

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

October 19, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-70 - GOEBEL BROS. ^{3rd} ~~2nd~~ ADDITION

OWNER/APPLICANT: Star Lumber and Supply Company, c/o Mike Goebel, 325 S. West St., Wichita, KS 67213

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of McCormick between Sheridan & West Street

SITE SIZE: 4.47 acres

NUMBER OF LOTS

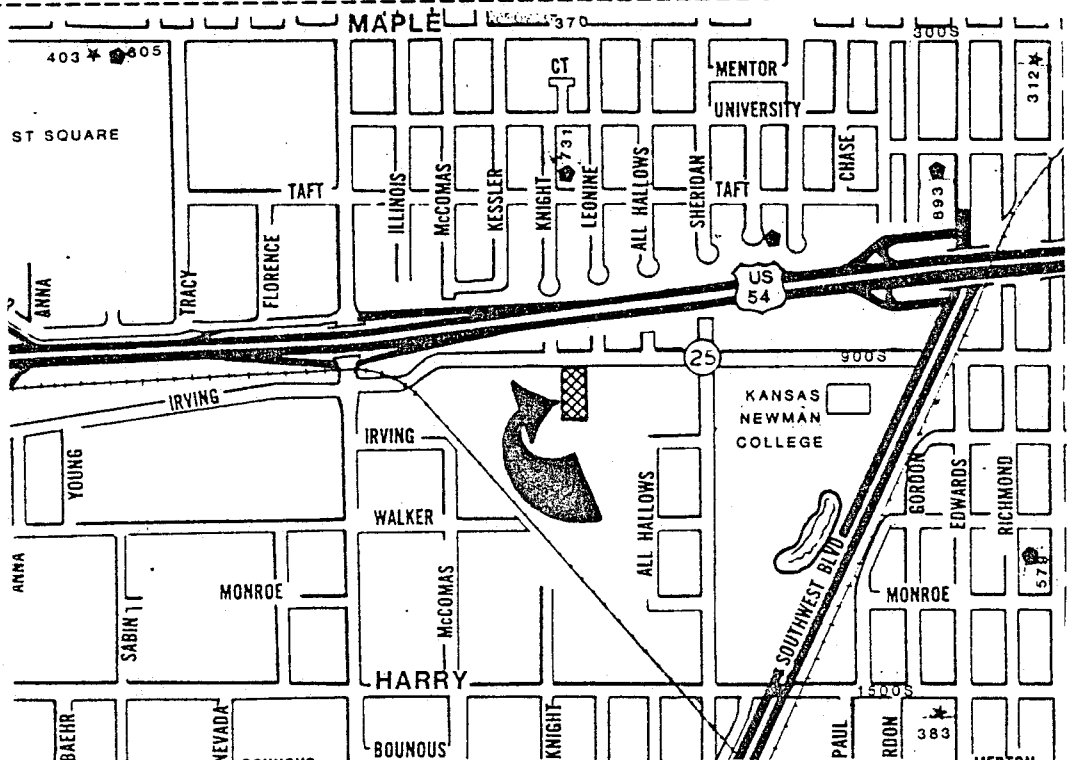
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 4.47 Acres

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "E" Light Industrial (Z-2971)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site is presently zoned "AA" One Family. A zone change request (Z-2971) for "E" Light Industrial zoning has been submitted.

- A. This plat will not be forwarded to the City Council until the requested zone change is approved. The plat shall be subject to any requirements of the zone change approval.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. On the final plat, the ARKLA and K.G. & E. easements shall be dimensioned from the southeast and southwest corners of the plat.
- H. The final plat shall clearly indicate the additional right-of-way for McCormick being dedicated by this plat, and the recording information for the existing 30-foot dedication for the southern portion of McCormick.
- 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 20-25, 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.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 20, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-70 GOEBEL BROS. 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 19, 1989, 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:

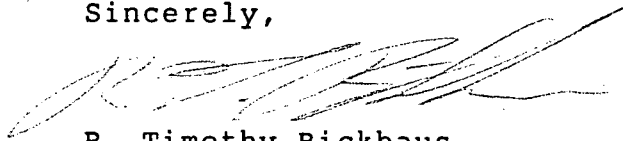
- A. This plat will not be forwarded to the City Council until the requested zone change is approved. The plat shall be subject to any requirements of the zone change approval.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. If improvements are 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 ARKLA Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. On the final plat, the ARKLA and K.G. & E. easements shall be dimensioned from the southeast and southwest corners of the plat.

S/D 89-70 Goebel Bros. 3rd
Page 2

- G. The final plat shall clearly indicate the additional right-of-way for McCormick being dedicated by this plat, and the recording information for the existing 30-foot dedication for the southern portion of McCormick.
- 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 20-25, 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.

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Star Lumber & Supply Company, c/o Mike Goebel, 325 S. West,
Wichita, KS 67213
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-70 GOEBEL BROS. 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat will not be forwarded to the City Council until the requested zone change is approved. The plat shall be subject to any requirements of the zone change approval.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated in the plattor's text, access control except for one opening is being established to McCormick Ave. The face of the final plat tracing shall also indicate this access control.
- E. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

S/D 89-70 Goebel Bros. 3rd
Page 2

- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. 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 Monday, November 20, 1989. If you have any questions concerning this matter, please call.

Sincerely,

R. T. Bickhaus D.L.

R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Star Lumber & Supply Company, c/o Mike Goebel, 325 S. West,
Wichita, KS 67213
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
November 16, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 10/19/89)

CASE NUMBER: S/D 89-70 - GOEBEL BROS. 2ND ADDITION

OWNER/APPLICANT: Star Lumber and Supply Company, c/o Mike Goebel, 325 S. West St., Wichita, KS 67213

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of McCormick between Sheridan & West Street

SITE SIZE: 4.47 acres

NUMBER OF LOTS

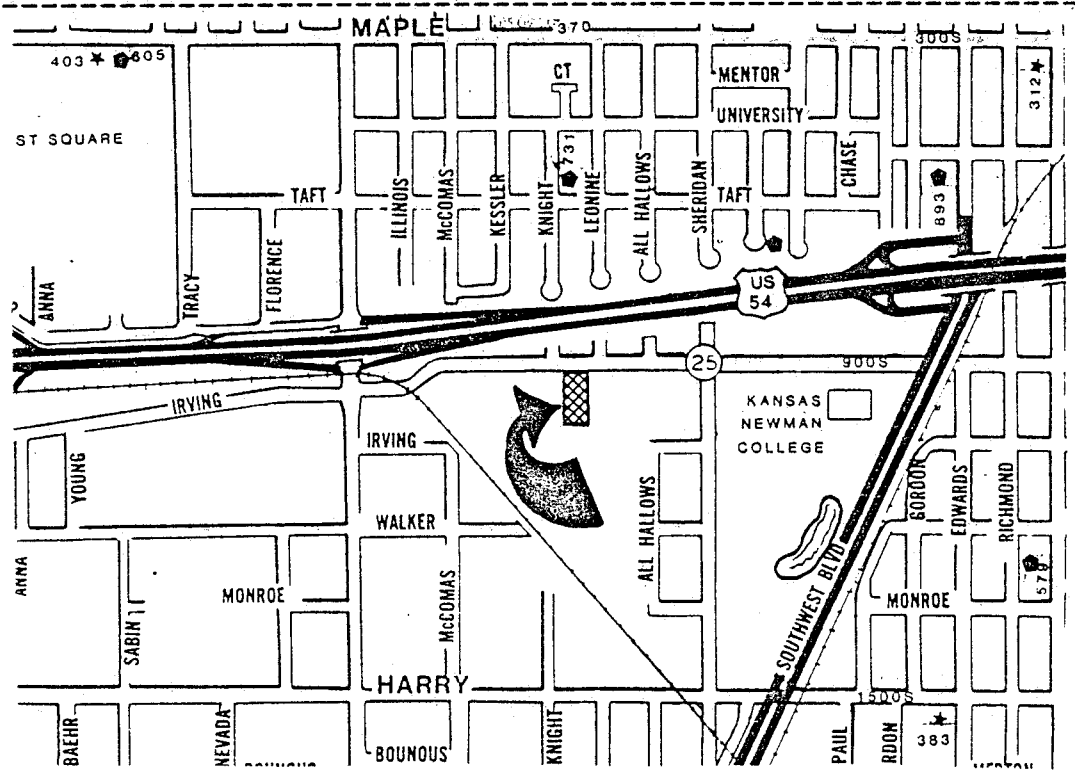
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 4.47 Acres

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "E" Light Industrial (Z-2971)

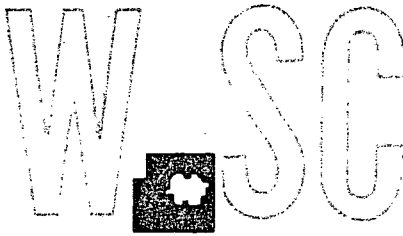
VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site is presently zoned "AA" One Family. A zone change request (Z-2971) for "E" Light Industrial zoning was approved by the MAPC on October 26, 1989 and is scheduled for the November 21, 1989 meeting of the City Council.
- A. This plat will not be forwarded to the City Council until the requested zone change is approved. The plat shall be subject to any requirements of the zone change approval.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. As indicated in the plattor's text, access control except for one opening is being established to McCormick Ave. The face of the final plat tracing shall also indicate this access control.
 - E. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
 - F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - 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.
 - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - J. Recording of the plat within 30 days after approval by the City Council.
 - K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 21, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-70 GOEBEL BROS. 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 20, 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 City Council 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Star Lumber & Supply Company, c/o Mike Goebel, 325 S. West,
Wichita, KS 67213
Mike Lindebak, City Engineer