

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

March 7, 1991

STAFF REPORT

(Final Plat, Preliminary Plat Approved 1/24/91)

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, south of Kansas Turnpike.

SITE SIZE: 27.3 Acres

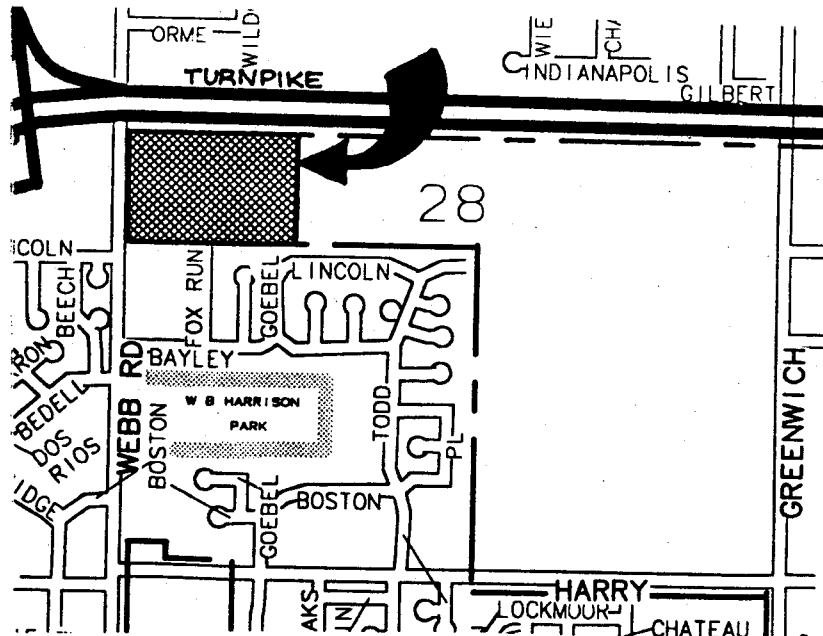
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 27.09 Acres

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. 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. 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.
- E. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

March 21, 1991

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/24/91)
(Deferred from 3/21/91)

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, south of Kansas Turnpike.

SITE SIZE: 27.3 Acres

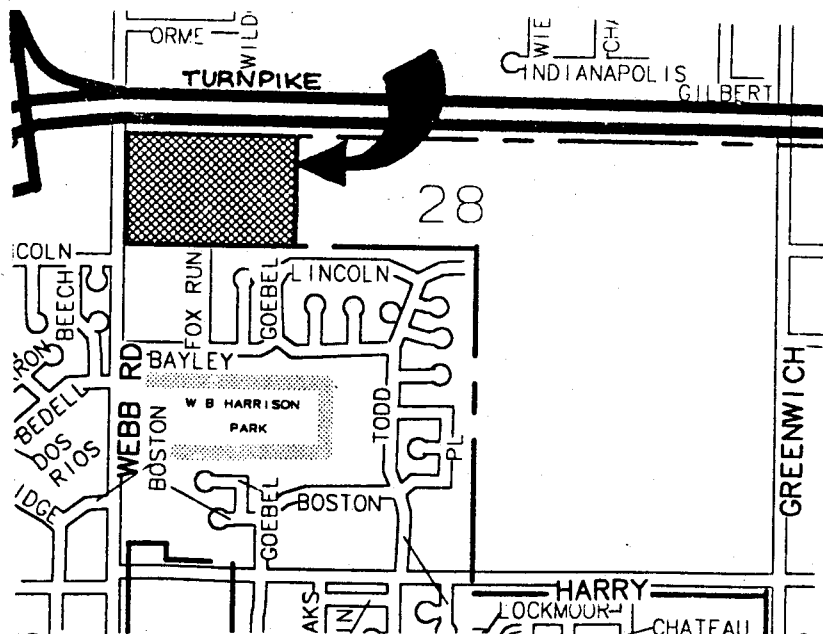
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 27.09 Acres

CURRENT ZONING: "AA" One Family Dwelling

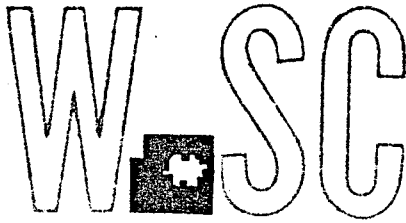
VICINITY MAP:



STAFF COMMENTS:

- A. 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. 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.
- E. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City 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

March 8, 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, March 7, 1991, the above captioned plat was deferred.

Sincerely,

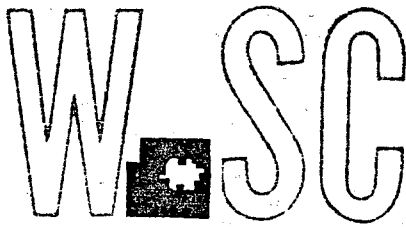
A handwritten signature in cursive script that reads 'Kandace A. Jones'.

Kandace A. Jones
Associate Planner

KJ:sm

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

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 22, 1991

N. Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

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

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 21, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. 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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. 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.
- D. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- E. 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.
- F. 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.

S/D 91-5 First Assembly of God

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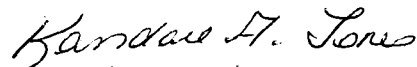
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.

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 28, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Jones
Associate Planner

KJ:sm

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