

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

March 23, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-17 - LESLINE ADDITION

OWNER/APPLICANT: K.T. Wiedemann Trust, W.G.T. Associates, Attn:
Robert Kaplan, 430 N. Market, Wichita, KS
67202

SURVEYOR/ENGINEER: P.E.C., P.A.

LOCATION: Southeast corner of Kellogg (U.S. 54) and
Greenwich Rd.

SITE SIZE: 5.5 Acres

NUMBER OF LOTS

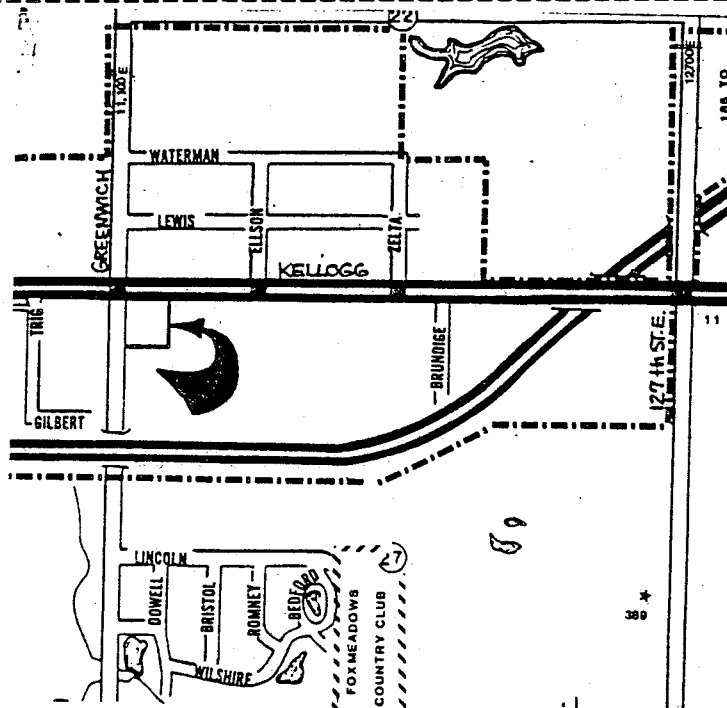
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 3.82 Acres

CURRENT ZONING: "LC"

PROPOSED ZONING: "E" (Z-2944)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site represents a portion of an overall, 80.3 acre, site being requested for rezoning to the "E" light-industrial classification. This zoning request is scheduled to be reviewed by the MAPC on March 16, 1989. While this plat has been submitted in final form only, as indicated by the sketch plat, the northern part of the site, along Kellogg, is being platted for a unified type development employing more of an interior type road system rather than a simple frontage road along Kellogg.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. As required by this plat, the applicant shall guarantee the extension of Municipal water.
- C. The applicant shall guarantee the paving of Orme and Dowell streets adjacent to this plat.
- D. The applicant shall guarantee any accel/decel lane, medial, or other intersection improvements along Greenwich Road required by City Traffic Engineering.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Approval of this plat is subject to any conditions required by approval of the associated zone change request (Z-2944). Included in these conditions shall be the submittal of any covenants, with the final plat tracing, concerning sign control and screening of outside storage.
- H. The final plat tracing shall indicate a dimension from the north line of the plat to the section line north of Kellogg.
- I. The final plat tracing shall indicate any associated condemnation case number for U.S. 54.
- J. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- O. The representative from Traffic Engineering should be prepared to comment on any intersection or traffic improvements required for this plat.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 24, 1989

Professional Engineering Consultants, P.A.
Attn: Gary Wiley
1440 E. English
Wichita, KS 67211

Re: S/D 89-17 - LESLINE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 1989, 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 extension of sanitary sewer to serve the lots being platted.
- B. As required by this plat, the applicant shall guarantee the extension of Municipal water.
- C. The applicant shall guarantee the paving of Orme and Dowell streets adjacent to this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. At the March 16, 1989, meeting of the MAPC the request for rezoning an area including this site was heard. The Planning Commission approved a zone change to "E" Light Industrial (Z-2944) for this site with the condition and understanding that the applicant will submit three voluntarily offered covenants prohibiting off-site advertising signs, prohibiting portable signs, and permitting only "C" Commercial District uses. The above mentioned covenants shall be submitted to the Planning Department prior to this plat being scheduled for the City Council.

- G. The final plat tracing shall indicate a dimension from the north line of the plat to the section line north of Kellogg.
- H. The final plat tracing shall indicate any associated condemnation case number for U.S. 54.
- I. The applicant shall obtain, by separate instrument, the off-site drainage easement, required by the drainage plan for this property.
- J. The final plat tracing shall establish a 60-foot building setback from the north line adjacent to Kellogg.
- 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. 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 30, 1989 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: K.T. Wiedeman Trust, W.G.T. Associates
Attn: Robert Kaplan
430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

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March 30, 1989

Professional Engineering Consultants, P.A.
Attn: Gary Wiley
1440 E. English
Wichita, KS 67211

Re: S/D 89-17 - LESLINE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 30, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 24, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

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Mike Lindebak, City Engineer