

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2  
January 25, 1990

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 89-75 - HOME DESIGN CENTER ADDITION

OWNER/APPLICANT: Woodlawn Development Co.

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering Consultants

LOCATION: Between 29th and 32nd Street North in an area east of Rock Road

SITE SIZE: 26.61 Acres

NUMBER OF LOTS

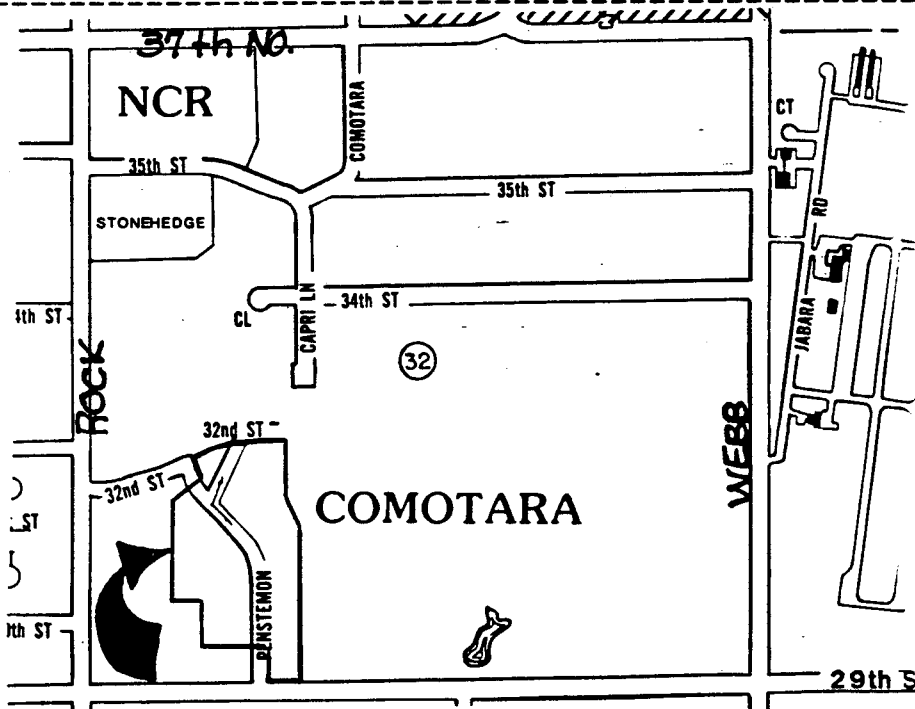
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 62,500 sq. ft.

CURRENT ZONING: "R-5" General Residential, "BB" Office District, "LC" Light Commercial

PROPOSED ZONING: "BB" Office District and "C" Commercial (Z-2978)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site is presently within the Home Design Center Community Unit Plan, DP-194. Zone case Z-2978 has also been approved for this site and will result in Lot 3, Block 1, obtaining "BB" (Office District) zoning, with the remainder of the site being zoned to "C"(Commercial). All of this area has also been platted in the past and with various sections of the site having been involved in another CUP or lot split. A number of preceding zone changes have also occurred for various portions of the site.

- A. City Engineering should be prepared to comment on the status of any existing improvements or guarantees for this site and whether additional guarantees need to be provided. Specifically, are any additional guarantees needed for the extension of sanitary sewer to the lots being platted and are additional drainage requirements involved. Also, Engineering needs to indicate if any costs need to be paid off due to the abandonment of any projects associated with this site.
- B. The applicant shall guarantee a decel lane on 29th Street North, to Penstemon for westbound travel.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to this plat being scheduled for City Council review, the applicant shall request an adjustment to CUP, DP-111 so as to reflect the changes that are involved in that CUP's conditions due to a portion of DP-111 being included in this replat and CUP, DP-194.
- E. The applicant is advised that this replat is creating partial lots which cannot obtain building permits until these portions of lots are approved through a lot split or replatted into approved building sites. Lots 16 and 17 in the Mediterranean Plaza to the east of this plat are being split by this replat. Further, the remaining portion of Lot 17, Block 1, will become landlocked, having no public access to this site and consequently cannot be lot split or replatted unless such public access is provided.
- F. If the utility easement along the east line of this plat encumbers any portion of the site, this easement shall be shown and the recording information indicated for the separate instrument that created it.
- G. On the final plat, building setbacks between lots or adjacent to other properties need not be platted. A note, however, shall be placed on the face of the plat indicating that additional setback requirements are established by CUP DP-194 on file with the Metropolitan Area Planning Department.

- H. The applicant shall submit a copy of the instrument which establishes the COOP Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. The applicant shall provide proof, by letter from COOP Pipeline or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. On the final plat bearings shall be indicated for the south line of Lot 1, Block 1 or what is also the centerline of the utility easement found here.
- K. On the final plat, dashed lines shall be used where this plat crosses Penstemon. Solid lines are used to indicate a private street.
- L. The applicant is advised that certain requirements have been established in the associated CUP, DP-194 involving the installation of fire lanes around structures constructed on this site.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. 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.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 26, 1990

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

Re: S/D 89-75 - HOME DESIGN CENTER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 25, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Specifically, sanitary sewer and an associated easement needs to be provided for Lot 2, Block 2.
- B. The applicant shall guarantee a decel lane on 29th Street North, to Penstemon for westbound travel.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to this plat being scheduled for City Council review, the applicant shall request an adjustment to CUP, DP-111 so as to reflect the changes that are involved in that CUP's conditions due to a portion of DP-111 being included in this replat and CUP, DP-194.
- E. The applicant is advised that this replat is creating partial lots which cannot obtain building permits until these portions of lots are approved through a lot split or replatted into approved building sites. Lots 16 and 17 in the Mediterranean Plaza to the east of this plat are being split by this replat. Further, the remaining portion of Lot 17, Block 1, will become landlocked, having no public access to this site and consequently cannot be lot split or replatted unless such public access is provided.

- F. If the utility easement along the east line of this plat encumbers any portion of the site, this easement shall be shown and the recording information indicated for the separate instrument that created it.
- G. On the final plat, building setbacks between lots or adjacent to other properties need not be platted. A note, however, shall be placed on the face of the plat indicating that additional setback requirements are established by CUP DP-194 on file with the Metropolitan Area Planning Department.
- H. The applicant shall submit a copy of the instrument which establishes the COOP Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. The applicant shall provide proof, by letter from COOP Pipeline or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. On the final plat bearings shall be indicated for the south line of Lot 1, Block 1 or what is also the centerline of the utility easement found here.
- K. On the final plat, dashed lines shall be used where this plat crosses Penstemon. Solid lines are used to indicate a private street.
- L. The applicant is advised that certain requirements have been established in the associated CUP, DP-194 involving the installation of fire lanes around structures constructed on this site.
- M. As requested by K.G. & E., a 10-foot utility easement shall be provided along the common lot line of Lots 1 & 2, Block 2.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, 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.

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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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Woodlawn Development Company  
575 Fourth Financial Center  
Wichita, KS 67202

Mike Lindebak, City Engineer