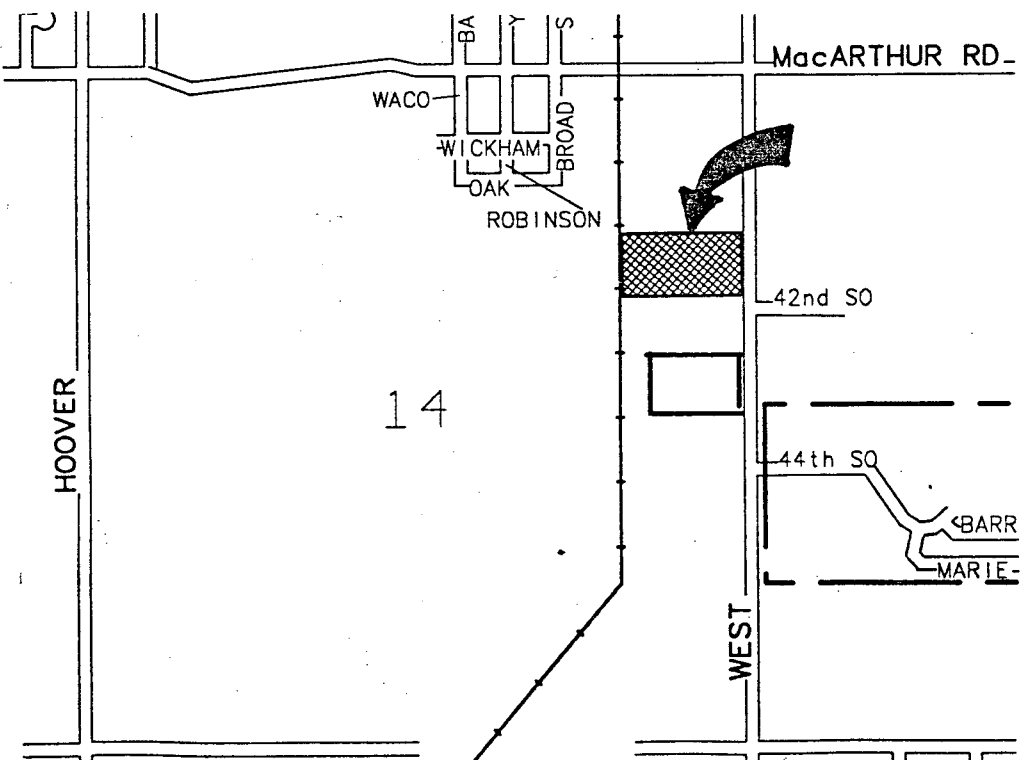
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 5.36 Acres

CURRENT ZONING: "E" Light Industrial (County)

VICINITY MAP:

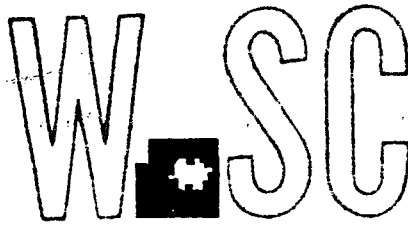


STAFF COMMENTS:

NOTE: This site is presently outside the City of Wichita.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. As required by City Engineering, the final plat tracing shall indicate 20 foot utility easements for the extension of sanitary sewer to the lots being platted.
- D. The applicant shall submit a covenant concerning the maintenance of the floodway and the County's or appropriate governing body's right to maintain the floodway and to recover any costs from the property owner.
- E. If any drainage is anticipated to the Missouri Pacific Railroad right-of-way a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all nonresidential lots shall not exceed 3 times the width thereof."
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?
- L. City Engineering should be prepared to comment upon the acceptability of the width of the platted sewer easement.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

February 8, 1990

Don Moehring  
Moehring & Associates  
433 South Hydraulic  
Wichita, KS 67211

Re: S/D 90-60 (Final Plat) Duling Industrial 2nd Addition

Dear Don:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 7, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

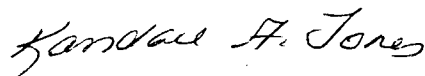
- A. The applicant shall provide, at the time of site development, any drainage improvements required by the platting of this property.
- B. The applicant shall submit a covenant concerning the maintenance of the floodway and the County's or appropriate governing body's right to maintain the floodway and to recover any costs from the property owner.
- C. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all non-residential lots shall not exceed 3 times the width thereof."
- D. 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.
- E. The platting of a minimum building pad elevations of 1283.0 Mean Sea Level shall be noted on the face of the plat as well as in the platting text.
- F. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

- G. Recording of the plat within 30 days after approval by the City Council.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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 Thursday, February 14, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Jones  
Associate Planner

KJ:sm

Enclosure

cc: Ray Duling, 4200 S. West St., Wichita, KS 67217  
Harlan Foraker, County Engineering  
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

October 18, 1990

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 90-60 - DULING INDUSTRIAL 2ND ADDITION

**OWNER/APPLICANT:** Ray Duling, 4200 S. West St., Wichita, KS 67217

**SURVEYOR/ENGINEER:** Moehring & Associates

**LOCATION:** West of West St. and 1/4 mile south of MacArthur Rd.

**SITE SIZE:** 11.3 Acres

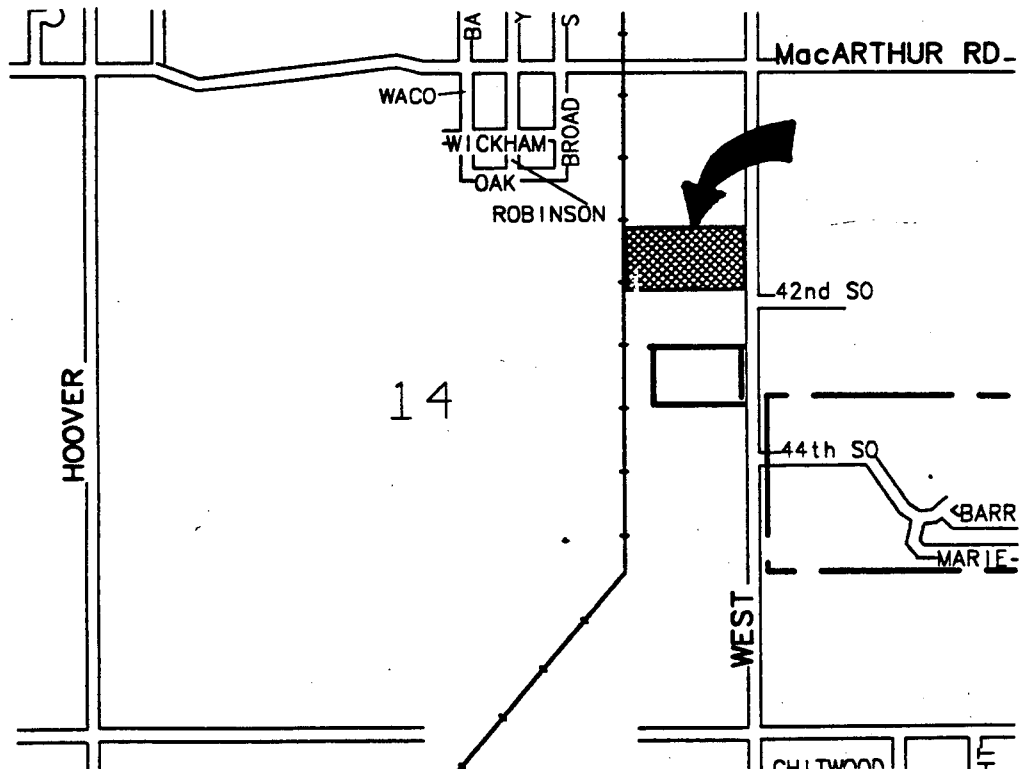
**NUMBER OF LOTS**

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 5.36 Acres

**CURRENT ZONING:** "E" Light Industrial (County)

VICINITY MAP:



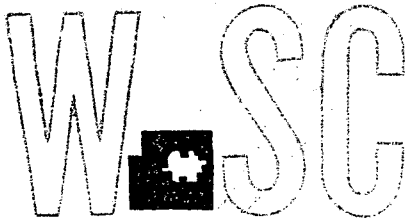
STAFF COMMENTS:

NOTE: This site is presently outside the City of Wichita.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. During the review of several recent plats within this area (Lynde, J&P Industrial) it was indicated that petitions for water and possibly sanitary sewer were already provided for this overall area. City Engineering needs to be prepared to verify if additional petitions will need to be submitted for the extension of sanitary sewer and water or whether there are existing overall petitions that this plat is covered by. If new petitions are required, the applicant shall also submit an outside the City service agreement.
- F. Other plats in the area such as Lynde Addition show an ARKLA pipeline adjacent to West Street. The applicant is advised that if this pipeline encumbers this site, it must be indicated on the plat.
- G. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets.
- H. The final plat shall indicate "access control except for one (1) opening per lot" to West St. across the east line of this plat.
- I. The final plat shall reference, in the platting's text, the dedication of access control to West Street.
- J. If any drainage is anticipated to the Missouri Pacific Railroad right-of-way a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all nonresidential lots shall not exceed 3 times the width thereof."
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept and access control. Also, some of the sites in this same area show a floodway, however, the preliminary drawing doesn't indicate a floodway. County Engineering needs to comment on whether this site is crossed by a floodway. If it is, the plat's text on the final plat shall reference standard floodway language, and a floodway shall be depicted in the final plat.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

October 19, 1990

Don Moehring  
Moehring & Associates  
433 South Hydraulic  
Wichita, KS 67211

Re: S/D 90-60 (Preliminary Plat) Duling Industrial 2nd  
Addition

Dear Don:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. As required by City Engineering, the final plat shall indicate 20 foot utility easements for the extension of sanitary sewer to the lots being platted.
- D. As is indicated by the drainage concept for this site, a floodway shall be indicated on the final plat. The applicant shall also submit a covenant concerning the maintenance of the floodway and the County's or appropriate governing body's right to maintain the floodway and to recover any costs from the property owner.
- E. Other plats in the area such as Lynde Addition show an ARKLA pipeline adjacent to West Street. The applicant is advised that if this pipeline encumbers this site, it must be indicated on the plat.
- F. The final plat shall indicate the platting of a 35 foot building setback from the adjacent public streets.

- G. The final plat shall indicate "access control except for one (1) opening per lot" to West St. across the east line of this plat.
- H. The final plat shall reference, in the plattor's text, the dedication of access control to West Street.
- I. If any drainage is anticipated to the Missouri Pacific Railroad right-of-way a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all non-residential lots shall not exceed 3 times the width thereof."
- L. Requirements for a final plat (see pages 24-29, Part 4, Article 5 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

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; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

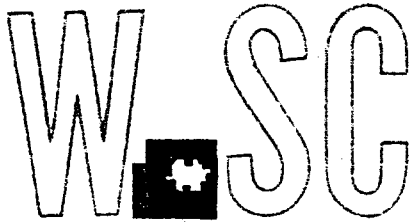
*Kandace A. Jones*

Kandace A. Jones *D. L.*  
Associate Planner

KJ:sm  
Enclosure

cc: Ray Duling, 4200 S. West St., Wichita, KS 67217  
✓ Mike Lindebak, City Engineer  
Harlan Foraker, County Engineering

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

February 15, 1991

Don Moehring  
Moehring & Associates  
433 South Hydraulic  
Wichita, KS 67211

Re: S/D 90-60 (Final Plat) Duling Industrial 2nd Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1991, 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 February 8, 1991.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Ray Duling, 4200 S. West St., Wichita, KS 67217  
Harlan Foraker, County Engineering  
Mike Lindebak, City Engineer