

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3  
January 10, 1991

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-70 - PEARSON FARMS 2ND ADDITION

OWNER/APPLICANT: Michael Boyd, 2111 N. Maize Rd., Wichita, KS 67212

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

LOCATION: Southwest corner of 21st Street North and Maize Rd.

SITE SIZE: 14.3 Acres

NUMBER OF LOTS

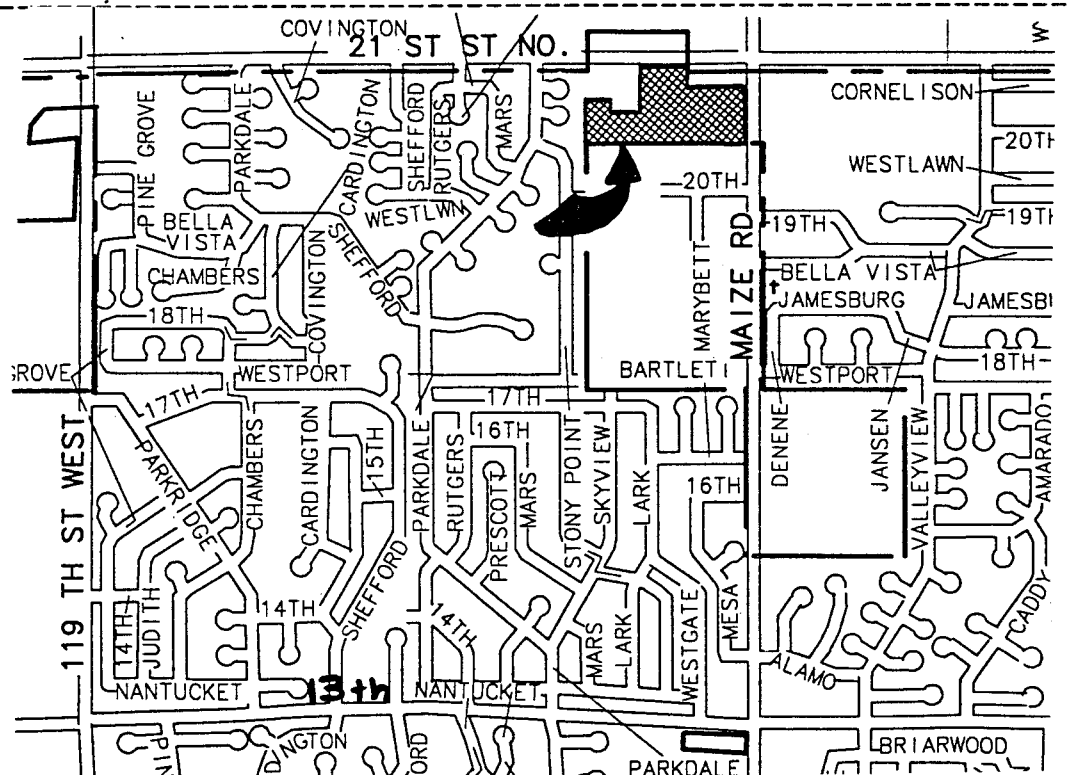
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 39,580 sq. ft.

CURRENT ZONING: "OC" Office Commercial & "LC" Light Commercial

*The original lots 1 & 2  
also drain a cross  
Blat.*

VICINITY MAP:



NOTE: This plat has been accepted in final form. It involves a relatively minor replatting of a Lot 3 and Lot 5 of the original Pearson Farms Addition. Lot 3 in this present Addition has been expanded westward from a previous lot, while Lot 2 in the present plat is a new lot being created out of a portion of the original lot 3. Street right-of-way, access controls, etc. are basically being maintained as originally platted.

STAFF COMMENTS:

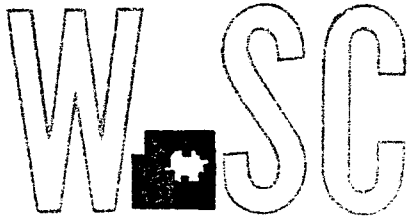
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended. Also, Engineering needs to indicate if any additional guarantees, such as for sanitary sewer will be needed for the additional lot (Lot 2) being created by this replat.
- B. Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to the C.U.P., DP-184 that covers this site. The parcel which corresponds to Lot 3, needs to be adjusted to conform to this lot configuration. While Lot 2 is not altering an original parcel boundary, the applicant may need to consider if any adjustments should also be considered for this situation. That is, any changes in the number of buildings or of lot coverage should also be considered at this time.
- C. Since setbacks between lots are required by the C.U.P. only if the lots are not developed under the same ownership, such setbacks need not be platted. However, the final plat shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per. the requirements of the Pearson Farms Commercial Community Unit Plan (DP-184) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- D. The final plat tracing shall show the building setbacks around the perimeter of the plat as originally platted or as now needed. Specifically, to buffer this addition from adjacent properties a 35-foot building setback should as originally shown, be platted along this site's most westerly line and south line. The setback along the south line, even though within an easement, was considered appropriate in the event the drainage easement was ever vacated.

Lot 1 shall also plat a setback to Maize Road which corresponds to the west line of Lot 2. Since this area between Lots 2 and 3 is expected to be the location of a drive for a major entrance to the site, a building setback in this case will more clearly indicate that no building can be placed in this area which would obstruct that purpose.

- E. Cross lot drainage agreements were required for the original plat. Since changes in the lots and a new lot area are being created by this plat, a new cross lot drainage agreement may be needed. City Engineering needs to indicate if this agreement is to be required.
- F. The applicant is again advised that if traffic signalization is required for this large commercial development, this property will be required to participate in these improvements.
- 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 11, 1991

Brent Wooten  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-70 (Final Plat) Pearson Farms 2nd Addition

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 10, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Square footage figures shall be provided to Engineering for the lots within this plat so existing special assessments and petitions may be amended.
- B. Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to the C.U.P., DP-184 that covers this site. The parcel which corresponds to Lot 3, needs to be adjusted to conform to this lot configuration. While Lot 2 is not altering an original parcel boundary, the applicant may need to consider if any adjustments should also be considered for this situation. That is, any changes in the number of buildings or of lot coverage should also be considered at this time.
- C. Since setbacks between lots are required by the C.U.P. only if the lots are not developed under the same ownership, such setbacks need not be platted. However, the final plat shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Pearson Farms Commercial Community Unit Plan (DP-184) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- D. The final plat tracing shall show the building setbacks around the perimeter of the plat as originally platted or as now needed. Specifically, to buffer this addition from adjacent properties a 35-foot building setback should as originally shown, be platted along this site's most westerly line and south line. The setback along the south line, even though within an easement, was considered appropriate in the event the drainage easement was ever vacated.

- Lot 1 shall also plat a setback to Maize Road which corresponds to the west line of Lot 2. Since this area between Lots 2 and 3 is expected to be the location of a drive for a major entrance to the site, a building setback in this case will more clearly indicate that no building can be placed in this area which would obstruct that purpose.
- E. Until sanitary sewer is extended to this site, development of the platted lots should be restricted. The applicant shall submit to Planning, with the final plat tracing, for recording, a covenant indicating that development of this site will be restricted until sanitary sewer has been extended to this location.
  - F. Cross lot drainage agreements were required for the original plat. Since changes in the lots and a new lot area are being created by this plat, a new cross lot drainage agreement will be needed.
  - G. The applicant is again advised that if traffic signalization is required for this large commercial development, this property will be required to participate in these improvements.
  - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
  - K. Recording of the plat within 30 days after approval by the City Council.

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, January 17, 1989. If you have any questions concerning this matter, please call.

Sincerely,

*Kandace A. Jones*

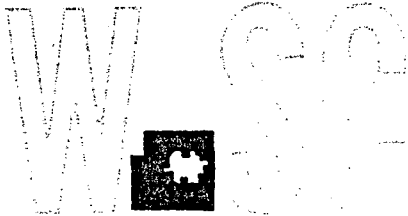
Kandace A. Jones  
Associate Planner

KJ:sm

Enclosure

cc: Michael Boyd, 128 S. Delrose, 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

January 22, 1991

Brent Wooten  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-70 (Final Plat) Pearson Farms 2nd Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on January 17, 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 January 11, 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.

Please call if you have any questions.

Sincerely,

*Kandace A. Jones*

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Michael Boyd, 128 S. Delrose, Wichita, KS 67218  
Mike Lindebak, City Engineer