

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
February 22, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-8 - REBER ADDITION

OWNER/APPLICANT: Ralfe Reber, 13777 E. Central, Wichita, KS 67230

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: South side of Central in an area west of 143rd St. East

SITE SIZE: 0.57 Acres

NUMBER OF LOTS

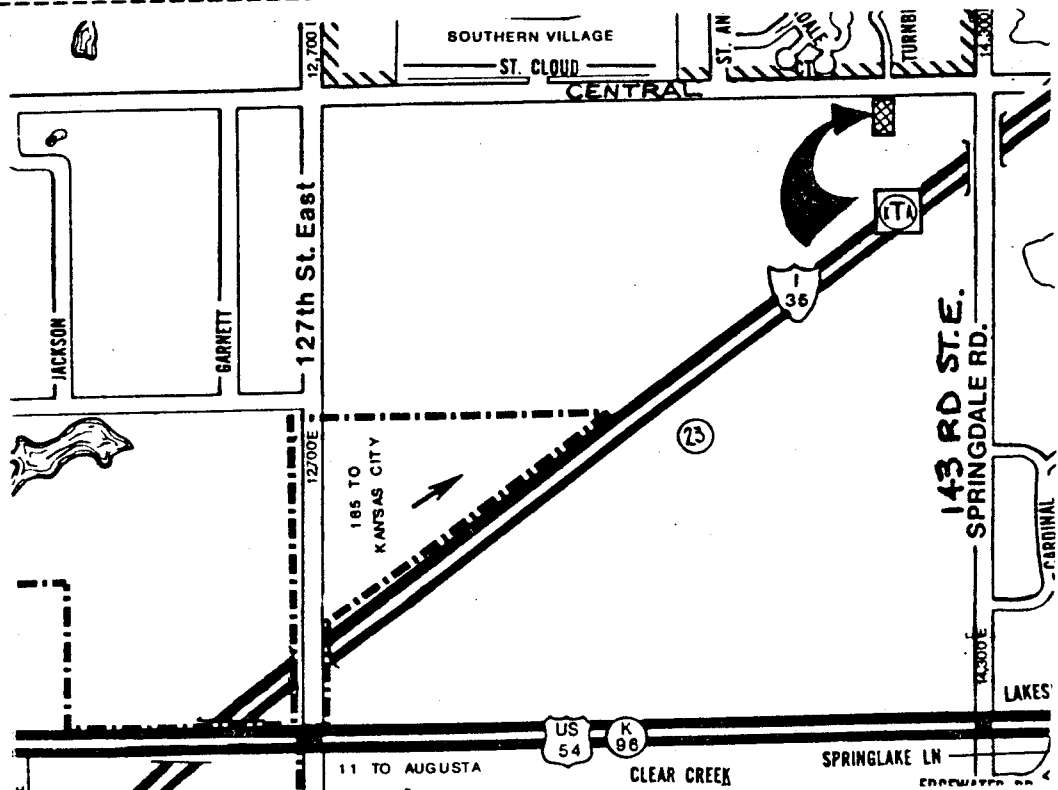
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "BB" Office (SCZ-0616)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0616) requesting a change from "R-1" suburban residential to "BB" office has been approved subject to platting. At both the Planning Commission and County Commission hearings on this rezoning request, the applicant offered a covenant to benefit property owners to the north which would assume that the existing structure would not be altered; any additional building would be compatible; and no business signs would be erected.

- A. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- 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- D. The applicant is advised that the associated zone change resolution will not be published until a copy of the approved and recorded restrictive covenant has been submitted to the MAPD, and discussed during the rezoning hearings. If this covenant has not yet been recorded it should be submitted to the Planning Department with the final plat tracing for recording.
- E. On the final plat tracing, a 20-foot building setback shall be indicated to Central.
- 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 County Commission.
- H. 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.
- I. 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.

- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat was submitted in final form only.

SEDGWICK COUNTY



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

February 23, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-8 - REBER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 22, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that the associated zone change resolution will not be published until a copy of the approved and recorded restrictive covenant has been submitted to the MAPD, as discussed during the rezoning hearings. If this covenant has not yet been recorded it should be submitted to the Planning Department with the final plat tracing for recording.
- C. On the final plat tracing, a 20-foot building setback shall be indicated to Central.
- D. The final plat tracing shall grant a utility easement on the south 20-feet of the plat as requested by Southwestern Bell.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the County Commission.

S/D 90-8 Reber
Page 2

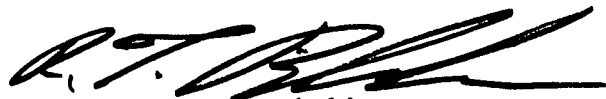
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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, March 1, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Ralfe D. Reber, 13777 E. Central, Wichita, KS 67230
Everett Fettis, 120 S. Market, #504, Wichita, KS 67202
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-8 - REBER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 1990, 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 February 23, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Ralfe D. Reber, 13777 E. Central, Wichita, KS 67230
Everett Fettis, 120 S. Market, #504, Wichita, KS 67202
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

May 31, 1990

STAFF REPORT
(Revised Final Plat)

CASE NUMBER: S/D 90-8 - REBER ADDITION

OWNER/APPLICANT: Ralfe Reber, 13777 E. Central, Wichita, KS
67230

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: South side of Central in an area west of 143rd
St. East

SITE SIZE: 5.6 Acres

NUMBER OF LOTS

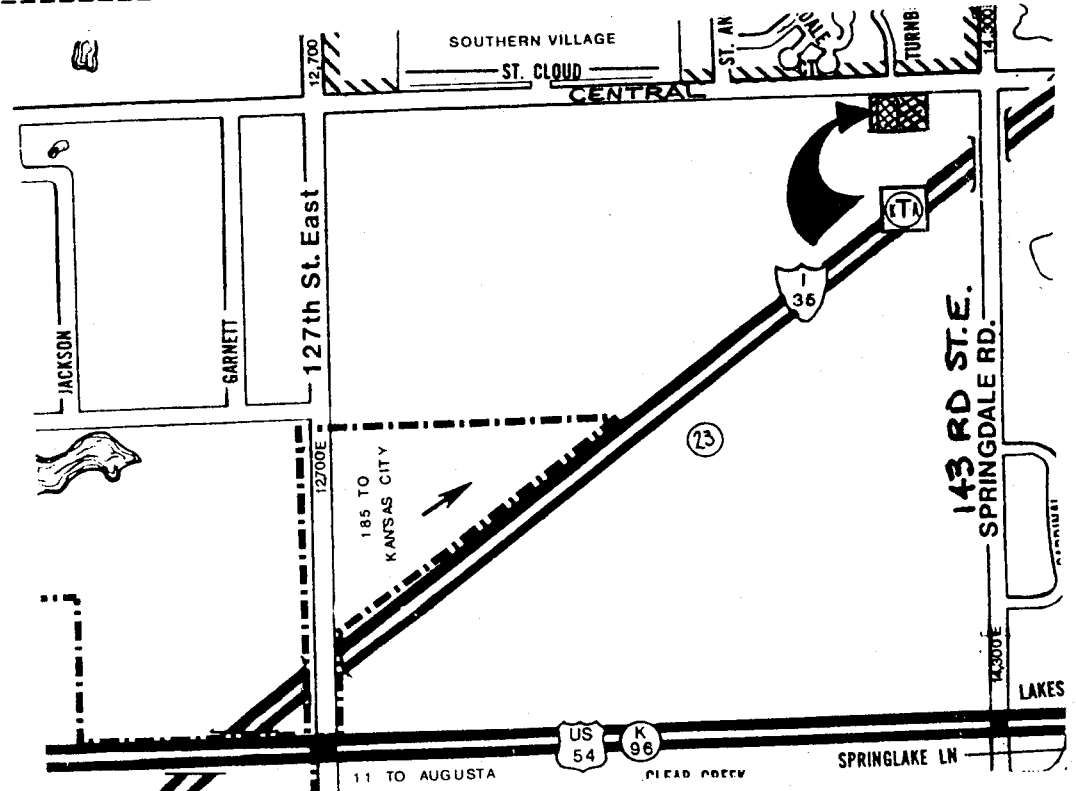
Residential:	1
Office:	
Commercial:	
Industrial:	1
Total:	

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "BB" Office (SCZ-0616) & "R-1" Suburban
Residential

VICINITY MAP:

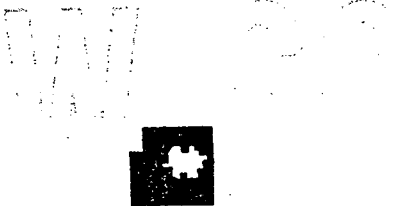


STAFF COMMENTS:

NOTE: This plat was originally heard by the S/D Committee on March 1, 1990. At that time the plat involved .57 gross acres and proposed the use of a septic tank. However, this site could not pass tests for a septic system and is now being platted, as is required for use of a lagoon, into a site of 5-acres exclusive of street right-of-way. A zone change to "BB", office district zoning has also been approved for a portion of this property, subject to platting by January 10, 1991 (SCZ-0616).

- A. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that the associated zone change resolution will not be published until a copy of the approved and recorded restrictive covenant has been submitted to the MAPD, as provided for during the rezoning hearings. If this covenant has not yet been recorded it should be submitted to the Planning Department with the final plat tracing for recording.
- C. On the final plat tracing, as indicated in the platator's text, two openings shall be provided to Central Avenue. The face of the plat should indicate this same number of openings (two instead of the three now shown).
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- E. Recording of the plat within 30 days after approval by the County Commission.
- F. 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.
- G. 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.
- H. The representative from County 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

June 1, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-8 - Reber Addition (Revised)

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that the associated zone change resolution will not be published until a copy of the approved and recorded restrictive covenant has been submitted to the MAPD, as provided for during the rezoning hearings. If this covenant has not yet been recorded it should be submitted to the Planning Department with the final plat tracing for recording.
- C. On the final plat tracing, as indicated in the platlor's text, two openings shall be provided to Central Avenue. The face of the plat should indicate this same number of openings (two instead of the three now shown).
- D. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 90-8 Reber
Page 2

- F. Recording of the plat within 30 days after approval by the County Commission.
- 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. 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 final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 7, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

cc: Harlan Foraker, County Engineering
Ralfe D. Reber, 13777 E. Central, Wichita, KS 67230
Everett Fettis, 120 S. Market, #504, Wichita, KS 67202
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

June 7, 1990

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

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-8 - Reber Addition (Revised)

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 1990, 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 June 1, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

cc: Ralfe D. Reber, 13777 E. Central, Wichita, KS 67230
Everett Fettis, 120 S. Market, #504, Wichita, KS 67202
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer
Jack Brown, County Health Department