

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

January 24, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-5 - FIRST ASSEMBLY OF GOD ADDITION

OWNER/APPLICANT: First Assembly of God, 1144 S. Main, Wichita, KS 67213

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

LOCATION: East side of Webb Road just south of Kansas Turnpike.

SITE SIZE: 27.3 Acres

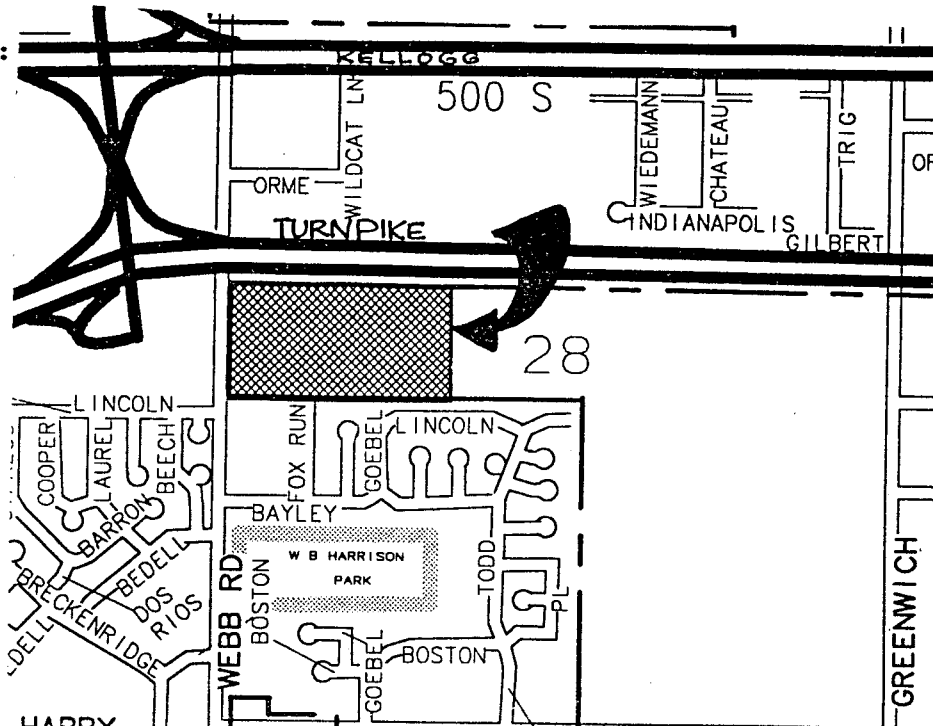
NUMBER OF LOTS

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

MINIMUM LOT AREA: 27.09 Acres

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. Although water and sanitary sewer are apparently adjacent to this site, both City and County Engineering need to indicate if any further extensions of these facilities are required for this site. In particular, it needs to be indicated if this site is to be served by the Four Mile Creek sanitary sewer system and if any special conditions are involved.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving and construction of the cul-de-sac for Fox Run along the south property line, which emanates from the Harrison Park Addition.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- (E) Since no access should be expected from this site to the Turnpike and to the northern portion of Webb Road in the area of the Condemnation Case, for informational purposes the final plat should indicate on the face of the plat that there is no access to these roads at these locations.
- F. In order to help preserve the row of trees along the south line of this plat it is suggested that the final plat grant an easement greater than the 10-foot (20 to 30 feet) utility easement indicated on this preliminary plat.
- G. The applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company and Beech Aircraft Corp. Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements.
- H. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- I. 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.
- J. Requirements for a final plat (see pages 24-29, 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.

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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY

WICHITA

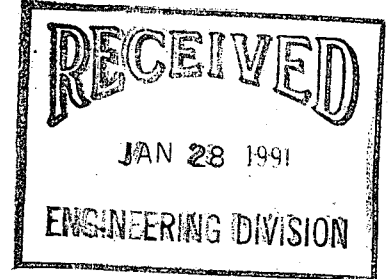


METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 24, 1991

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211



Re: S/D 91-5 (Preliminary Plat) First Assembly of God
Addition

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 24, 1991, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the paving and construction of the cul-de-sac for Fox Run along the south property line, which emanates from the Harrison Park Addition.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since no access should be expected from this site to the Turnpike and to the northern portion of Webb Road in the area of the Condemnation Case, for informational purposes the final plat should indicate on the face of the plat that there is no access to these roads at these locations.
- E. In order to help preserve the row of trees along the south line of this plat it is suggested that the final plat grant an easement greater than the 10-foot (20 to 30 feet) utility easement indicated on this preliminary plat.

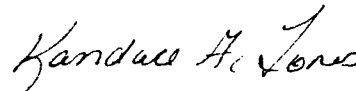
- F. The applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company and Beech Aircraft Corp. Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements.
- G. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- H. 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.
- I. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- K. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

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.

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

Sincerely,



Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: First Assembly of God, 1144 S. Main, Wichita, KS 67213
Mike Lindebak, City Engineer