

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

October 28, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-65 CREASON ADDITION

OWNER/APPLICANT: Creason Corrugating & Machinery, Attn: Arthur Henry,
Vice-President, 5844 North Broadway, Wichita, KS
67219

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS
67211

LOCATION: South of 61st Street North and east of Broadway

SITE SIZE: 4.35 Acres *Ponding Area ✓ OK*

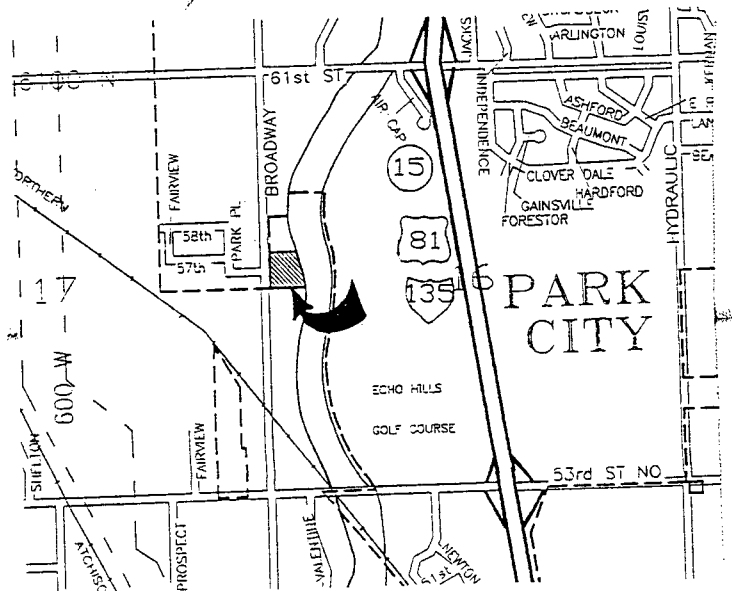
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	<u>2</u>

MINIMUM LOT AREA: 2.16 Acres

CURRENT ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

NOTE:As indicated by the preliminary plat, a number of structures already occupy this site. In fact either side of Broadway, from 53rd Street North south of this site to 61st Street North, is fairly heavily developed without most of the area having been platted. Apparently, some form of development is being planned which now requires this site to be platted. Zoning is "E" Light Industrial under County Zoning. The site is, however, adjacent to or at least near Park City's City Limits, while being at least 1 1/2 miles from Wichita's City Limits.

- A. Based on this site's "E" Light-Industrial zoning this site must be considered as an urban-type addition. Consequently, such sites are to be served by a municipal-type water and sanitary sewer system. Since City of Wichita services are not available to this site, the applicant shall contact Park City to determine the availability of access to their water and sanitary sewer systems. The applicant shall submit a letter from Park City indicating that satisfactory arrangements have been made for use of their facilities. (Based on a 1990 plat, sanitary sewer and water should be available directly across Broadway, from this site, at 57th Street North).
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, sufficient right-of-way shall be dedicated to provide 60-feet of half street right-of-way for Broadway adjacent to this site. Broadway is classified on the Transportation Plan as a 4-lane arterial and is also on the Federal-Aid Secondary Road System (FAS). As long as this site remains in an unincorporated area, it is subject to right-of-way standards for a FAS highway.
- E. While this plat indicates the dedication of access controls to Broadway, this street's construction, in particular the type of curb in use, provides no real barrier to access at any point along the site's frontage to Broadway. County Engineering needs to indicate how access can be controlled in this situation and if any improvements need to be guaranteed.
- F. On the final plat, a 35-foot building setback shall be platted from the above

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- indicated 60-foot right-of-way requirement for Broadway. In regard to this setback passing through existing buildings, Sedgwick County Code Enforcement has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- G. 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.
 - H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - I. 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.
 - J. 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.
 - K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - L. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION REPORT

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METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-43 Name Crease Addition
Date Application Rec'd. 6-16-80 Preliminary Approval _____
Scheduled S/D Meeting 6-26-80

DESCRIPTION

General Location On the west side of Seneca, 1/4 mile north of
63rd Street South
Owner Rosetta V. Crease Cody
Surveyor/Engineer Kenneth O. Taylor
Address 1542 S. St. Francis, 67211 Phone 264-0341

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>2.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>200</u> ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>200</u> ft. |
| 3. Minimum Lot Frontage <u>200</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>88,000</u> square feet | |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R w/(Co.BZA 2-80)</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>x</u> | |

STAFF COMMENTS:

- A. The representative from the County Engineer's Office should be prepared to comment on the status of the applicant's drainage plan.
- B. The final plat tracing shall show the 35' building setback jogging around the existing structure on both its north and south sides.
- C. 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 sewerage facilities (and water wells). When approval has been obtained, a memorandum shall be submitted from the Health Department to the Planning Department.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.