

December 12, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-93 - GLENVILLE EAST ADDITION

OWNER/APPLICANT: William Lusk, Jr., 1608 E. Lewis, Wichita, KS 67211

OWNER/APPLICANT: Glenville Bible Baptist Church, 4604 S. Seneca, Wichita, KS 67217

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: North of 47th Street South and west of Rock Road

SITE SIZE: 40.0 ± Acres

NUMBER OF LOTS

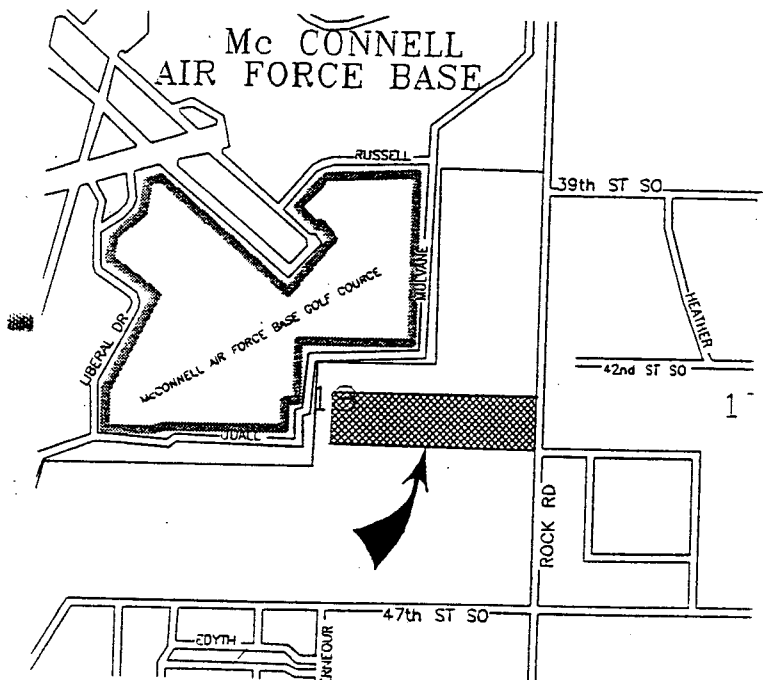
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 40.0 ± Acres

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

PROPOSED ZONING: "SF-20" (SCZ-0701)

VICINITY MAP:



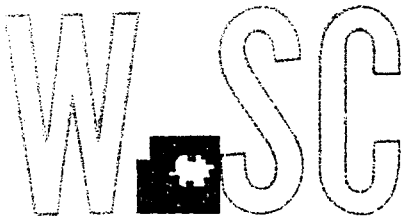
NOTE: A County zone change (SCZ-701) from "R" to "R-1" (now SF-20) was approved for this site in late 1995, subject to platting. The site, however, is apparently not being platted for a residential use, but as noted in the zoning case is being platted to allow for development of a Church Campus. This site is, immediately south and east of McConnell AFB. While the Comprehensive Plan recommends that such areas be maintained for agricultural type uses, low-density residential platting has been occurring and approved for this general area.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. As indicated in the zone case, this site is intended for development as Church Campus. However, it is not clear as to what is meant by a "Campus". Health needs to indicate if any additional information or conditions are involved for a Church and/or Campus type use; e.g., can separate buildings be connected to the same on-site sewer system.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. City Engineering needs to indicate if petitions for the future extension of municipal water and sewer should be provided. As noted in the zone change case report, while neither utility is available at this time, this location is within the expected service area for these facilities in the future.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. On the final plat, both the face of the plat and the plattor's text shall note the dedication of access control except for two (2) openings to Rock Road.
 - F. Although this site is apparently intended for a non-residential use, based on the zoning approval of this plat will be considered to indicate the MAPC's agreement to waive the lot width to depth standards for residential lots. It should be noted that the site is a large tract of 40 or so acres and is also located in a somewhat unique situation (McConnell AFB to northwest, area intended to maintain low densities, etc.).
 - G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - H. On the final plat, the center line (CL) of Rock Road shall be labeled.
 - I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
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- J. 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.
 - 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. 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 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - O. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
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WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 12, 1996

Armstrong Land Survey, P.A.
250 Mathewson
Wichita, KS 67214

RE: S/D 96-93 - Preliminary Plat of The GLENVILLE EAST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, 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. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. As indicated in the zone case, this site is intended for development as Church Campus. However, it is not clear as to what is meant by a "Campus". The applicant is advised that depending on the uses planned for the site, state approval may be needed. Prior to submitting the final plat, the applicant shall meet with County Health to determine any such requirements and/or information needed to make such a determination.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. On the final plat, both the face of the plat and the platlor's text shall note the dedication of access control except for two (2) openings to Rock Road. If a third opening is desired, the applicant shall meet with County Engineering in order to review this site's development plans and to determine if a 3rd opening can be justified.
 - D. Although this site is apparently intended for a non-residential use, based on the zoning approval of this plat will be considered to indicate the MAPC's agreement to waive the lot width to depth standards for residential lots. It should be noted that the site is a large tract of 40 or so acres and is also located in a somewhat unique situation (McConnell AFB to northwest, area intended to maintain low densities, etc.).
 - E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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- F. On the final plat, the center line (CL) of Rock Road shall be labeled.
- G. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.)
- 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 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.
- L. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

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 (current platting binder) 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,



Don Losew
Senior Planner

DL:rh

Enclosure

cc: William Lusk, Jr., 1608 E. Lewis, Wichita, KS 67211

Glenville Bible Baptist Church, 4604 S. Seneca, Wichita, KS 67217

Mike Lindebak, City Engineer ✓

January 9, 1997

STAFF REPORT
(Final Plat, Preliminary Plat Approved 12/12/96)

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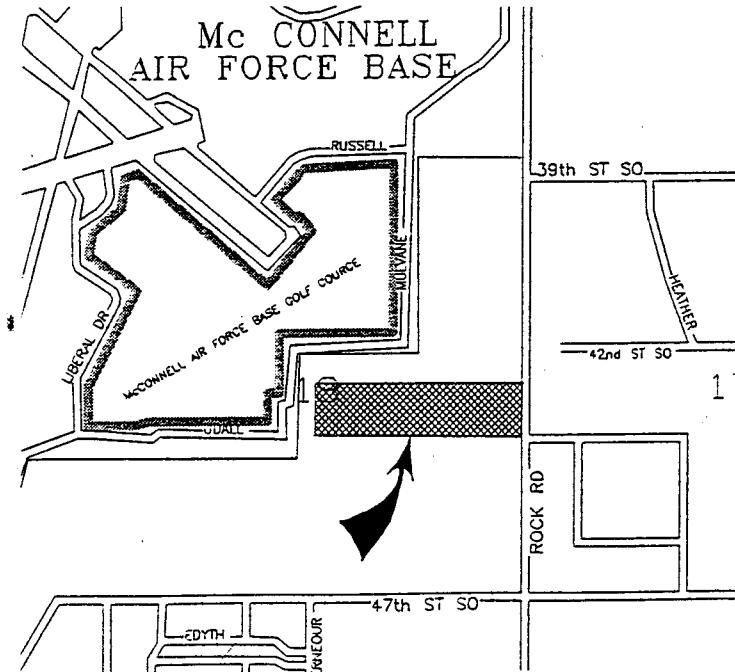
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VICINITY MAP:

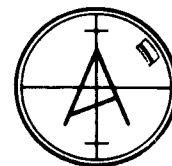


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STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. As indicated in the zone case, this site is intended for development as Church Campus. However, it is not clear as to what is meant by a "Campus". The applicant is advised that depending on the uses planned for the site, state approval may be needed. Prior to submitting the final plat, the applicant was to meet with County Health to determine any such requirements and/or information needed to make such a determination. Health needs to indicate any such requirements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. On the final plat, both the face of the plat and the plattor's text shall note the dedication of access control except for two (2) openings to Rock Road. If a third opening is desired, the applicant was to meet with County Engineering in order to review this site's development plans and to determine if a 3rd opening can be justified. County Engineering, needs to indicate if the three openings being shown on this final are acceptable.
- D. Although this site is apparently intended for a non-residential use, based on the zoning approval of this plat will be considered to indicate the MAPC's agreement to waive the lot width to depth standards for residential lots. It should be noted that the site is a large tract of 40 or so acres and is also located in a somewhat unique situation (McConnell AFB to northwest, area intended to maintain low densities, etc.).
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. On the final plat tracing, the center line (CL) of Rock Road shall be labeled and the street name shown.
- 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'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.
 - I. 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.
 - J. The final plat tracing shall be amended to indicate John C. Frye as MAPC Chairman.
 - K. Before this plat will be released for County Commission review, the applicant shall provide proof that the ownership is as is indicated on the plat. The plat binder is presently indicating this site's ownership in another party.
 - L. The final plat tracing shall also be signed by any party holding a mortgage on the site. The plat binder shows that the Farm Credit Bank of Wichita as holding such a mortgage.
 - M. The final plat shall indicate the recording information for the 50-foot pipeline easement on this property.
 - N. The applicant shall submit a copy of the instrument which establishes the Jayhawk Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
 - O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - P. The applicant is advised that before this plat can be recorded, all applicable property taxes, including for 1996, will need to be paid.
 - Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
 - S. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.
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Armstrong Land Survey, P.A.

DONN C. ARMSTRONG, R.L.S.

**250 MATHEWSON
WICHITA, KANSAS 67214
(316) 263-0082**

PERIMETER CLOSURE COMPUTATIONS

GLENVILLE EAST ADDITION

	NORTHING	EASTING
N.E. CDR =	5000.0000	5000.0000
N.W. CDR =	5000.9427	2407.2902
S.W. CDR =	4334.6128	2407.5583
S.E. CDR =	4336.2951	4997.0878
N.E. CDR =	4999.9985	5000.0384

CLOSURE = 0.038 FT. PERIMETER = 6512.28 FT.

CLOSURE ACCURACY = 0.038/6512.28 FT. = 1/171,375.79 FT.