

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

September 19, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-45 - B.R. STEPHENSON ADDITION

OWNER/APPLICANT: Wichita Concrete Pipe, Inc. (Attn: Willard Childress), P.O. Box 369, McPherson, KS 67460

SURVEYOR/ENGINEER: Macon Company, Engineers & Surveyors, 114 E. 4th, Newton, Kansas 67114

LOCATION: South side of 37th St. North, 1/8 mile west of Broadway

SITE SIZE: 19

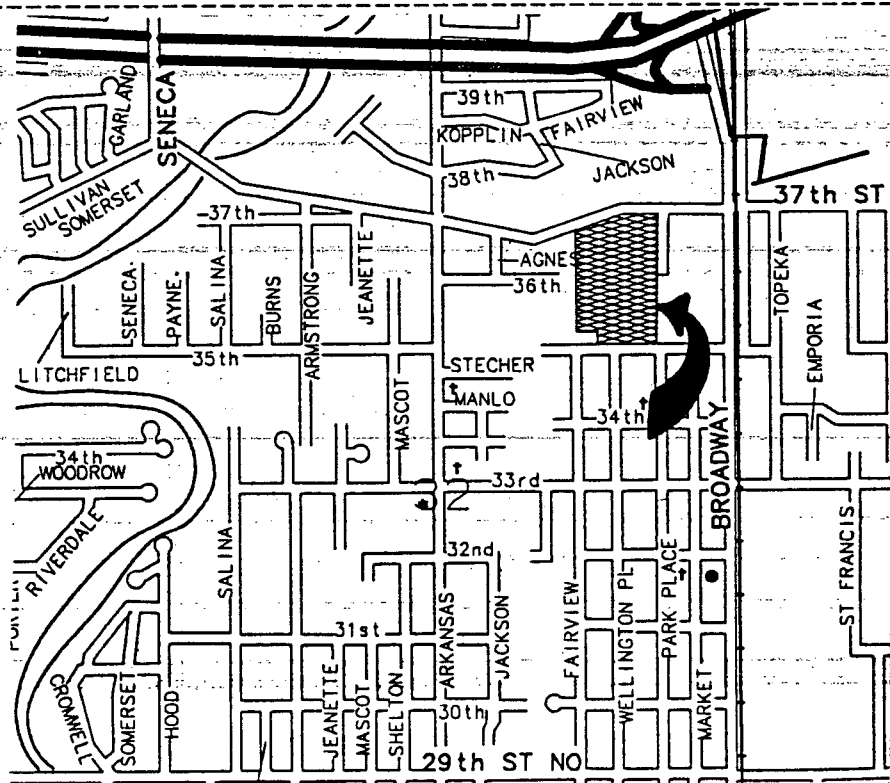
NUMBER OF LOTS

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

MINIMUM LOT AREA: 19 acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



NOTE: The application area has been zoned light industrial since 1960. Adjacent to the west is a long narrow strip of single-family-zoned property ranging from 250 to 400 feet in width with a drainage canal as its west boundary. A hedgerow separates the industrial and residential properties. Although the Jones Park Neighborhood Plan encourages residential rather than industrial development in this area, it is unlikely the "AA" strip will develop residentially once this proposed industrial plat is developed. Therefore, the need for a north/south street along the west line of B.R. Stephenson Addition to provide access to the land to the west seems unlikely. More probably that land to the west will be developed industrially as a separate lot or an expansion of the B.P. Stephenson Addition in the future. The drainage canal would provide a more logical separation between industrial and residential uses than a hedgerow that could be removed at any time.

Planning Staff is concerned about the 100' x 200' industrial-zoned site southwest of this plat and how it will develop and have access to a street. It is separated from 35th Street by a 16-foot-wide strip of residential land. At one time it was part of the tract now being platted. The applicant or his agent should be prepared to discuss this with the Subdivision Committee.

STAFF COMMENTS:

- A. As this plat is not proposing to dedicate the west half of Park Place, the east half of Park Place, as platted by Victor L. Phillips Addition, shall be vacated. A vacation application shall be considered prior to or on the same Subdivision Committee agenda as the final plat. The platted 35-foot building setback from Park Place on Victor L. Phillips Addition should be vacated at the same time.
- B. Access control except two openings to 37th Street shall be granted on the final plat.
- C. To assure no future access from this industrial lot to 35th Street South should ownership of Reserve B, Jones Park Addition be acquired by the industrial lot owner in the future, the final plat shall grant complete access control over and across the south line of the east 463.52 feet of the lot.
- D. The applicant shall guarantee the extension of sanitary sewer to serve this industrial lot. If any off site easements are required, they shall be obtained by the applicant. The representative from City Engineering should be prepared to comment on the availability of sanitary sewer.
- E. City Engineering has advised that a project for extending a 12-inch water line in 37th Street from east of Arkansas to west of St. Francis should be sent out for bids in the near future.

- F. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept and state if any drainage guarantees are required.
- G. 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.
- H. Requirements for a final plat (see Part 4 Article 5 of the MAPC Subdivision Regulations).

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2
November 14, 1991

STAFF REPORT
(Final Plat; Preliminary Plat Approved 9/19/91)

CASE NUMBER: S/D 91-45 - B.R. STEPHENSON ADDITION

OWNER/APPLICANT: Wichita Concrete Pipe, Inc. (Attn: Willard Childress), P.O. Box 369, McPherson, KS 67460

SURVEYOR/ENGINEER: Macon Company, Engineers & Surveyors, 114 E. 4th, Newton, Kansas 67114

LOCATION: South side of 37th St. North, 1/8 mile west of Broadway

SITE SIZE: 19

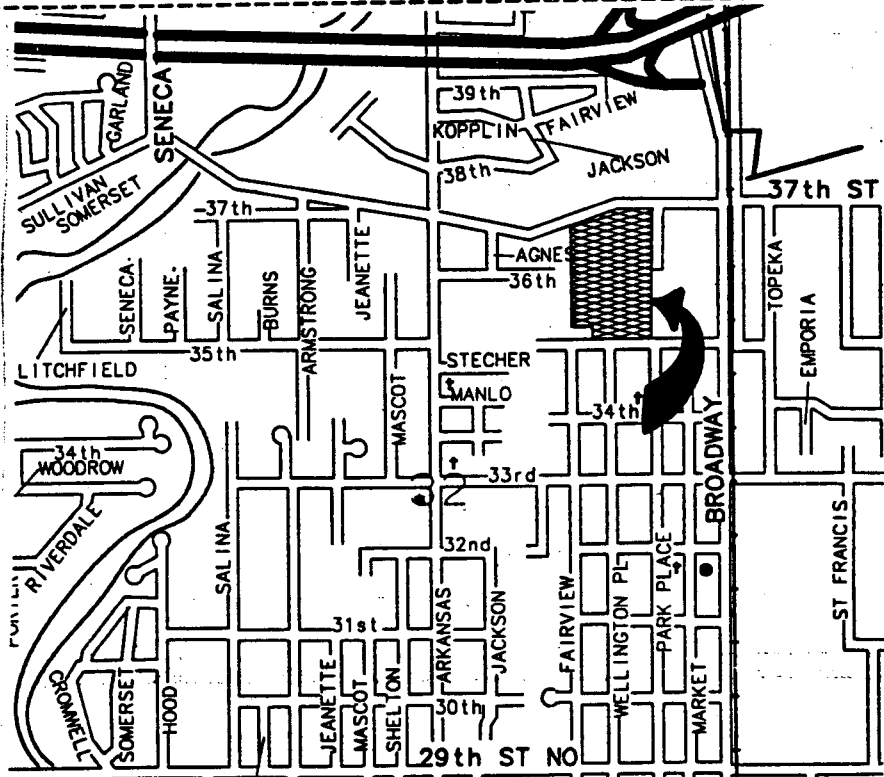
NUMBER OF LOTS

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VICINITY MAP:



NOTE: The application area has been zoned light industrial since 1960. Adjacent to the west is a long narrow strip of single-family-zoned property ranging from 250 to 400 feet in width with a drainage canal as its west boundary. A hedgerow separates the industrial and residential properties. Although the Jones Park Neighborhood Plan encourages residential rather than industrial development in this area, it is unlikely the "AA" strip will develop residentially once this proposed industrial plat is developed. Therefore, the need for a north/south street along the west line of B.R. Stephenson Addition to provide access to the land to the west seems unlikely. More probably that land to the west will be developed industrially as a separate lot or an expansion of the B.P. Stephenson Addition in the future. The drainage canal would provide a more logical separation between industrial and residential uses than a hedgerow that could be removed at any time.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this industrial lot. Since an off site easement is required, this easement shall be obtained by the applicant by separate instrument, and submitted with the final plat tracing for recording.
- 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. As requested during the review of the preliminary plat, a vacation of the east half of Park Place along with the related building setback was required. This vacation has been submitted and reviewed by the Subdivision Committee and the MAPC. This vacation will be forwarded to the City Council upon the completion of this plat (recording).
- E. As was requested during review of the preliminary plat, to assure that access to or from this site is not allowed through the residential area to the south, complete access control needs to be platted across this site's southern property line to 35th Street South (even though a narrow Reserve strip presently separates this plat from the street). The final plat tracing shall therefore indicate on the face of the plat complete access control to 35th St. South. The plat's text shall also note the dedication of this access control.
- F. Provision shall be made for the ownership and maintenance of the proposed Reserve. Since the applicant intends for the Reserve to be owned and maintained by the owner of Lot 1, Block 1, a restrictive covenant stating this intention shall be submitted

for recording with the plat. The text of the covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.

- G. For the Reserve being platted for drainage purposes, the required covenant which provides for the ownership and maintenance of the Reserve, shall grant to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. This covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. On the final plat tracing the plattor's text shall be amended by deleting the last two lines (starting at "additional improvements" . . .) and changing in the third line from the bottom "the appropriate governing body" to "The City Engineer of the City of Wichita."
- I. City Engineering has advised that a project for extending a 12-inch water line in 37th Street from east of Arkansas to west of St. Francis should be sent out for bids in the near future.
- 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.
- 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. Recording of the plat within 30 days after approval by the City Council.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.