

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

July 11, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 91-30 - STARKEY DEVELOPMENT CENTER ADDITION

OWNER/APPLICANT: Starkey Development Center, Inc.

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

LOCATION: North of Maple between Tracy and Young.

SITE SIZE: 9.1 Acres

NUMBER OF LOTS

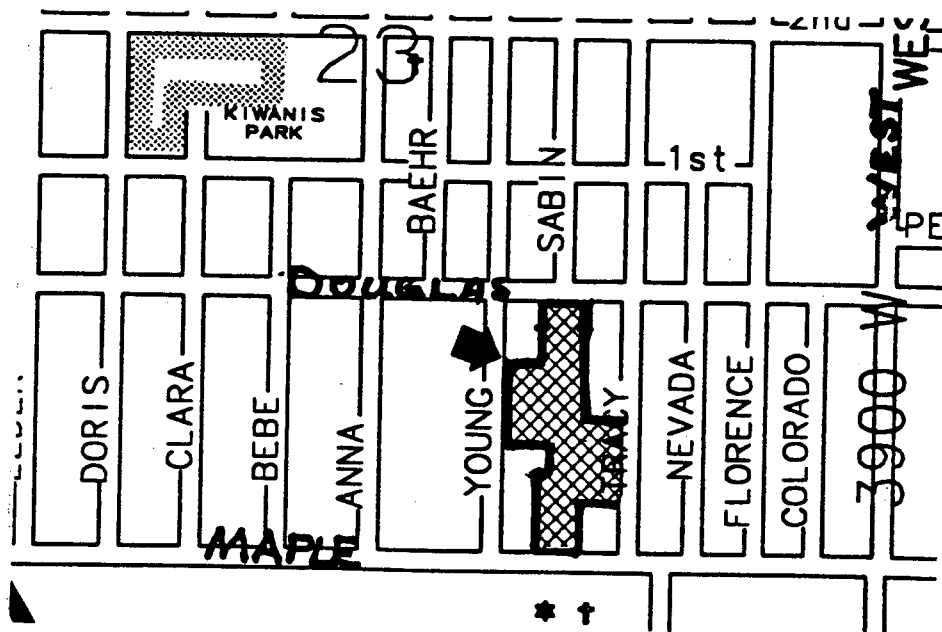
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 155,581.2 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling and "LC" Light Commercial

PROPOSED ZONING: "B" Multiple Family Dwelling and "C" Commercial

VICINITY MAP:



NOTE: A voluntary C.U.P (DP-198) and a zone change (Z-3027) are both under review for this site. The zone change proposes "C" commercial zoning for Lot 1 (presently zoned "LC" and "AA") and "B" multiple family for Lot 2 (presently zoned "AA"). Both cases were approved by the MAPC June 6, 1991 and are scheduled for City Council review on July 16, 1991. In order for the C.U.P and zoning to become officially approved for the site, the site will need to be platted one year from the City Council's action.

Adjacent streets are paved and other facilities such as sanitary sewer and municipal water are already available to the site.

STAFF COMMENTS:

- A. This plat shall be subject to any conditions required with the approval of the associated C.U.P. and zone case.
- 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. Along the west line of Lot 1 and within the western portion of Lot 2, an existing sanitary sewer line and easements are indicated. City Engineering needs to indicate if the existing easements are sufficient or if this plat needs to grant additional easements.
- E. The applicant shall also be prepared to indicate the nature of the improvements shown encroaching or crossing the sanitary sewer line and easement in the western portion of Lot 2. City Engineering should be prepared to indicate if these improvements need to be removed or if appropriate, a hold harmless agreement submitted by the applicant.
- F. As indicated on the C.U.P., a 25-foot landscaped and/or screening yard is to be provided along both east and south lines of Lot 2. Since these areas are not intended for building, a corresponding 25-foot building setback shall be indicated on the final plat.
- G. On the final plat, the 150-foot building setback on Lot 1, shall be clearly indicated as being from Tracy, e.g. 150' Building Setback Line from Tracy."
- H. 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.
- I. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5  
July 25, 1991

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 7/11/91)

CASE NUMBER: S/D 91-30 - STARKEY DEVELOPMENT CENTER ADDITION

OWNER/APPLICANT: Starkey Development Center, Inc.

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

LOCATION: North of Maple between Tracy and Young.

SITE SIZE: 9.1 Acres

NUMBER OF LOTS

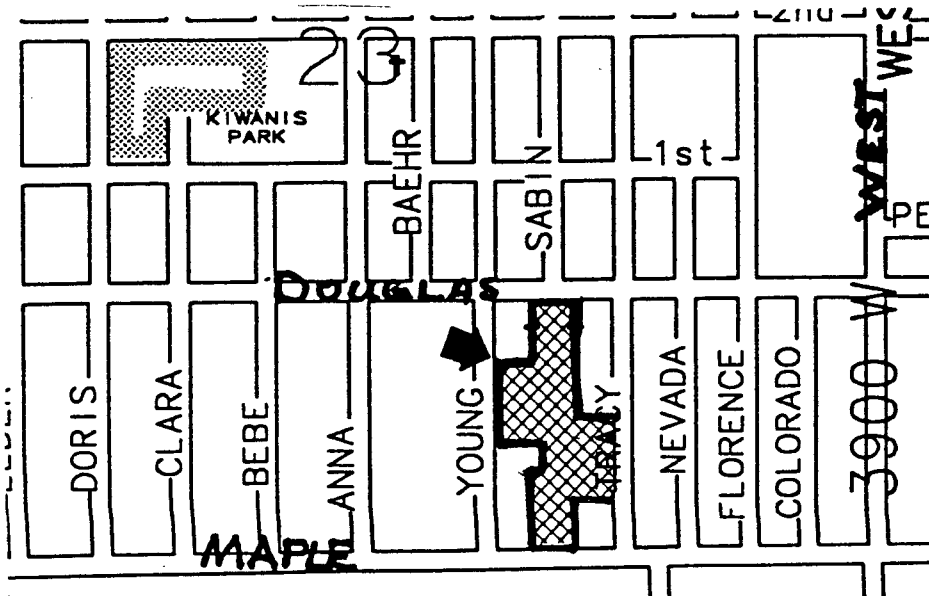
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 155,581.2 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling and "LC" Light Commercial

PROPOSED ZONING: "B" Multiple Family Dwelling and "C" Commercial (z-3027)

VICINITY MAP:



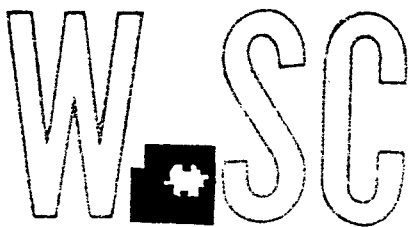
NOTE: A voluntary C.U.P (DP-198) and a zone change (Z-3027) are both under review for this site. The zone change proposes "C" commercial zoning for Lot 1 (presently zoned "LC" and "AA") and "B" multiple family for Lot 2 (presently zoned "AA"). Both cases were approved by the MAPC June 6, 1991 and the City Council on July 16, 1991. In order for the C.U.P and zoning to become officially approved for the site, the site will need to be platted by July 16, 1992.

Adjacent streets are paved and other facilities such as sanitary sewer and municipal water are already available to the site.

STAFF COMMENTS:

- A. This plat shall be subject to any conditions required with the approval of the associated C.U.P. and zone case.
- B. As requested by City Engineering, the walk way crossing the easement on lot 2 shall either be removed or a hold harmless agreement submitted.
- C. The applicant shall provide proof that the mortgage listed in the title binder has been released by the State Bank of Colwich.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 26, 1991

Judith A. Hurt (Symes)  
1061 S. Woodlawn  
Wichita, KS 67218

Re: V-1728 - Request to vacate portion of a platted setback on Lot 18, Block G, Replat of Trollope-Fallon Addition, Wichita, Kansas, located west of Woodlawn and north of Zimmerly.

Dear Ms. Hurt (Symes):

Your request to vacate the above referenced portion of a platted setback has been scheduled for review by the Subdivision Committee of the Metropolitan Area Planning Commission at their next meeting on Thursday, August 8, 1991. The meeting will begin at 1:30 P.M. in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main.

You should be present at this meeting in order to address any questions which may arise about this vacation request. Those neighboring property owners who are receiving a copy of this letter may also attend the public meeting in order to express their views about this vacation request. Should you have any questions, please feel free to call me at 268-4421.

Sincerely,

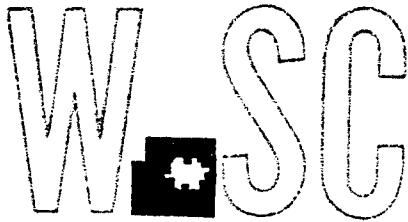
A handwritten signature in cursive script that reads "Don Losew".

Don Losew  
Senior Planner

DL:sm

cc: Patricia VanTassell, 1070 Inverness, Wichita, KS 67218  
Dorothy F. Smith, 1102 Inverness, Wichita, KS 67218  
Raymond & Alpha F. Moore, 1101 S. Woodlawn, Wichita, KS 67218  
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

August 1, 1991

Greg Severns  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 91-30 (Preliminary Plat) Starkey Development Center

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on August 1, 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 July 26, 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.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

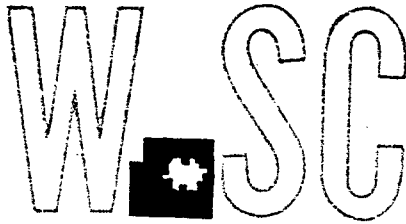
Don Losew  
Senior Planner

DL:sm

cc: Starkey Development Center, Inc., 144 S. Young, Wichita, KS  
67209

✓ Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

August 1, 1991

Greg Severns  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: V-1726 - Request to vacate an area of platted building setback; located north side of 53rd St. South and east of Ash Avenue; Lot 2, Block 1, Mona Kay Matlock Addition

Dear Greg:

At the August 1, 1991 meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our letter of July 26. Since you have completed all the approval conditions, we are automatically scheduling this case for review by the Wichita City Council on Tuesday, August 27, 1991.

Sincerely,

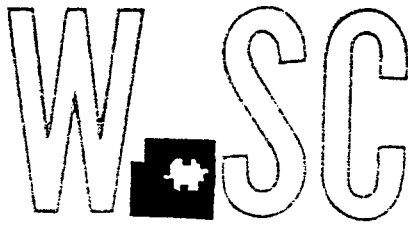
A handwritten signature in cursive script that reads 'Don Losew'.

Don Losew  
Senior Planner

DL:sm

cc: Mark D. & Sherry G. Sullivan, 2110 E. 53rd St. South,  
Wichita, KS 67216  
Don Klausmeyer, 5659 S. 119th St. West, Clearwater, KS 67026  
Glennis R. & Shirley J. Sackett, 2036 E. 53rd St. S.,  
Wichita, KS 67216  
Gary W. & Diane L. Ostrander, 2116 E. 53rd St. S., Wichita,  
KS 67216  
David M. Mann, 2122 E. 53rd St. S., Wichita, KS 67216  
✓ 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

August 1, 1991

Patrick L. Higgins  
Branson & Associates  
435 N. Broadway  
Wichita, KS 67202

Re: V-1724 - Request to vacate an area of a platted utility  
easement

Dear Mr. Higgins:

At the August 1, 1991 meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our July 26, 1991 letter. This case will be scheduled for final public hearing before the Wichita City Council after all conditions in our letter of July 26, 1991 have been completed.

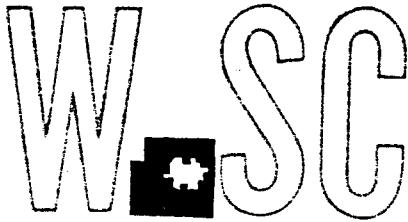
If you have any questions about this matter, please call.

Sincerely,

Don Losew  
Senior Planner

cc: Mr. & Mrs. Billy J. Lee, HCR 3, Box 220, Hollister, MO 65672  
Stephen Shaw, 2400 W. 60th N., Wichita, KS 67204  
✓ Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

August 1, 1991

Greg Allison  
Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: V-1725 - Request to vacate a portion of a platted  
utility easement

Dear Greg:

At the August 1, 1991 meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our letter of July 26, 1991. Since you have completed all the approval conditions, we are automatically scheduling this case for review by the Wichita City Council on Tuesday, August 27, 1991.

Sincerely,

A handwritten signature in cursive script that reads 'Don Losew'.

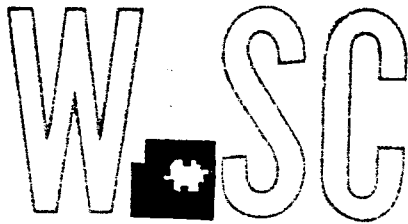
Don Losew  
Senior Planner

DL:sm

cc: Critchfield Real Estate Limited, 3500 N. Rock Rd., Bldg.  
300-A, Wichita, KS 67226

✓ Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

August 1, 1991

Mike Brady  
11530 E. Osie  
Wichita, KS 67207

Re: S/D 91-33 (Final Plat) - Prairie Creek Addition

Dear Mike:

At the regular meeting of the Metropolitan Area Planning Commission on August 1, 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 July 26, 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.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:sm

cc: Reiss & Goodness Engineers, 2160 W. 21st Street, Wichita, KS  
67203

✓ Mike Lindebak, City Engineer