

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

September 3, 1992

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 92-38 HANLEY ADDITION

OWNER/APPLICANT: Fred Hanley, 439 N. Belmont, Wichita, KS 67208

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 3500 N. Rock Road - Building 700, Wichita, KS 67226

LOCATION: East of Webb Road and south of 21st Street North

SITE SIZE: 26.6

NUMBER OF LOTS

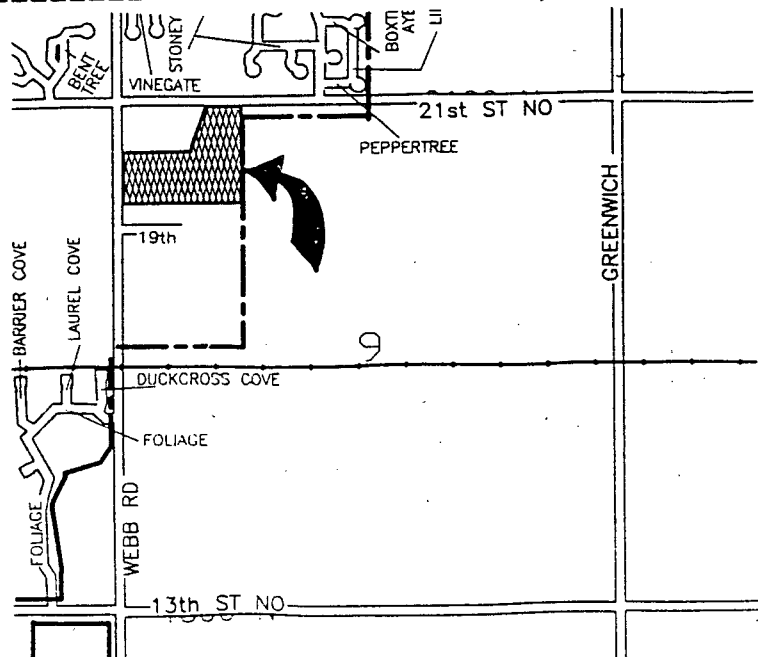
Residential:	1
Office:	1
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 58,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "A" with DP-154 (Lot 1) (Z-2780) and "BB" (Lot 2) (Z-2779)

VICINITY MAP:



NOTE: This site is involved in two (2) zone change cases and with the larger lot, Lot 1, also being within a Community Unit Plan (DP-154). Both the zone change cases and the CUP were initiated in 1986 with approval being subject to platting. Lot 2 is being proposed for "BB" office use while the larger area is proposed for "A" two-family zoning. However, under the CUP, Lot 1 is comprised of four parcels: Parcels 1, 2, 3, and 4. The uses listed under these various parcels include a wide range of residential types. The primary use now being proposed for this lot, though, is rental apartments. Such a use is not indicated in certain of the parcels, however. Also, the original CUP site plan indicated a public street system through Lot 1, or which entered from Webb Road, curving southward and eventually connecting to the previously platted 19th St. North.

To obtain the requested zone changes, (Z-2779 and Z-2780), the applicant has been informed that the existing platting deadline (August 5, 1992) must be approved for an extension. A request for a 3-year extension (the fourth on this case) has been filed.

STAFF COMMENTS:

- A. Prior to submitting the final plat, the applicant shall obtain a platting time extension for both the zoning cases and CUP (DP-154).
- B. Based on the new development planned for this site (Lot 1), the applicant shall either adjust or amend, as determined appropriate by Planning, the existing CUP (DP-154). Specifically this adjustment or amendment should: revise uses and/or parcels within Lot 1 so that the intended uses are allowed throughout Lot 1; include a submittal of a revised CUP site plan showing the intended changes in the layout of the apartments and the elimination of the interior public street system; show the changes in access controls to Webb and 21st Street, and identify any needed traffic improvements (accel lanes, decel lanes, left-turn lanes, etc.).

Such an adjustment/amendment shall be obtained prior to submittal of the final plat so that any conditions of the CUP involving platting may be appropriately addressed.
- C. Sanitary sewer appears to be both adjacent to and within the area being platted. City Engineering needs to indicate if there are any other requirements for this site.
- D. City water also appears to be available to this site from a line along Webb. However, no water line is presently along 21st Street North. City Engineering needs to indicate if any additional water guarantees are required.

- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. As identified for the CUP (as adjusted or amended) the applicant shall guarantee any needed traffic improvements. Traffic Engineering may wish to comment at this time on any possible requirements.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat, the plattor's text shall note the purpose of the proposed reserve and who is to own and maintain it. Since it appears that the primary purpose of the Reserve is for a floodway, the plattor's text shall also reference the standard floodway language. A covenant shall also be submitted indicating who is to own and maintain the reserve and since the reserve is for drainage, the covenant shall also grant to the City, the authority to maintain this drainage reserve in the event the owner fails to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner by a method similar to special assessments.
- I. If a minimum building pad elevation is required, it shall be noted on the face of the plat and referenced in the plattor's text. It shall also be indicated if this elevation is for the lowest floor or opening elevation. Both on-site and off-site benchmarks shall be indicated.
- J. 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.
- 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. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

Engineering also needs to indicate if the floodway/reserve is adequate, if any off-site drainage dedications are needed and if a minimum building pad elevation needs to be platted.

September 14, 1994

Vicky Huang, P.E.
City Engineering Department
City Building - 7th Floor
455 North Main
Wichita, KS 67202

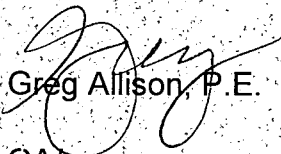
Re: Hanley Addition
Preliminary Plat

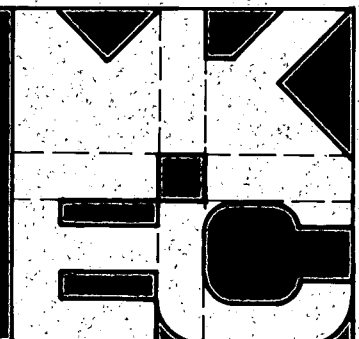
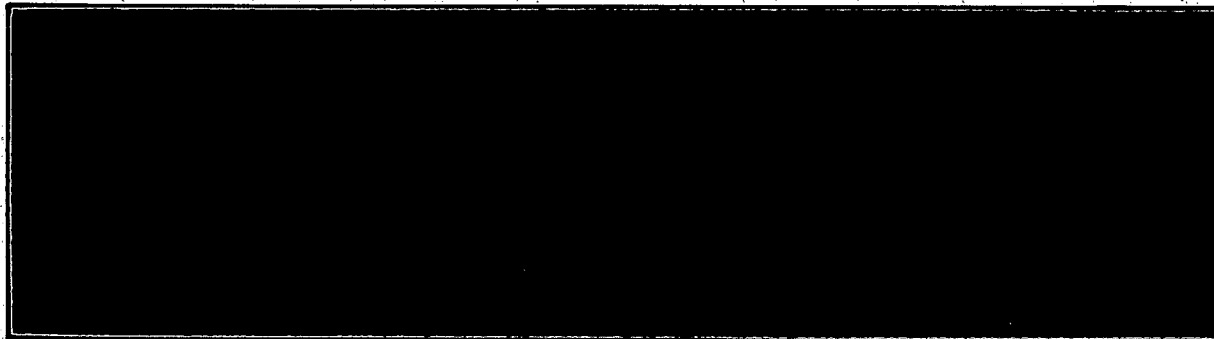
Dear Vicky:

Here is the drainage and utility concept for the referenced project. Please review and comment.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.


Greg Allison, P.E.
GA/mrn



September 27, 1994

S/D 92-38 Revised Preliminary Plat of Hanley Addition

REVISED STAFF COMMENT "A":

- A. Goebel Street (should be Goebel Circle) is being platted to provide access for Lots 3 and 4. This access can physically be provided only if the applicant is able to obtain an off-site street dedication to connect this segment of street with 19th Street which has been dedicated for a distance of approximately 800 feet east of Webb Road. The applicant shall guarantee the paving of Goebel Circle as platted in this addition and shall also EITHER obtain the dedication of and guarantee the paving of the off-site street segment connecting Goebel Circle with 19th Street OR guarantee the construction of a public road within the 64-foot-wide east-west access easement shown on Lot 2, including a bridge over the drainage within Reserve A.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

September 29, 1994

STAFF REPORT

(Revised Preliminary, Final Plat Approved 6/23/94, Preliminary Plat Approved 9/3/92)

CASE NUMBER: S/D 92-38 HANLEY ADDITION

OWNER/APPLICANT: Fred Hanley, 439 N. Belmont, Wichita, KS 67208

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: East of Webb Road and south of 21st Street North

SITE SIZE: 26.6 Acres

NUMBER OF LOTS

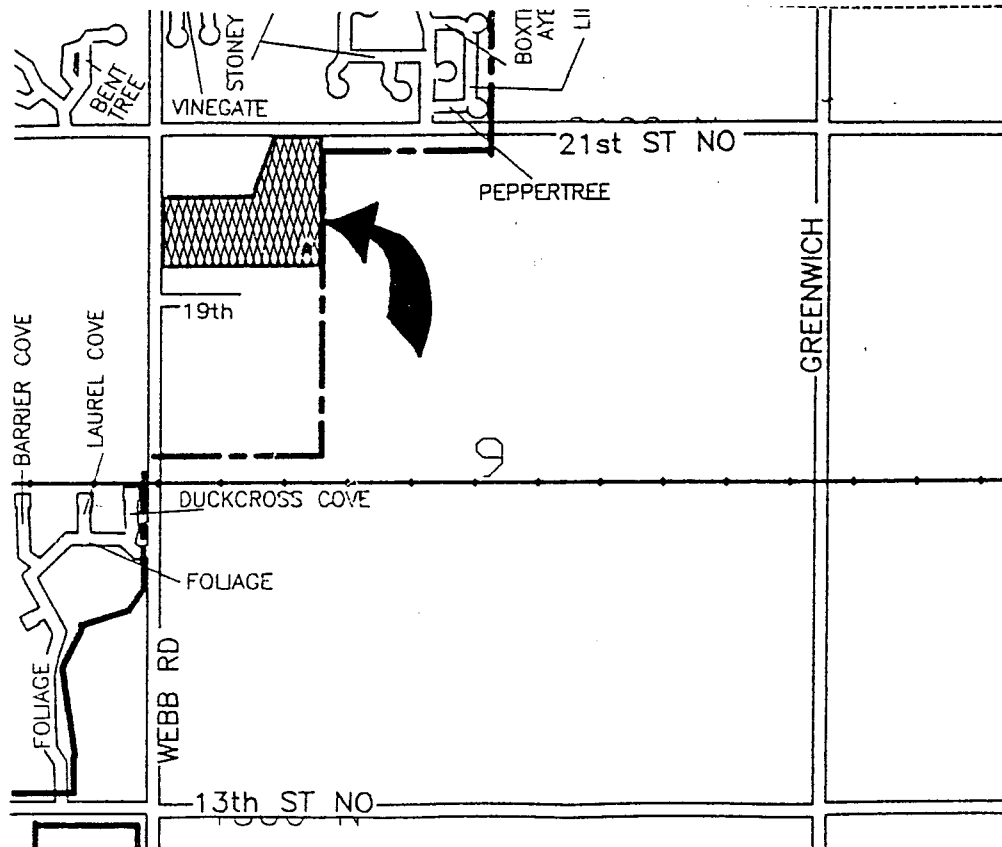
Residential:	4
Office:	1
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 58,000 sq. ft.

CURRENT ZONING: "AA"

APPROVED ZONING: "A" with DP-154 (Lots 2-5) (Z-2780) and "BB" (Lot 1) (Z-2779)

VICINITY MAP:



NOTE: A two-lot plat has previously been approved for this property. Five lots are now being proposed. Lot 1 has been approved for "BB" office zoning (Z-2779) subject to platting, while Lots 2 through 5 have been approved for "A" two-family zoning (Z-2780), subject to platting. Lots 2 through 5 are part of a residential community unit plan (DP-154) which was originally approved in 1986 but is now in the review process for amendments. Both versions of the CUP permit a variety of housing types ranging from single-family to garden apartments. The configuration of the lots in this revised plat matches the parcel boundaries of the original CUP. It is believed the owner intends to withdraw his CUP amendment request and that he is trying to preserve his zoning by platting the property prior to the December 31, 1994 deadline. The comments below are based in part on the original CUP. IF the CUP does get amended prior to this plat being recorded, some of the platting conditions may change.

STAFF COMMENTS:

- A. Goebel Street (should be Goebel Circle) is being platted to provide access for Lots 3 and 4. This access can physically be provided only if the applicant is able to obtain an off-site street dedication to connect this segment of street with 19th Street which has been dedicated for a distance of approximately 800 feet east of Webb Road. The off-site dedication, and paving guarantee, will be requirements of final plat approval, along with the guarantee for paving Goebel Circle within this plat. If this off-site dedication and guarantee are not obtained, a road will be required within the 64-foot east-west access easement shown on Lot 2, including a bridge over the drainage within Reserve A.
- B. Sixty feet of half-street right-of-way is required for both 21st and Webb adjacent to this plat. A major entrance will be required into Lot 2 and into Lot 5. Accel/decel lanes to serve these entrances and left-turn lanes will also be required. The applicant shall guarantee these improvements.
- C. The applicant shall guarantee the extension of water and sanitary sewer to serve all lots not already served.
- D. City Engineering shall be prepared to comment on the applicant's drainage concept and shall state whether minimum pad elevations are required and what drainage improvements are required. All necessary drainage improvements shall be guaranteed by the applicant.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. As indicated by the Subdivision Regulations, property being platted for office uses shall indicate a 35-foot building setback to arterial streets. Lot 2 shall therefore indicate a 35-foot building setback to Webb Road. (7-206[D]).
- H. The access control to Webb Road on Lot 2 and Reserve A shall be revised to show complete

access control except for the north 64 feet which coincides with an access easement.

- 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.
- 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. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

June 23, 1994

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/3/92)

CASE NUMBER: S/D 92-38 HANLEY ADDITION

OWNER/APPLICANT: Fred Hanley, 439 N. Belmont, Wichita, KS 67208

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 3500 N. Rock Road - Building 700, Wichita, KS 67226

LOCATION: East of Webb Road and south of 21st Street North

SITE SIZE: 26.6

NUMBER OF LOTS

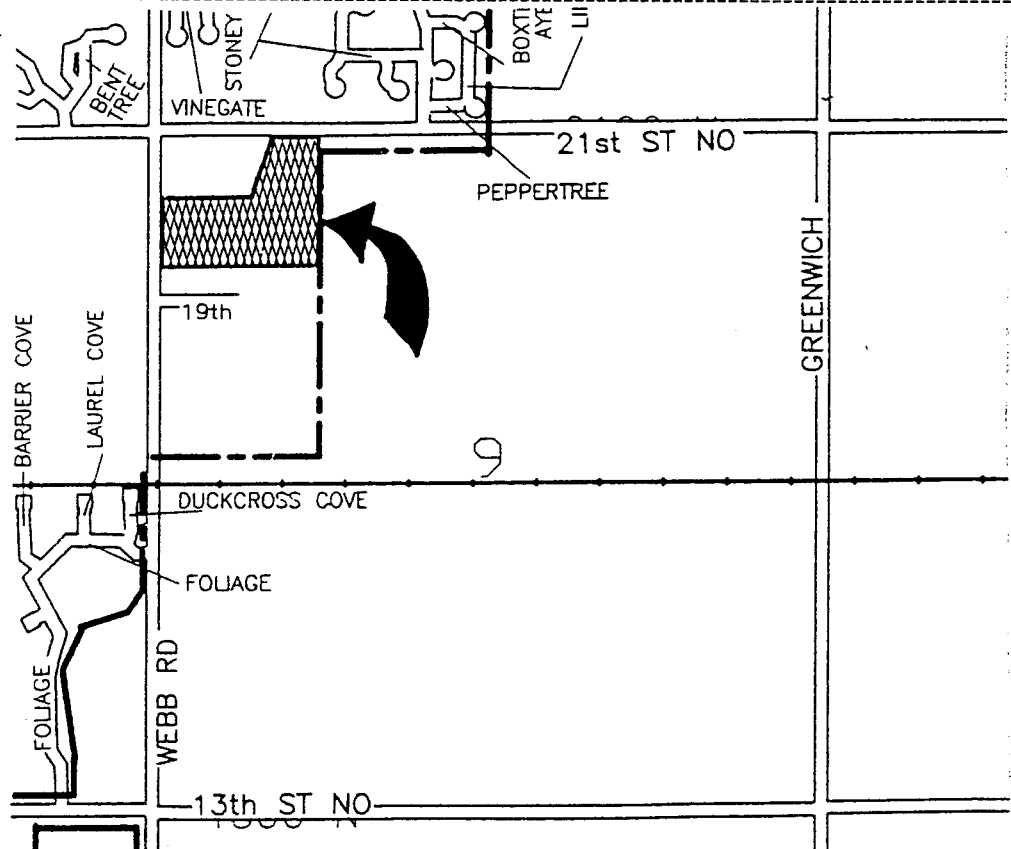
Residential:	1
Office:	1
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 58,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "A" with DP-154 (Lot 1) (Z-2780) and "BB" (Lot 2) (Z-2779)

VICINITY MAP:



NOTE: This site is involved in two (2) zone change cases and with the larger lot, Lot 1, also being within a Community Unit Plan (DP-154). Both the zone change cases and the CUP were initiated in 1986 with approval being subject to platting. Lot 2 is being proposed for "BB" office use while the larger area is proposed for "A" two-family zoning. However, under the CUP, Lot 1 is comprised of four parcels: Parcels 1, 2, 3, and 4. The uses listed under these various parcels include a wide range of residential types. The primary use now being proposed for this lot, though, is rental apartments. Such a use is not indicated in certain of the parcels, however. Also, the original CUP site plan indicated a public street system through Lot 1, or which entered from Webb Road, curving southward and eventually connecting to the previously platted 19th St. North.

To obtain the requested zone changes, (Z-2779 and Z-2780), the applicant was informed that the existing platting deadline (August 5, 1992) must be approved for an extension. A request for a 2-year extension (the fourth on this case) has been approved.

STAFF COMMENTS:

- A. Based on the new development planned for this site (Lot 1), the applicant was either to adjust or amend, as determined appropriate by Planning, the existing CUP (DP-154). Specifically this adjustment or amendment should: revise uses and/or parcels within Lot 1 so that the intended uses are allowed throughout Lot 1; include a submittal of a revised CUP site plan showing the intended changes in the layout of the apartments and the elimination of the interior public street system; show the changes in access controls to Webb and 21st Street, and identify any needed traffic improvements (accel lanes, decel lanes, left-turn lanes, etc.).

Such an adjustment/amendment was to be obtained prior to submittal of the final plat so that any conditions of the CUP involving platting may be appropriately addressed. Such an amendment has been reviewed and approved by the Planning Commission and will be reviewed by the City Council in the next several weeks.

- B. The applicant shall guarantee the extension of municipal water across this property's frontage to 21st St. North. City Engineering needs to indicate if this guarantee is still needed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As identified in the CUP (as adjusted or amended) the applicant shall guarantee needed traffic improvements. Specifically, accel/decel and left-turn improvements shall be guaranteed for both of this site's entrances in Webb and 21st Street North.

Traffic Engineering needs to indicate if any additional right-of-way for Webb Road will be needed for these improvements.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Rather than platting a "Reserve" for floodway purposes, as shown on the preliminary plat, this plat is now indicating drainage easements. City Engineering needs to indicate if drainage easements are acceptable rather than a Reserve. Also, Engineering needs to indicate if the

deletion of the reference to a floodway is appropriate for this site. FEMA floodway maps do not appear to indicate a floodway in this area. If no floodway is involved, the word "floodway" on the face of the plat noted as "limits of floodway" should be changed to drainage easement.

Further, this plat is indicating that various portions of the drainage easement(s) and a sanitary sewer easement are off-site. These areas have not been platted and these easements cannot, being off-site, be granted by this plat. As necessary separate instruments shall be submitted for recording with this plat. Copies shall be submitted to City Engineering for review and approval.

- G. City Engineering needs to indicate if a minimum building pad elevation is required. If required, it shall be noted on the face of the plat and referenced in the plat's text. It shall also be indicated if this elevation is for the lowest floor or opening elevation. Both on-site and off-site benchmarks shall be indicated.
- H. On the final plat tracing a note shall be placed on the face of the plat noting that this Addition is subject to conditions of CUP, DP-154 (amended) and in particular that this CUP should be referred to for any additional building setback requirements.
- I. On the final plat tracing, the plat's text shall be amended to also reference the dedication of access control to Webb Road and that the locations of the openings are to be approved by the City Engineer.
- J. As indicated by the Subdivision Regulations property being platted for office uses shall indicate a 35-foot building setback to arterial roads. Lot 2 shall therefore indicate a 35-foot building setback to Webb Road.
- K. On the final plat tracing, it shall be more clearly indicated that the drainage easement to the north and east of Lot 2 is part of Lot 1 and is not within the perimeter of Lot 2.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

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. 10

November 10, 1994

STAFF REPORT
(Final Plat, Revised Preliminary Approved 9/29/94,
Final Plat Approved 6/23/94, Preliminary Plat Approved 9/3/92)

CASE NUMBER: S/D 92-38 HANLEY ADDITION

OWNER/APPLICANT: Fred Hanley, 439 N. Belmont, Wichita, KS 67208

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: East of Webb Road and south of 21st Street North

SITE SIZE: 26.6 Acres

NUMBER OF LOTS

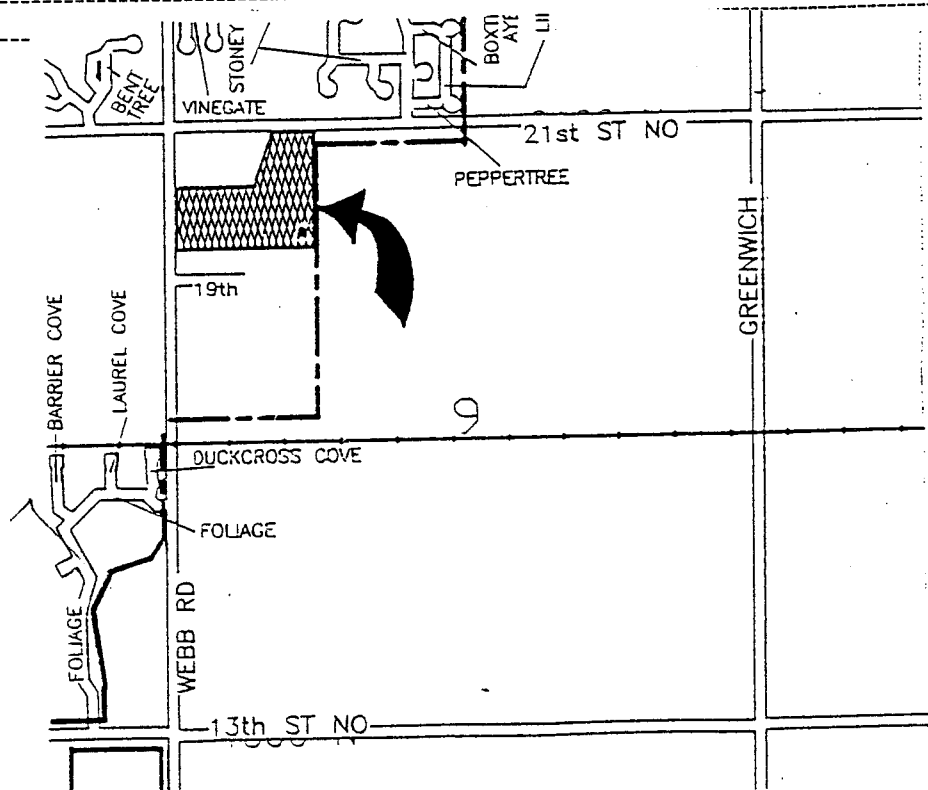
Residential:	4
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Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 58,000 sq. ft.

CURRENT ZONING: "AA"

APPROVED ZONING: "A" with DP-154 (Lots 2-5) (Z-2780) and "BB" (Lot 1) (Z-2779)

VICINITY MAP:



NOTE: A two-lot plat has previously been approved for this property. Five lots are now being proposed. Lot 1 has been approved for "BB" office zoning (Z-2779) subject to platting, while Lots 2 through 5 have been approved for "A" two-family zoning (Z-2780), subject to platting. Lots 2 through 5 are part of a residential community unit plan (DP-154) which was approved in 1986. The CUP permits a variety of housing types ranging from single-family to garden apartments.

STAFF COMMENTS:

- A. As was indicated during review of the preliminary plat, while Goebel Street (should be Goebel Circle) is being platted to provide access for Lots 3 and 4, this access can physically be provided only if the applicant is able to obtain an off-site street dedication to connect this segment of street with 19th Street which has been dedicated for a distance of approximately 800 feet east of Webb Road. The applicant shall guarantee the paving of Goebel Circle as platted in this addition and shall also EITHER obtain the dedication of and guarantee the paving of the off-site street segment connecting Goebel Circle with 19th Street OR guarantee the construction of a public road within the 64-foot-wide east-west access easement shown on Lot 2, including a bridge over the drainage within Reserve A.

If access cannot be provided by Goebel (cannot obtain off-site right-of-way), the final plat tracing shall delete this street, realign Lots 3 & 4 to include the right-of-way now being shown, and provide access by the above indicated alternative method.

In regard to the alternative means of access as noted in Section 7-208(B) of the Subdivision Regulations "When the subdivider desires to access lots by way of a private street, the private street system shall be platted as a reserve. The private street reserve shall also be platted as a public utility and drainage easement."

That is, a Reserve B shall be indicated on the final plat with the above noted purposes. The Reserve and guarantees for the street shall also provide for a public standard turnaround or cul-de-sac for the termination of the street adjacent to Lots 3 & 4.

- B. Sixty feet of half-street right-of-way is required for 21st adjacent to Reserve A and Lot 5 and for Webb adjacent to Reserve A and Lot 2. A major entrance will be required into Lot 2 and into Lot 5. Accel/decel lanes to serve these entrances and left-turn lanes will also be required, depending on intensity of development. The applicant shall guarantee these improvements.
- C. The applicant shall guarantee the extension of water and sanitary sewer to serve all lots not already served.
- D. The applicant shall guarantee all drainage improvements required by the platting of this property. The type of improvements will depend, to a certain extent, on how access is to be provided to Lots 3 and 4. Minimum pad elevations shall be shown on the final plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.

- G. As indicated by the Subdivision Regulations, property being platted for office uses shall indicate a 35-foot building setback to arterial streets. Lot 1 shall therefore indicate a 35-foot building setback to Webb Road. (7-206[D]). Further, if Goebel is platted, 25-foot building setbacks shall also be indicated to this street.
- H. Both the face of the plat and the plattor's text shall more clearly indicate the access controls finally established to Webb from Lot 2; eg., if Goebel is platted, then 1-opening in the area north of Reserve A with complete access from Reserve A; if a Reserve B is platted, one opening in the area of reserve B and complete access control to the south; and so forth.
- I. The final plat tracing shall indicate the minimum building pad elevations approved by City Engineering. It shall also be indicated if the elevations are for the lowest floor or opening. Also, as indicated by the Subdivision Regulations, both an off- and on-site bench mark are to be indicated, not just one or the other. The final plat tracing shall indicate such benchmarks.
- J. Although no uses listed for Reserve A would be in conflict with utilities, it is unclear if this Reserve is to be a blanket utility easement or since easements are shown, if the utilities are to be confined to such easements. If utilities are to be confined to easements within this Reserve, the plattor's text should be amended to indicate this.
- 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. K.G.& E. Gas has a gas line within right-of-way being dedicated for Webb Road. If road improvements require the relocation of this gas line, it will be at the applicant's expense.
- M. The final plat tracing shall show John W. McKay, Jr. as MAPC Chairman.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
AGENDA

December 1, 1994

The meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **December 1, 1994**, in the Tenth Floor Conference Room, 455 N. Main, Wichita, Kansas, beginning at **12:30 p.m.** Subdivision and zoning items will begin at 1:30 p.m.

The following items will be considered:

1. (12:30 p.m.) Progress report on Science Center, by Phil Frick (board chair) and Al DeSena (director).
- 2a. (1:30 p.m.) Approval of minutes for November 3, 1994.
- 2b. **S/D 92-38 - Final Plat of the HANLEY ADDITION**, located east of Webb Road and south of 21st Street North.

Engineer: Mid-Kansas Engineering Consultants, Inc.
Acreage: 26.6 Acres
Total Lots: 5 Lots

Deferred from 11/17/94 meeting.

ZONING:

- 3a. Case No: SCZ-0678
Request: Zone change to "AA" One-Family Dwelling.
Existing Zoning: "R-1" Suburban Residential.
General Location: Northwest corner of Central and 143rd Street East.

- 3b. Case No: CU-379
Request: Conditional Use Permit to allow Multiple-Family Dwellings.
Existing Zoning: "R-1" Suburban Residential (to be rezoned "AA").
General Location: Northwest corner of Central and 143rd Street East.

4. Case No: DR 94-14
Request: Special Use Permit for a temporary asphalt plant associated with a state highway paving project.
Existing Zoning: "R" Rural Residential.
General Location: 1/2 mile southeast of the 85th Street North/199th Street West intersection on the south side of Highway K-96.

5. Case No: SCZ-0679
Request: Zone change to "E" Light Industrial.
Existing Zoning: "R" Rural Residential.
General Location: Northeast corner of Central and Main in the unincorporated town of Greenwich (north of 53rd Street North and east of Greenwich Road).

6. Case No: SCZ-0680
Request: Zone change to "OC" Office Commercial.
Existing Zoning: "R-1" Suburban Residential.
General Location: Northwest corner of Central and 159th Street East.

7. Case No: SCZ-0682
Request: Zone change to "AA" One-Family Dwelling and "LC" Light Commercial.
Existing Zoning: "R-1" Suburban Residential.
General Location: Northeast corner of Central and Greenwich Road.

8. Advance Plans report on comprehensive plan update and possibly set public hearing for considering proposed amendments.
9. Establish 1995 MAPC meeting and closing date schedule.
10. Other Matters

Marvin S. Krout, Secretary

It is the policy of the Metropolitan Area Planning Commission that the following items shall be considered in deliberations during public hearings for the purpose of making zone change recommendations to the City Council and Board of County Commissioners:

- a) the zoning, uses and character of the neighborhood;
- b) the suitability of the subject property for the uses to which it has been restricted;
- c) the extent to which removal of the restrictions will detrimentally affect nearby property;
- d) the length of time the subject property has remained vacant as zoned;
- e) the relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant;
- f) the conformance of the requested change to the adopted or recognized comprehensive plan or other plans or policies being utilized by the city;
- g) impact of the proposed development on community facilities;
- h) opposition or support of neighborhood residents; and
- i) a consideration of the recommendations of professional staff.