

METROPOLITAN AREA PLANNING COMMISSION

December 4, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-107 - CRANMER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 3, 1987, 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 guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be submitted for Lot 1.
- B. The applicant shall petition for the extension of sanitary sewer to serve this 4-lot plat. This petition will be held until the required main extension to the southeast is made. Approval for temporary use of on-site septic systems on the lots shall be obtained from the Health Department.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (SCZ-0584).
- E. Since the applicant owns the remaining unplatted property in this quarter section, the platting of either a north/south or east/west street to access the unplatted property is not being required.
- F. Since this plat is adjacent to property being annexed into the City of Wichita, the applicant shall request annexation for Lots 2, 3 and 4.
- G. On the final plat tracing, a 10-foot utility easement shall be indicated adjacent to the east line of Lot 1, Block 1.

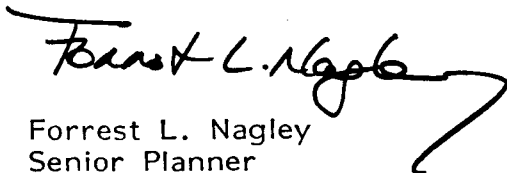
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 10, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: David Cranmer, Cranmer Grass Farms, Inc., 2501 N. Maize Road,
Wichita, KS 67205
✓Mike Lindebak, City Engineer

STAFF REPORT
(Final Plat; Preliminary Approved 11/5/87)

CASE NUMBER: S/D 87-107 - CRANMER ADDITION

OWNER/APPLICANT: David Cranmer

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 21st Street North, in an area west of Maize Road.

SITE SIZE: 15.5± Acres

NUMBER OF LOTS:

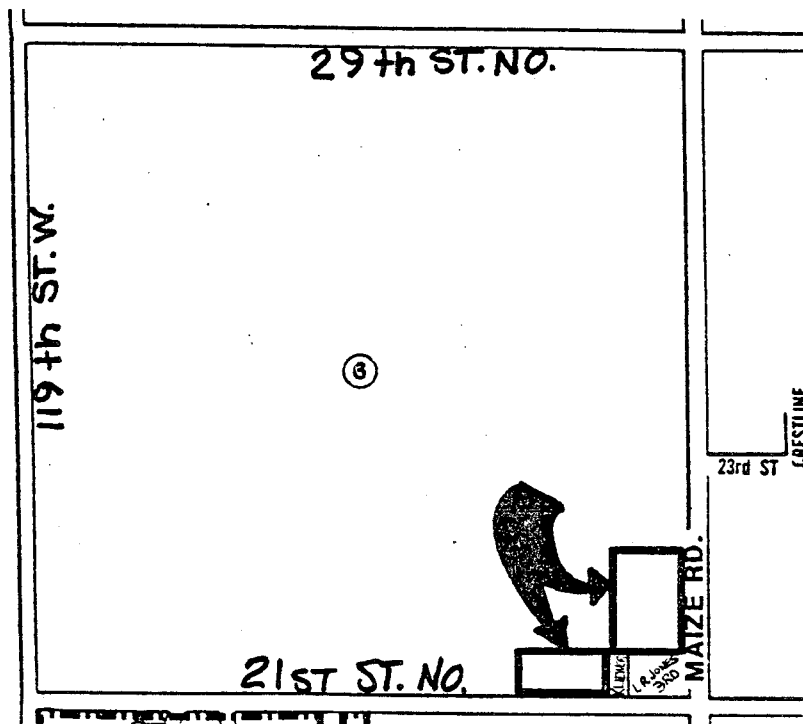
Residential:	
Office:	1
Commercial:	3
Industrial:	
Total:	4

MINIMUM LOT AREA: 53,022 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "BB", "C" and "LC" (SCZ-0584 and CU-309)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The applicant's associated County zone case (SCZ-0584) requesting "R-1" (suburban residential) to "C" (commercial), "LC" (light commercial) and "BB" (office) zoning will be considered by the County Commission on 11/25/87. As is correctly indicated on the preliminary plat, Lot 1 will be zoned "C", Lots 2 and 3 will be zoned "LC" and Lot 4 will be zoned "BB".
- A. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be submitted for Lot 1.
 - B. The applicant shall guarantee any medial improvements within 21st Street North and Maize Road that are required by the platting of this property.
 - C. The applicant shall petition for the extension of sanitary sewer to serve this 4-lot plat. This petition will be held until the required main extension to the southeast is made. Approval for temporary use of on-site septic systems on the lots shall be obtained from the Health Department.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (SCZ-0584).
 - F. Since the applicant owns the remaining unplatted property in this quarter section, the platting of either a north/south or east/west street to access the unplatted property is not being required.
 - G. Since this plat is adjacent to property being annexed into the City of Wichita, the applicant shall request annexation for Lots 2, 3 and 4.
 - H. 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.
 - I. 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.
 - J. 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.

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Particularly, Southwestern Bell and K.G.&E. need to indicate if this final plat properly shows the easements requested during review of the preliminary plat.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

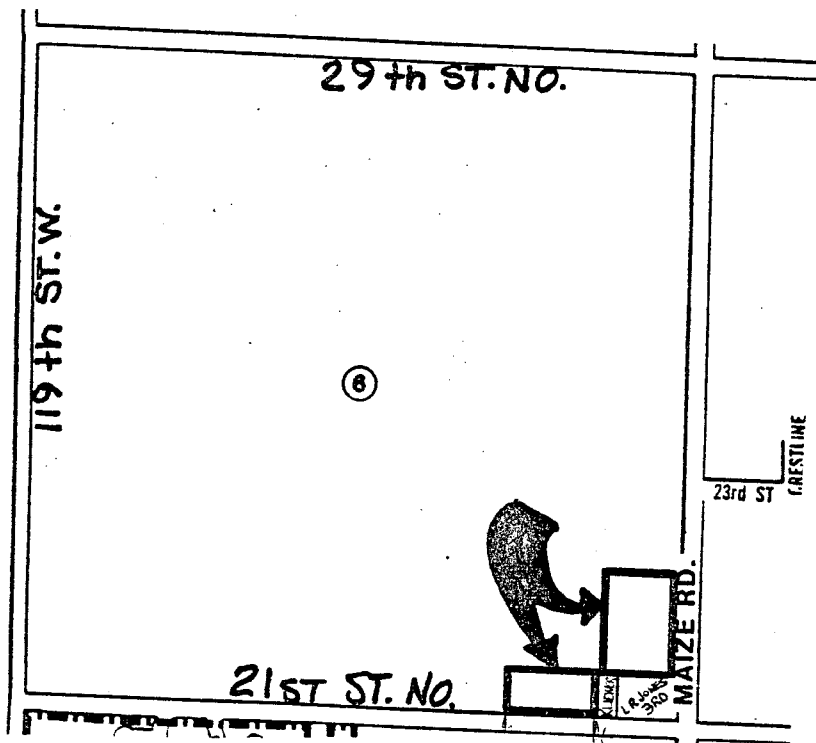
AGENDA ITEM # _____

NOVEMBER 19, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-107 - CRANMER ADDITION
OWNER/APPLICANT: David Cranmer
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.
LOCATION: Northwest corner of 21st Street North and Maize Road.
SITE SIZE: 15.5± Acres
NUMBER OF LOTS:
Residential: _____
Office: 1
Commercial: 3
Industrial: _____
Total: 4
MINIMUM LOT AREA: 53,022 Sq. Ft.
CURRENT ZONING: "R-1"
PROPOSED ZONING: "BB", "C" and "LC" (SCZ-0584 and CU-309)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The applicant's associated County zone case (SCZ-0584) requesting "R-1" (suburban residential) to "C" (commercial), "LC" (light commercial) and "BB" (office) zoning will be considered by the County Commission on 11/25/87. As is correctly indicated on the preliminary plat, Lot 1 will be zoned "C", Lots 2 and 3 will be zoned "LC" and Lot 4 will be zoned "BB".
- A. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be submitted.
 - B. The applicant shall guarantee any medial improvements within 21st Street North and Maize Road that are required by the platting of this property. The representative from County Engineering should be prepared to comment on any needed improvements.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. The applicant shall petition for the extension of sanitary sewer to serve this 5-lot plat. This petition will be held until the required main extension to the southeast is made. Approval for temporary use of existing on-site septic systems on Lots 1 and 4 shall be obtained from the Health Department. A covenant prohibiting development of Lots 2 and 3 until sanitary sewer is available shall be submitted for recording with the plat.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. On the final plat, the centerlines (section lines) of the adjacent perimeter roads shall be labeled.
 - G. On the final plat, an overall dimension for the west line of the plat shall be indicated.
 - H. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (SCZ-0584).
 - I. Since the applicant owns the remaining unplatted property in this quarter section, the platting of either a north/south or east/west street to access the unplatted property is not being required.
 - J. 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.
 - 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.

CRANMER ADDITION

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- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.