

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5**

January 6, 1994

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 93-79 GEORGE WASHINGTON STORAGE  
ADDITION

**OWNER/APPLICANT:** TFC Development, Inc., 1125 S. Rock Road, Wichita,  
KS 67207

**SURVEYOR/ENGINEER:** Poe & Associates, Attn: Kenny Hill, 434 North Oliver,  
Wichita, KS 67208

**LOCATION:** East of Hillside and South of Harry

**SITE SIZE:** 3.05 Acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 3.05 Acres

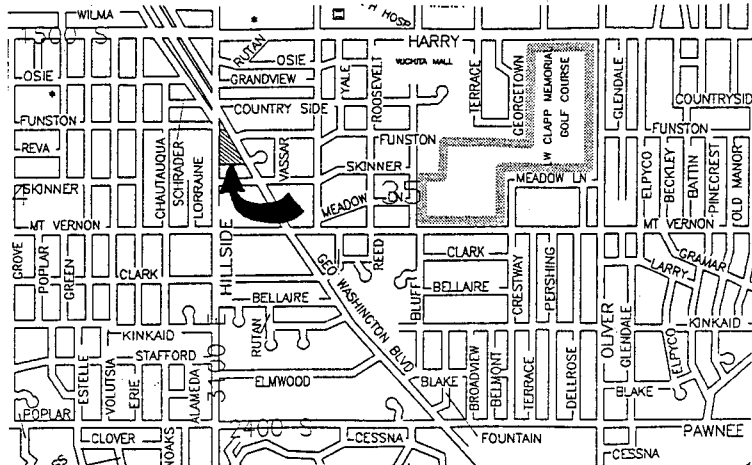
**CURRENT ZONING:** "B" and "LC"

**PROPOSED ZONING:** "C" (Z-3112)

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**VICINITY MAP:**



NOTE: This site is involved in a zone change to "C" Commercial Zoning (Z-3113) and a Community Unit Plan (DP-212) in order to provide for the development of self storage type units. Both the zone change and CUP were approved by the MAPC on 12/16/93. City Council review is expected some time in January.

STAFF COMMENTS:

- A. Although this area is developed, the site as now being platted does not have direct access to a public sanitary sewer line. Although the site's use is proposed as self storage facilities, an Office is planned at the site's northern end. Regardless of the use, however, this plat has to provide for the extension of public sewer to the site.

While the City's sewer books show a line terminating north of this plat, in the area of the triangular piece of property adjacent to this plat, that line is also indicated as being private. A public line to the south is located in Skinner but is not directly accessible to this site and if extended to the plat's south line is obviously far removed from the Office area requiring sanitary sewer.

The applicant shall in any case guarantee the extension of sanitary sewer to this site. City Engineering needs to indicate from where or how sanitary sewer can be extended to the site. As necessary easements on-site and/or off-site shall also be provided.

- B. The applicant shall guarantee the closure of all drives in Washington and Hillside exceeding the access control requirements to these streets. At the least this appears to involve 4-drives to each street. City Engineering needs to indicate if any special requirements should be included in the closing of these drives since significant sections of curb, gutter, and street are involved.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based upon the recommendation of the Planning Commission, this site was required to contingently dedicate 20-feet of right-of-way for Hillside. This dedication shall be shown on the final plat tracing. The face of the plat shall
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clearly indicate such a 20-foot contingent dedication, while the plat's text specifically indicates that the contingent dedication is subject to the City's need for the right-of-way to provide for street or street related improvements.

Approval of this plat, as now being platted, however, shall be subject to the City Council's approval of the waiver of the normal required street dedication for an arterial. It should be noted that Hillside at this site is indicated on the Transportation Plan as an arterial. And further, that along the east side of Hillside between Pawnee and Harry, a distance of one (1) mile: 50 feet of 1/2 street right-of-way has been dedicated for a distance of nearly 2,000 feet; 40 feet of 1/2 street exists over nearly 1500 feet; and 30-feet is prevalent over only 1700 feet, 1000 feet of which involves unplatted properties.

- F. On the final plat tracing, the 25' building setback to Hillside shall be clearly shown as being from Hillside's existing right-of-way and not from the contingent dedication.
  - G. Based on the CUP requirements for this site, except for one (1) opening to Hillside and one (1) opening to George Washington from approximately the north 100 feet of the plat, complete access control shall be platted to this site's frontages to these streets. The final plat tracing shall therefore show access control except for one opening in the areas shown on the CUP, and complete access control for the remaining street frontages. The plat's text shall also be revised to explicitly note the dedication of such access control.
  - H. Unless the plat is dedicating additional right-of-way, such a reference should be deleted from the plat's text. The legal description on this plat appears to exclude any right-of-way for Hillside or George Washington and such a reference to street dedications appears inappropriate.
  - I. The plat's text should also delete references to the granting of easements, unless Engineering or the Utilities request such easements. At this time, however, no such easements are being shown on the plat.
  - J. On the final plat tracing, a note shall be placed on the face of the plat indicating that this addition is subject to conditions of CUP, DP212.
  - K. On the final plat tracing, the MAPC signature block shall be amended to indicate James D. Miner as chairman.
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- L. The legal description on this plat is referencing a "Crown Point Addition". Planning Department's maps do not indicate that this Addition presently exists and consequently may have been vacated. The applicant's agent shall verify if this plat was vacated and if it has been, the legal description should add a comment such as; Crown Point Addition (now vacated).
- M. The applicant is reminded that a platting binder is required with a final plat. Approval of this plat shall be subject to submittal of this binder and any relevant conditions that may be found upon its review by Planning.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. 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.

## 6 W UTILITIES

SEWER - 4/93 Private line to Body Site looks like plugged  
at 6 W manhole - Contact Contractor who plugged man

STORM - Work with P&S will have to catch + Pipe to storm off site

6 W

## ELECTRIC

WATER Shop Henry Smith 268-4908

Bruce Cluck - MAINS to v lines + SET METER

Will probably need install fire HYD - 4 HYD Surround PROPERTY

FIRE HYDRANTS - Will probably need 1 or 2 inside at N end of Body 2 + 3  
need to locate on Site

NO. 91-32608-2

WORKSHEET PERMIT NO. 01049

DATE 9/16/91

FOR	DESCRIPTION
SANITARY	S/O
STORM	

Perit

TV Augustin - Utility maint Augustin  
Cond water P.O.E

CONTRACTOR

ALVIN Henning

JOB ADDRESS

1818 S. Hillside (old Safeway Bldg)

SEWER BOOK E PAGE NO. 159 ISSUED BY BR

SIZE LINE 8" KIND Clay DEPTH NOT shown FLOW NE

LOCATION OF LINE: See attached copy

STUB \_\_\_\_\_ WYE/RISER STA. \_\_\_\_\_ OR \_\_\_\_\_ FEET SW FROM MH STA. 1+50.3

LOCATION OF MH: approx 70' E of EPL (in Geo. Wash. Blvd) and 100' S. FROM N. TIP

of Lot. Line runs approx 150' SW then ~~to~~ dead ends

SECONDARY MH STA. \_\_\_\_\_ LOCATED (This is the private line on private property)

REMARKS:  
Book shows two conn:  
old trend slope  
1760 S. Hillside MH stub  
MH STA 1+50.3  
1810 S. Hillside - Tap at  
14' S of MH 1+50.3.

INSPECTION COMMENTS:  
S/O in  
M.H. 8" line  
clay.  
M.H. on  
George Washington

D.S. 9.24.91  
INSPECTOR DATE

FEE \$ 1900

Not paid  
9/27/91



