SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

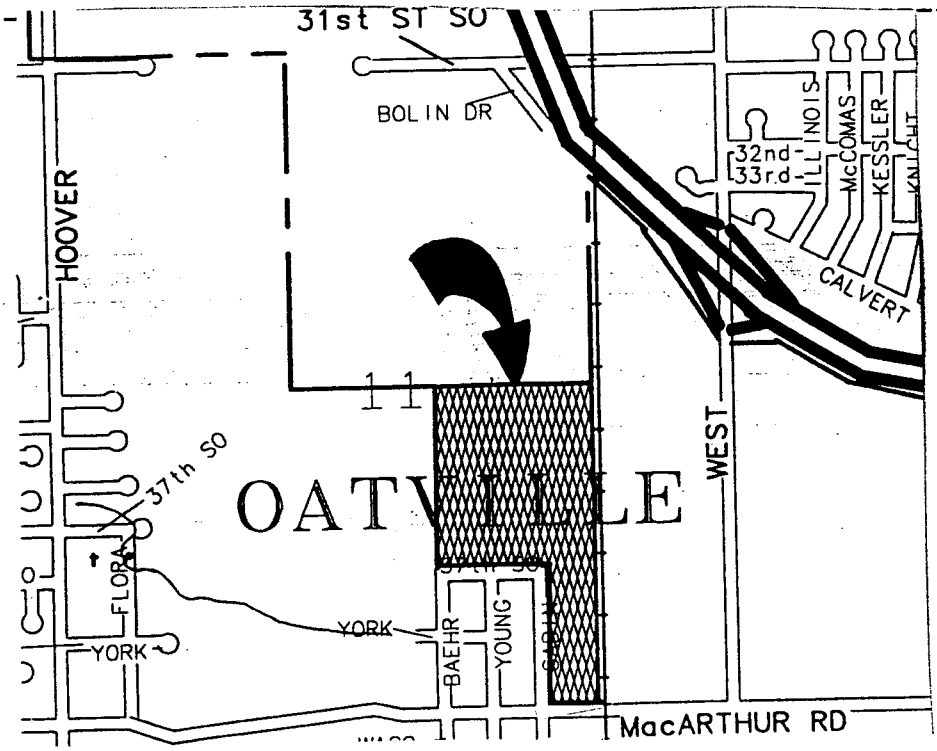
AGENDA ITEM NO. 4

May 28, 1992

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/30/92)

CASE NUMBER:	**S/D 91-65 - CRISS OPTICAL ADDITION**
OWNER/APPLICANT:	Harold R. Trimmell, Criss Optical Manufacturing Company, Inc., 3628 S. West Street, Wichita, KS 67217
SURVEYOR/ENGINEER:	Poe & Associates of Kansas, Inc., 434 North Oliver, Suite 110, Wichita, KS 67208
LOCATION:	West of West Street and north of MacArthur
SITE SIZE:	65.2 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	2
Industrial:	
Total:	3
MINIMUM LOT AREA:	65.2 Acres
CURRENT ZONING:	"E" Light Industrial (County)
PROPOSED ZONING:	"AA" One-family (SCZ-0639) and "E" Light Industrial

VICINITY MAP:



NOTE: This site is presently in the County, but is adjacent to Wichita's City Limits. City of Wichita water is being extended to this area. As can be noted on the preliminary plat, this site was previously used for a sand or gravel extraction operation. Zoning is consequently "E" light industrial. The applicant has indicated the intention to use Lot 3 for residential purposes, while Lots 1 and 2 are expected to be used for non-residential purposes. A zoning change for Lot 3 to "AA" One-Family Dwelling District is pending before MAPC on May 21, 1992.

STAFF COMMENTS:

A. Since this site is adjacent to the City of Wichita and is anticipated to use a City of Wichita water line in the near future, the applicant shall request annexation of the site to the City. In order to avoid having to send this plat to both the City Council and County Commission, this request should be submitted and approved prior to the plat being scheduled for City Council review.

B. This plat may be completed prior to the zone case being approved. The applicant, however, is advised that if the zone change is not approved, the site will remain under "E" light industrial zoning and as noted this zoning excludes residential development.

C. The extension of City water is apparently being planned for this general area. The applicant shall therefore submit petitions, to be held, for the future extension of water to this site.

D. Since neither municipal water nor sanitary sewer are presently 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 sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

E. Guarantees for the future extension of sanitary sewer shall also be provided.

F. The applicant shall guarantee any drainage improvements required by the platting of this property.

G. Based upon the access control for this site to MacArthur Road, the applicant shall guarantee the closure of the driveway entrance on Lot 1, just to the east of Sabin.

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

I. The applicant is advised that if any portion of an easement, including a building setback exists on this property, for the Conoco Pipeline along the site's south line, such easement and/or setback shall be indicated along with the recording information for the pipeline. If a setback is shown, it shall be labeled as

a pipeline setback. A copy of the instrument establishing this pipeline shall be submitted to Planning.

J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

K. The applicant is advised that if the residential zone change is approved for Lot 3, access control to 37th St. North need not be dedicated and the final plat tracing may be amended (plattor's text and plat face) accordingly.

L. Since access to MacArthur Road for Lots 1 and 2 will be by means of a joint access opening, an agreement needs to be prepared indicating the conditions for the use, installation and maintenance of the joint access opening. This document needs to be reviewed and approved by Planning. The document then needs to be recorded with the recording information noted on the face of the plat. In most cases such joint access would be expected to be centered on the common lot line of Lots 1 and 2 and consequently reference to the easement agreement would be placed at that location, with the area of joint access also depicted on the final plat tracing.

M. In regard to the joint access easement, the plattor's text shall be amended to note that while access control is being dedicated to MacArthur from Lots 1 and 2, that "however, Lots 1 and 2 shall have one joint opening, centered on their common lot line to MacArthur Road."

N. The MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.

O. Since it was anticipated that this site would be annexed prior to it going to the City Council, the County Commission signatures are not necessary. If, however, the applicant chooses to complete the plat prior to annexation, the signature block should remain (amended to list proper chairman and signature order) and the plat's name should delete reference to "Wichita".

P. The applicant is advised that the Sedgwick County Soil Conservation District offices should be contacted to discuss soil concerns and possible erosion problems on this site.

Q. The applicant is reminded that the title binder is to be submitted with the final plat rather than with the plat tracing.

R. 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.

S. 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.

T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

U. Recording of the plat within 30 days after approval by the City Council.

V. The representatives from the City and County Engineer's offices should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

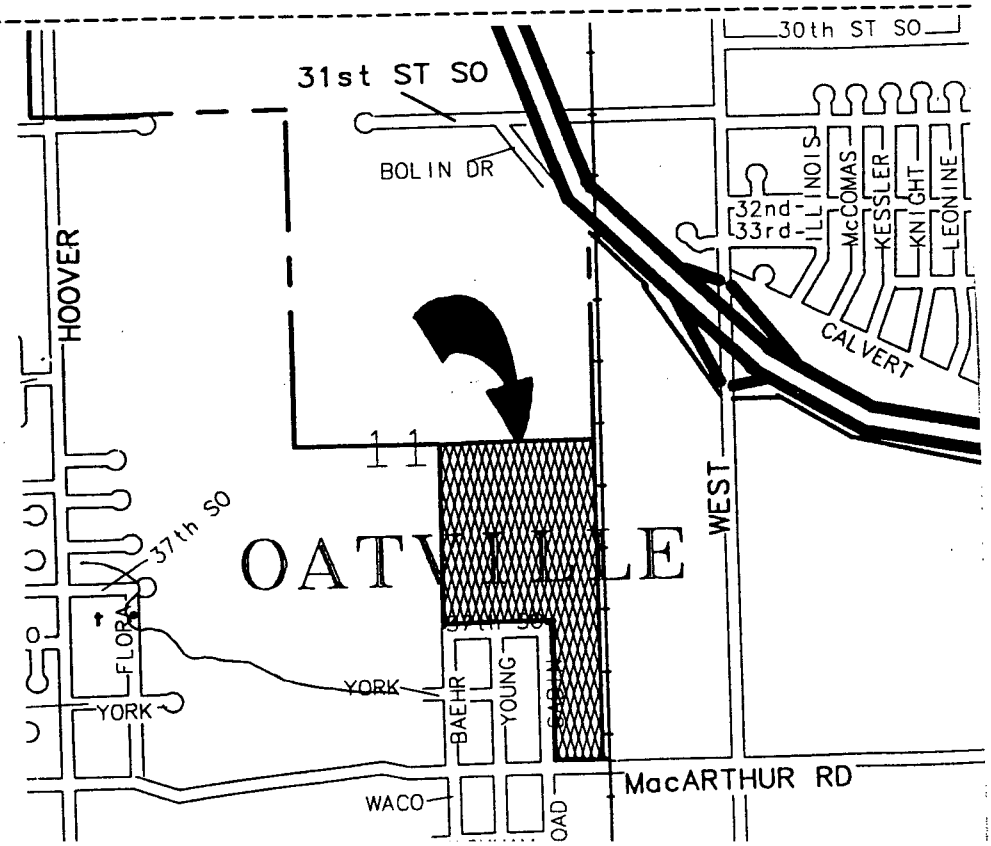
AGENDA ITEM NO. 5

April 30, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER:	S/D 91-65 - CRISS OPTICAL ADDITION
OWNER/APPLICANT:	Walt Keeler Co., Inc., 826 E. Lincoln, Wichita, KS 67211
SURVEYOR/ENGINEER:	Poe & Associates of Kansas, Inc., 434 North Oliver, Suite 110, Wichita, KS 67208
LOCATION:	West of West Street and north of MacArthur
SITE SIZE:	65.2 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	2
Industrial:	
Total:	3
MINIMUM LOT AREA:	65.2 Acres
CURRENT ZONING:	"E" Light Industrial (County)

VICINITY MAP:



NOTE: This site is presently in the County, but is adjacent to Wichita's City Limits. City of Wichita water is also being extended to this area. As can be noted on the preliminary plat this site was previously used for a sand or gravel extraction operation. Zoning is consequently "E" light industrial. The applicant has indicated the intention to use Lot 3 for residential purposes, while Lots 1 and 2 are expected to be used for non-residential purposes.

STAFF COMMENTS:

A. Since this site is adjacent to the City of Wichita and is anticipated to use a City of Wichita water line, the applicant shall request annexation of the site to the City. In order to avoid having to send this plat to both the City Council and County Commission, this request should be submitted and approved prior to the plat being scheduled for City Council review.

B. The applicant is advised that under City "E" light industrial zoning, residential uses are not permitted. To allow for the residential use anticipated for Lot 3, the applicant shall request a zone change to the appropriate residential classification. The fee paid and the comments provided for this plat are based upon the expected zone change. This zone change needs to be requested prior to this plat being scheduled for City Council review. However, the plat may be completed prior to the zone case being approved. The applicant is advised that if the zone change is not approved, the site will remain under "E" light industrial zoning and as noted this zoning excludes residential development.

C. The extension of City water is apparently being planned for this general area. City Engineering should be prepared to discuss this matter and indicate what form of guarantee is appropriate for this specific site, ie. a guarantee to extend water at this time or to be held for future extension.

D. This site does not, however, have reasonable access to sanitary sewer. Health Department approval for the use of on-site sewer facilities will be needed. Depending on the type of waste being generated by the facilities planned for this site, State approval may also be required. The County Health Department should be contacted to determine any tests or information that will be needed for their review of the site. A memorandum shall be obtained indicating approval of any on site facilities.

E. City Engineering also should indicate if guarantees for the future extension of sanitary sewer should be required.

F. The applicant shall guarantee any drainage improvements required by the platting of this property.

G. Based upon the access control for this site to MacArthur Road, the applicant shall guarantee the closure of the driveway entrance on Lot 1, just to the east of Sabin.

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

I. The applicant is advised that if any portion, including a building setback exists on this property, for the Conoco Pipeline along the site's south line, such easement and/or setback shall be indicated along with the recording information for the pipeline. If a setback is shown, it shall be labeled as a pipeline setback. A copy of the instrument establishing this pipeline shall be submitted to Planning.

J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

K. Although this site is to be annexed to the City, adjacent streets will likely still be in the County. Reference to the dedication of access controls in the plattor's text should therefore indicate the <u>appropriate</u> governing body and engineer.

L. Since access to MacArthur Road for Lots 1 and 2 will be by means of a joint access opening, an agreement needs to be prepared indicating the conditions for the use, installation and maintenance of the joint access opening. This document needs to be reviewed and approved by Planning. The document then needs to be recorded with the recording information noted on the face of the plat. In most cases such joint access would be expected to be centered on the common lot line of Lots 1 and 2 and consequently reference to the easement agreement would be placed at that location, with the area of joint access also depicted on the plat.

M. It is recommended that the applicant plat a rear yard setback along the north line of Lots 1 and 2. Since Lot 3 is intended for residential purposes, but "E" zoning allows a zero backyard setback, a platted setback could be used to establish some area to buffer these two different uses.

N. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to both <u>City</u> and <u>County</u> Engineering for review and approval.

O. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

P. 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.

Q. 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.

R. The representative from City and County Engineering should be prepared to comment on the status of the applicant's drainage concept.