

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5**

**June 6, 1995**

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 95-51 HANLEY COMMERCIAL ADDITION

**OWNER/APPLICANT:** Fred L. Hanley, Trustee, Charlotte Louise Hanley Trust and Marion Paige Hanley Trust, 439 North Belmont, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc, 411 North Webb Road, Wichita, KS 67206

**LOCATION:** South of 21st Street North and east of Webb

**SITE SIZE:** 9.32 Acres

**NUMBER OF LOTS**

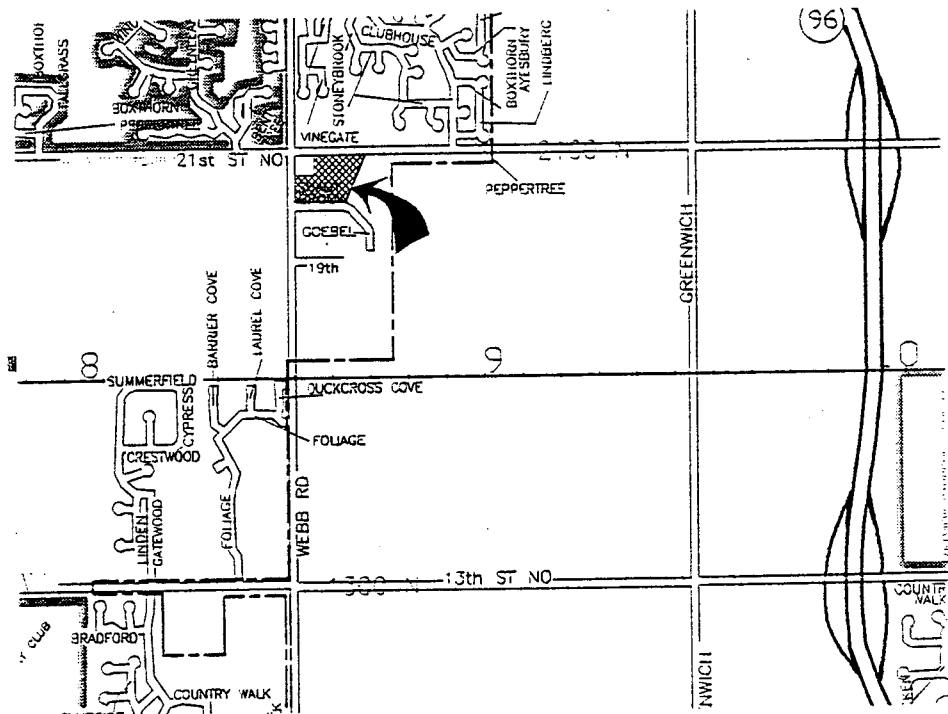
Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

**MINIMUM LOT AREA:** 0.91 Acre

**CURRENT ZONING:** "LC"

**PROPOSED ZONING:** "LC" (Z-3120) and (DP-213)

**VICINITY MAP:**



NOTE: A portion of this site, approximately the eastern half, is involved in a zone change (Z-3120) to "LC" zoning. This zone change has been approved subject to platting and when completed, the entirety of the site will be zoned "LC". This site is also subject to CUP, DP-213. Each platted lot also corresponds to a parcel of the CUP, that is, no parcel is at this time divided into two or more separate lots.

STAFF COMMENTS:

- A. Although City sanitary sewer and water appear to be available to this plat, City Engineering needs to confirm if any additional guarantees are needed for these facilities.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. As noted by the CUP, DP-213, the applicant shall guarantee the following traffic related improvements:
- one-half the cost of future signalization, if warranted, at the major entrance to Lot 2 on 21st Street North.
  - on a pro-rata basis with the opposing and adjoining landowners, the extension of left-turn storage on Webb Road and the extension of left-turn storage on 21st Street North.
  - extensions of accel/decel lanes that provide access to the applicant's property and to the major entrances on to Webb Road and 21st Street North.

Also, the applicant shall guarantee the construction of those portions of the major entrance(s) located within public right-of-way.

- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As noted by the CUP, the applicant shall submit for recording, with the final plat tracing; a cross-lot circulation agreement which provides for each individual lot to have access across any other lot and in particular assures that Lot 3, will have access to the major entrance on Lot 2, and an agreement that provides for maintenance of drainage, parking areas, etc. will be provided for by a property owners' association if and when multiple ownerships of the site occur.
- F. On the final plat, both on the face of the plat and in the plat's text, the access controls as noted in the CUP shall be indicated. In particular, since the location of the major entrance on 21st Street North to Lot 2 is to be precisely located, such location shall be specifically noted on the final plat.
- G. A note shall be placed on the final plat indicating that this site is subject to requirements of DP-213. In particular, since building setbacks between lots are not required if these properties

are under the same ownership, such setbacks need not be shown on the face of the plat but may be indicated as part of the requirements alluded to in the above note referencing DP-213.

- H. In regard to other building setbacks, the setback to 21st Street North shall be labeled and properly dimensioned as a 35-foot, not 30 foot building setback. Also, the 30-foot setback along the south line of the plat shall be platted as shown, that is, this setback is not subject to change due to a condition per the CUP.
- I. City Engineering should indicate if any special requirements are needed in regard to the wall or wall easement at the southeast corner of Lot 2 and the indicated sanitary sewer line and manhole at that location.
- 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. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. (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.)
- M. 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.
- 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 City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.



**MID-KANSAS ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, KS 67206  
316-684-9600 FAX 316-684-5100

**TO:** Vicky Huang, P.E.  
City of Wichita  
Engineering  
7thFloor

**PROJECT:** Hanley Commercial Addition

**PROJECT NO.:** 95066-136

**DATE:** July 22, 1995

---

Submitted herewith is the Drainage and Utility Plan for the referenced project for your review and approval. According to my conversation with Betty Roarke, Lot 3 will be permitted to connect to the existing sanitary sewer located on Lots 1 and 2, and Total Petroleum Addition. I have also spoke with Rob Younkin and Gene Rath regarding the location of the end of the waterline to serve Lot 4. Gene agreed to let us end the line at the location shown on the attached plan. Call me if you have any questions.

**MID-KANSAS ENGINEERING CONSULTANTS, INC.**

A handwritten signature in cursive script, appearing to read 'Greg Allison', is written over a circular stamp or seal.

Greg Allison, P.E.



**MID-KANSAS ENGINEERING CONSULTANTS, INC.**  
411 North Webb Road  
Wichita, KS 67206  
316-684-9600 FAX 316-684-5100

**TO:** Gene Rath, P.E.  
City of Wichita  
Engineering  
7thFloor

**PROJECT:** Hanley Commercial Addition

**PROJECT NO.:** 95066-136

**DATE:** July 22, 1995

---

This note is to confirm our conversation regarding the extension of waterline to the referenced plat. The extension of the waterline to serve Lot 4 will be to a point which allows proper connection to the building and the fire hydrant is within the required distance to the building. There is no need to extend the waterline further east. The property directly east of this plat will connect to the 36" line on the north side of 21st Street, at the point an 8" stub was installed. Therefore it will not be required to extend the waterline across the entire frontage of Lot 4 to serve properties to the east. I have included a copy of the Drainage and Utility Plan for your records. Please review these comments and call if you have any further questions.

**MID-KANSAS ENGINEERING CONSULTANTS, INC.**

  
Greg Allison, P.E.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7**

**August 10, 1995**

**STAFF REPORT**  
**(Final Plat, Preliminary Plat Approved 7/6/95)**

**CASE NUMBER:** S/D 95-51 HANLEY COMMERCIAL ADDITION

**OWNER/APPLICANT:** Fred L. Hanley, Trustee, Charlotte Louise Hanley Trust and Marion Paige Hanley Trust, 439 North Belmont, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc, 411 North Webb Road, Wichita, KS 67206

**LOCATION:** South of 21st Street North and east of Webb

**SITE SIZE:** 9.32 Acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

**MINIMUM LOT AREA:** 0.91 Acre

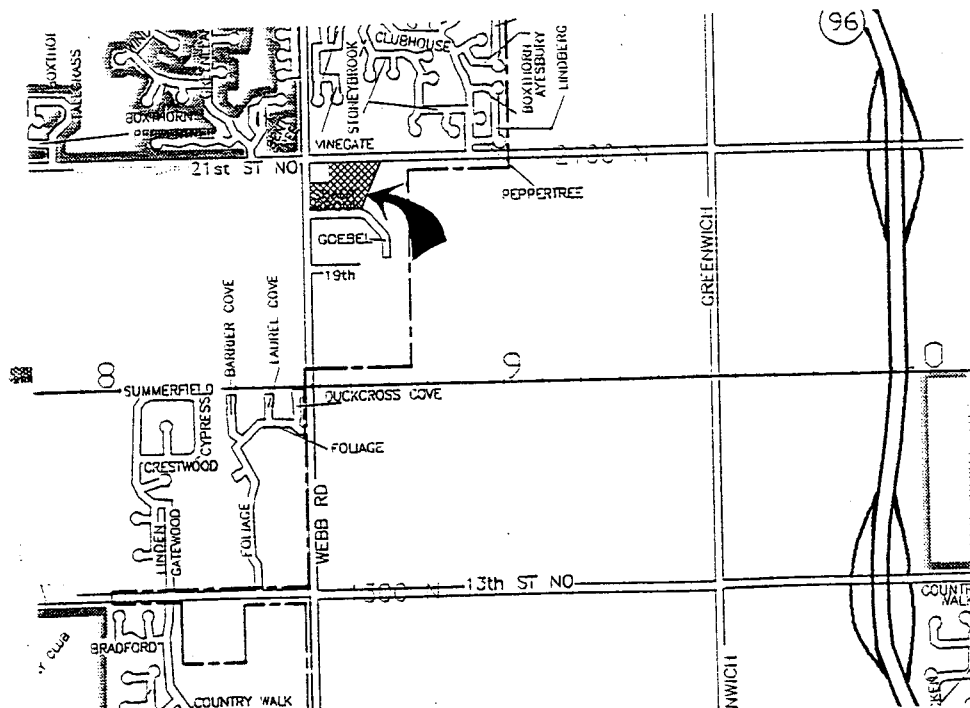
**CURRENT ZONING:** "LC"

**PROPOSED ZONING:** "LC" (Z-3120) and (DP-213)

---

---

**VICINITY MAP:**



NOTE: A portion of this site, approximately the eastern half, is involved in a zone change (Z-3120) to "LC" zoning. This zone change has been approved subject to platting and when completed, the entirety of the site will be zoned "LC". This site is also subject to CUP, DP-213. Each platted lot also corresponds to a parcel of the CUP, that is, no parcel is at this time divided into two or more separate lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant was to meet with City Engineering to determine if one of the involved lots can be served by an existing line. Engineering needs to indicate this site's sanitary sewer requirements.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Specifically a water line extension in 21st Street North will be required.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. Also as determined necessary, cross-lot drainage agreements shall be provided.
- D. As noted by the CUP, DP-213, the applicant shall guarantee the following traffic related improvements:
- one-half the cost of future signalization, if warranted, at the major entrance to Lot 2 on 21st Street North.
  - on a pro-rata basis with the opposing and adjoining landowners, the extension of left-turn storage on Webb Road and the extension of left-turn storage on 21st Street North.
  - extensions of accel/decel lanes that provide access to the applicant's property and to the major entrances on to Webb Road and 21st Street North.

Also, the applicant shall guarantee the construction of those portions of the major entrance(s) located within public right-of-way.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As noted by the CUP, the applicant shall submit for recording, with the final plat tracing; a cross-lot circulation agreement which provides for each individual lot to have access across any other lot and in particular assures that Lot 3, will have access to the major entrance on Lot 2, and an agreement that provides for maintenance of drainage, parking areas, etc. will be provided for by a property owners' association if and when multiple ownerships of the site occur.

- G. In regard to the wall or wall easement at the southeast corner of Lot 2 and the indicated sanitary sewer line and manhole at that location as indicated by City Engineering, no such wall will be allowed in that area unless a hold harmless agreement is submitted or an appropriate structure or form of construction is approved by Engineering or the Sewer Department.
- H. 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.
- 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 final plat was to indicate the utility easements requested by Southwestern Bell which were indicated on a "marked" copy of the plat. A ten (10) foot easement along the east line of the plat has not been platted and Southwestern Bell needs to indicate if this segment is still required.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.
- M. Prior to submitting the final plat, the applicant was to contact Planning staff involved with CUP's to determine if a 75-foot buffer along the east line of the site needs to also be shown on the plat. No such contact has apparently occurred and consequently, the final plat tracing will not be accepted until the requirement for platting this buffer is resolved.
- N. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes as noted in the platting binder, have been paid.
- 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.
- Q. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevations are acceptable.