

File

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 19, 1988

TO: Subdivision and Utility Advisory Committee
FROM: Metropolitan Area Planning Department
SUBJECT: Revised Plat for the Agape Addition

The attached plat indicates a proposed revision for the Agape Addition. The revision involves a request by the applicant for two access openings to Maize Road rather than the one opening approved for the original plat. The original final plat was approved by the Subdivision Committee on September 8, 1988, and by the MAPC on September 15, 1988.

If this revision is approved by the Subdivision Committee, it will be scheduled for MAPC review on October 27, 1988. The attached copy of the proposed revision is for your files.

DL:sm

Attachment

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 14
September 8, 1988

STAFF REPORT
(preliminary plat)
Final

CASE NUMBER: S/D 88-74 - AGAPÉ ADDITION

OWNER/APPLICANT: First Methodist Church of North America
c/o Pastor Joe Mitchell

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: East side of Maize Road, 1/4-mi. north of
21st Street North

SITE SIZE: 5 acres

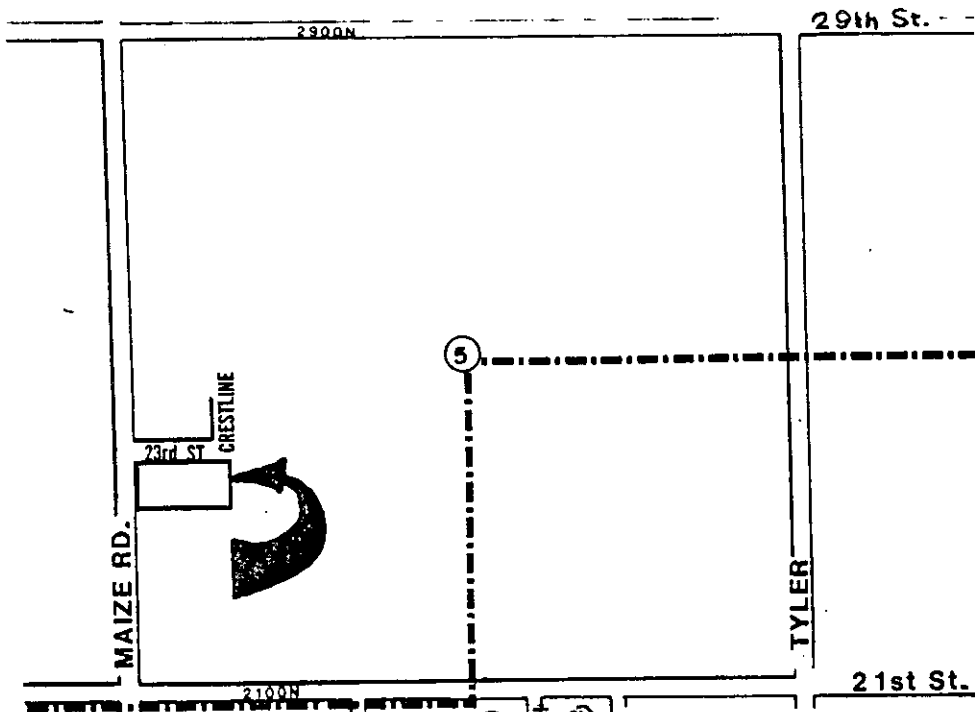
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 165,523 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:

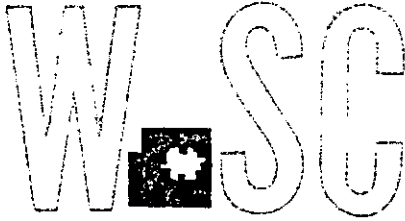


STAFF COMMENTS:

- NOTE: This one lot plat is being platted for development of a church within the "R-1" Suburban Residential District.
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
 - B. On the final plat, the north 35 feet of the lot shall be dedicated as street right-of-way for 23rd Street North. The Wichita Kennel Club Addition to the north of this plat has already dedicated the north half-street right-of-way for this street.
 - C. On the final plat, the east 35 feet of the lot shall be indicated as being dedicated as right-of-way for Crestline. This again corresponds to street dedicated by the Kennel Club Addition to the north of this plat.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. The final plat shall indicate "access control, except for two openings" across the west line of the plat to Maize Road.
 - G. The final plat shall reference in the plattor's text the dedication of access controls to Maize Road across the west line of the plat.
 - H. On the final plat, the center lines of all perimeter streets shall be labeled.
 - I. On the final plat, 30-foot building setbacks shall be indicated to all perimeter streets.
 - J. The final plat shall indicate a block and lot number.
 - K. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

- 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. To receive mail delivery without delay and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- 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. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 12, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-74 - AGAPE ADDITION, located on the east side of
Maize Road, 1/4-mi. north of 21st St. N.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 8, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall contact the County Engineer's Office to determine, in conjunction with the Wichita Kennel Club plat to the north if 23rd Street North can be opened up to Suburban Street standards.
- D. The applicant shall submit to City Engineering a petition to be held for development for the extension of municipal water across the front of this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall reference in the plattor's text the dedication of access controls to Maize Road across the west line of the plat.

September 12, 1988
Page 2

- G. On the final plat, the center lines of all perimeter streets shall be labeled.
- H. On the final plat, 30-foot building setbacks shall be indicated to all perimeter streets.
- I. On the final plat tracing, dashed lines shall be used to indicate the street right-of-way being dedicated for Maize and Crestline.
- J. Prior to submitting the final plat tracing, the applicant shall submit a drainage plan to County Engineering for review and approval.
- K. 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.
- L. To receive mail delivery without delay and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- O. Recording of the plat within 30 days after approval by the City Council.

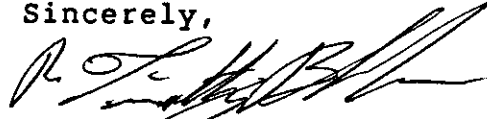
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

September 12, 1988
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 15, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

cc: Agapé Free Methodist Church, c/o Joe Mitchell, 1927
Evergreen, Wichita, KS, 67212
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 15, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-74 - AGAPÉ ADDITION located on the east side of
Maize Road, 1/4-mi. north of 21st St. North.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 15, 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 September 12, 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 for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:jcm

cc: Agapé Fred Methodist Church, c/o Joe Mitchell, 1927
Evergreen, Wichita, KS 67212
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 24, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-74 - AGAPE ADDITION located on the east side of
Maize Road, 1/4-mil. north of 21st St. North

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 20, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the environmental health division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall contact the County Engineer's Office to determine, in conjunction with the Wichita Kennel Club plat to the north if 23rd Street North can be opened up to Suburban Street standards.
- D. The applicant shall submit to City Engineering a petition to be held for development for the extension of municipal water across the front of this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. The final plat shall reference in the plat's text the dedication of access controls to Maize Road across the west line of the plat. The applicant indicate two access openings with the location of the permitted openings to be determined by the appropriate engineer.
- G. On the final plat, the center lines of all perimeter streets shall be labeled.
- H. On the final plat, 30-foot building setbacks shall be indicated to all perimeter streets.
- I. On the final plat tracing, dashed lines shall be used to indicate the street right-of-way being dedicated for Maize and Crestline.
- J. Prior to submitting the final plat tracing, the applicant shall submit a drainage plan to County Engineering for review and approval.
- K. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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.
- N. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- Q. Recording of the plat within 30 days after approval by the City Council.

S/D 88-74 - AGAPÉ ADDITION
PAGE 3

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 27, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



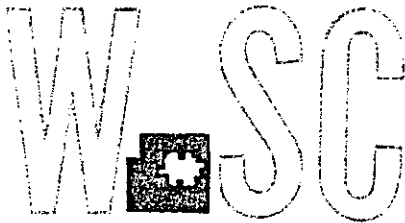
R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Agapé Free Methodist Church, c/o Joe Mitchell, 1927
Evergreen, Wichita, KS 67212
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 27, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-74 - AGAPÉ ADDITION located on the east side of
Maize Road, 1/4-mil. north of 21st St. North

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 27, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 24, 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 Board of City Commissioners 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 for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Agapé Free Methodist Church, c/o Joe Mitchell, 1927
Evergreen, Wichita, KS 67212
Mike Lindebak, City Engineer