

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

September 5, 1996

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 96-57 - DILLON 12TH ADDITION

OWNER/APPLICANT: Harry B. Brown, Jr., 800 Dublin, Wichita, KS 67206

CONTRACT PURCHASER: Dillon Companies, Inc., c/o Lee Kelly, P. O. Box 1608, Hutchinson, KS 67504-1608

SURVEYOR/ENGINEER: P.E.C. P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 13th Street North and east of Greenwich Road

SITE SIZE: 22.94 ± Acres

NUMBER OF LOTS

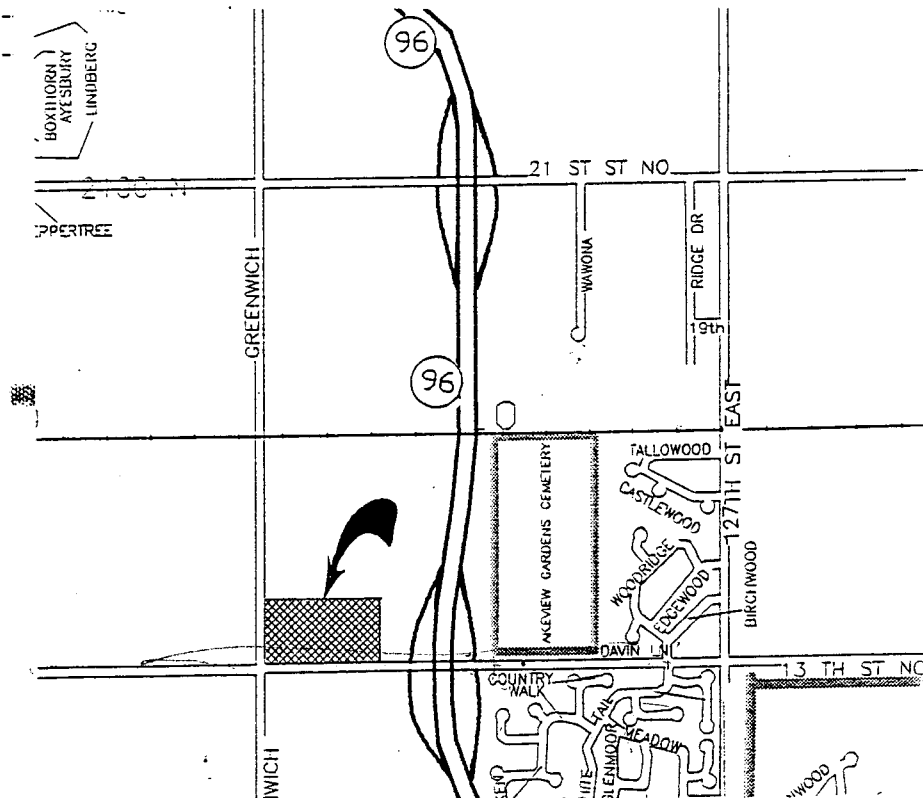
Residential:
Office:
Commercial: 4
Industrial:
Total: 4

MINIMUM LOT AREA: 40,000 sq. ft

CURRENT ZONING: "LC" and "SF-20"

PROPOSED ZONING: "LC" (SCZ-0714, CUP DP-224)

VICINITY MAP:



NOTE: Among the primary responsibilities of platting is establishing that a given site already has improvements available or can and/or will provide any needed improvements, required for the site's development, at the time the site is approved as a platted subdivision. This site, however, as a major commercial center is still beyond a reasonable distance for the extension of municipal water or sanitary sewer facilities. That is, based upon discussions noted for the zone change involving this site (SCZ-0714) and an associated CUP (DP-224) no guarantees are being offered to extend, at this time, sewer and water to the site. Instead, restrictions are apparently being placed in the CUP, prohibiting the issuance of building permits until such time as such improvements are available. That is, guarantees for improvements are only being considered at or for the immediate site, but not beyond as would be needed to provide municipal water (City of Wichita) or sanitary sewer (County Four-Mile Creek system).

As noted above, this site is involved with a zone change (SCZ-0714) which was approved subject to platting the site by June 26, 1997. Under the zone change, the entirety of the site will be zoned "LC". The site is also covered by a CUP, DP-224 with each of the lots being platted corresponding to a specific parcel of the CUP.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering and/or the Water Department need to indicate the extent of these guarantees--i.e., along Greenwich, 13th Street North, off site, and so forth. Since such improvements will involve a City of Wichita water line, an outside-the-City water agreement shall also be provided.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.
- C. As required by the CUP, DP-224 the applicant shall guarantee left-turn and decel lanes to serve the site's major entrances from Greenwich and 13th Street North.
- D. County Engineering needs to indicate if any additional guarantees such as for intersection improvements, major entrance improvements in public right-of-way, etc. needs to be guaranteed for this site.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. On the final plat , the plattor's text shall note the platting of the wall easement and that utilities may cross this easement.
- G. As required by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot access/circulation agreement.
- H. If any part of the pipeline easement, or associated building setback, as noted in this site's platting binder is located within the perimeter of the plat, such easement shall be properly shown and labeled on the final plat and this site shall be subject to the standard pipeline

conditions.

- I. The applicant is reminded that as part of this site's development, a sidewalk plat is to be submitted to Planning for approval prior to the issuance of building permits.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

October 24, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/5/96)

CASE NUMBER: S/D 96-57 - DILLON 12TH ADDITION

OWNER/APPLICANT: Harry B. Brown, Jr., 800 Dublin, Wichita, KS 67206

CONTRACT PURCHASER: Dillon Companies, Inc., c/o Lee Kelly, P. O. Box 1608, Hutchinson, KS 67504-1608

SURVEYOR/ENGINEER: P.E.C. P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 13th Street North and east of Greenwich Road

SITE SIZE: 22.94 ± Acres

NUMBER OF LOTS

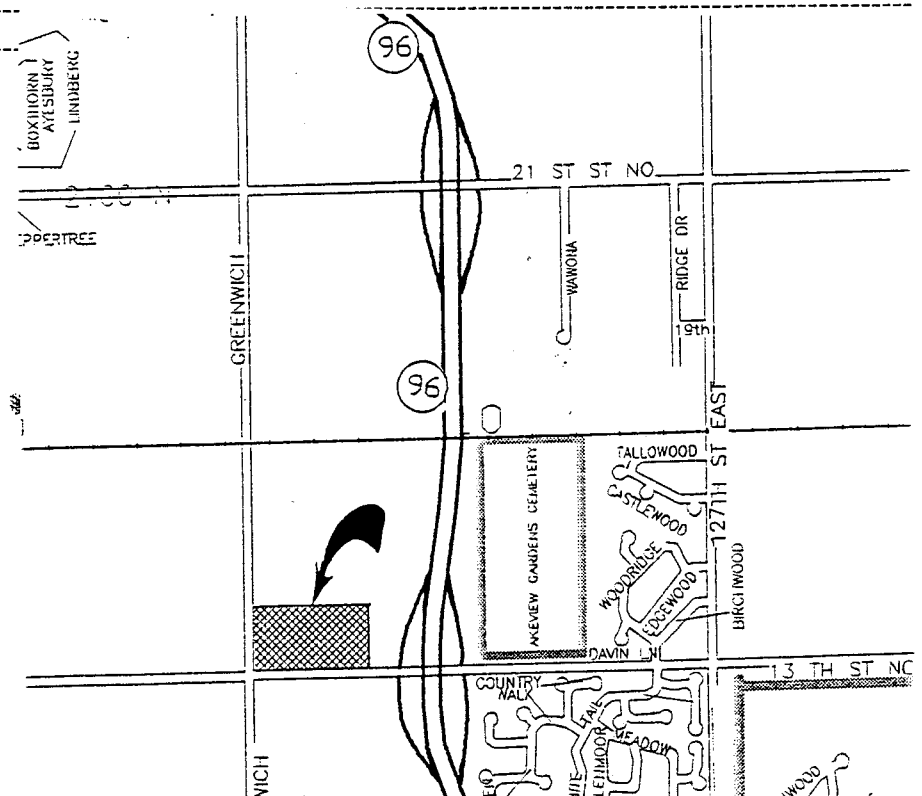
Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

MINIMUM LOT AREA: 40,000 sq. ft

CURRENT ZONING: "LC" and "SF-20"

PROPOSED ZONING: "LC" (SCZ-0714, CUP DP-224)

VICINITY MAP:



Note: This site is involved with a zone change (SCZ-0714) which was approved subject to platting the site by June 26, 1997. Under the zone change, the entirety of the site will be zoned "LC". The site is also covered by a CUP, DP-224 with each of the lots being platted corresponding to a specific parcel of the CUP.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, these guarantees shall provide for any needed off-site extensions such as along 13th Street North from the Whitetail Addition. Since such improvements will involve a City of Wichita water line, an outside-the-City water agreement shall also be provided.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County and shall include any needed off-site extensions.
- C. As required by the CUP, DP-224 the applicant shall guarantee left-turn and decel lanes to serve the site's major entrances from Greenwich and 13th Street North.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. As required by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot access/circulation agreement.
- F. The applicant is reminded that as part of this site's development, a sidewalk plat is to be submitted to Planning for approval prior to the issuance of building permits.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- 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 and/or County

Commission.

- L. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate, as was discussed during review of the preliminary plat, if any additional right-of-way needs to be dedicated from this plat.