

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

**July 20, 1995**

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 95-53 HAMPEL ADDITION

**OWNER/APPLICANT:** Hampel Oil Distributors, Inc., 3727 S. West Street, P. O. Box 12346,  
Wichita, KS 67277

**SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** South of 37th Street North and west of Hydraulic

**SITE SIZE:** 1.60 Acres

**NUMBER OF LOTS**

Residential:

Office:

Commercial:

Industrial:

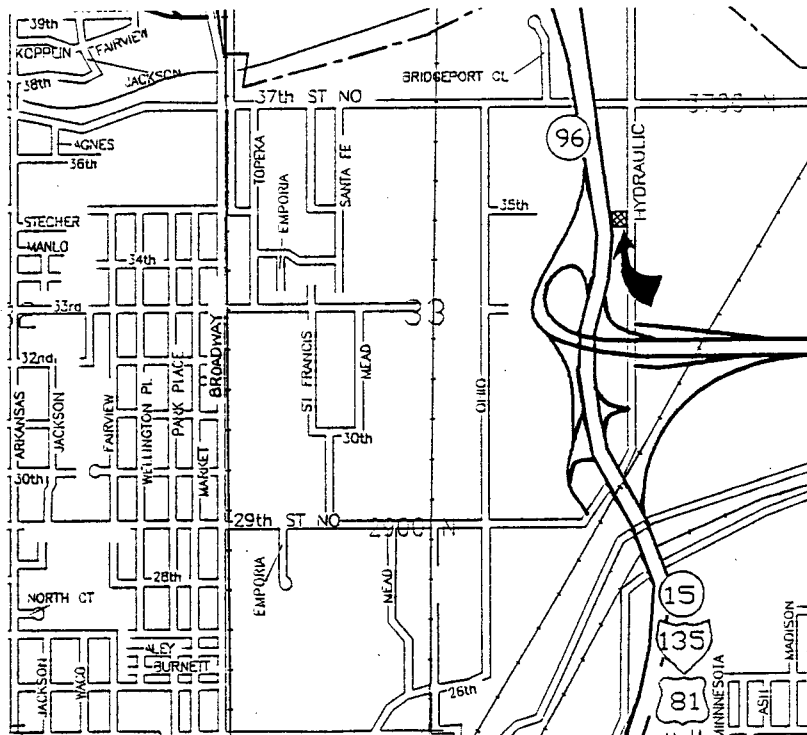
Total: 1

**MINIMUM LOT AREA:** 69,696 sq. ft.

**CURRENT ZONING:** "F"

**PROPOSED ZONING:**

**VICINITY MAP:**



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. If necessary, additional utility easement shall be provided for the extension of such sewer service.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, access control shall be dedicated to Hydraulic. Based on this site's frontage to Hydraulic, any opening should be sufficient and is what is indicated as appropriate by the Subdivision Regulations. However, the applicant has indicated that circulation plans for the proposed development will require two openings. **Traffic Engineering** needs to indicate if two openings can be justified. It should be noted that adjacent properties with similar frontages were platted with only one opening in this area.

Also, the final plat shall indicate on the face of the plat, that complete access control exists to I-35W across this property's western property line.

- E. On the final plat, a 35-foot building setback shall be platted to Hydraulic.
- F. Based upon Department maps, this plat would appear to be dedicating additional right-of-way for Hydraulic. Any such dedication should be shown on the face of the plat and referenced in the platting's text.
- G. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- H. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.)
- 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.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage concept.



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. If necessary, additional utility easement shall be provided for the extension of such sewer service.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the word "complete" shall be deleted on the face of the plat where access control to Hydraulic is shown. Traffic Engineering needs to indicate if a site plan was submitted which justifies two (2) openings to Hydraulic.
- E. 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.)
- F. 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.
- G. The applicant is advised that if any drainage from this site is directed to the Interstate Highway, a letter will be required from the appropriate authority (KDOT) indicating their willingness to accept such drainage.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

STATE OF KANSAS

KANSAS DEPARTMENT OF TRANSPORTATION  
3200 East 45th Street North  
Wichita, Kansas 67220-1432

Bill Graves  
Governor of Kansas

E. Dean Carlson  
Secretary of Transportation

(316) 744-1271

May 16, 1995

Hampel Oil Distributors, Inc.  
P.O. Box 12346  
Wichita, Kansas 67277-2346

Attn: Mr. Dale A. Thome  
Special Projects Manager

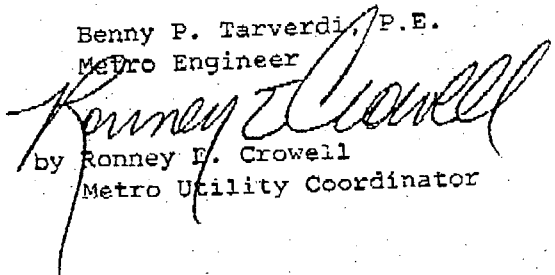
RE: Property @ 3500 N. Hydraulic Avenue

Dear Sir:

Please consider this letter as your authorization to continue the natural sheet drainage from your property onto the K.D.O.T. Right of Way of I-135. We concur that the west half of the property drains west to I-135 Right of Way and the east half of the property drains east to Hydraulic Avenue.

Sincerely,

Benny P. Tarverdi, P.E.  
Metro Engineer

  
by Ronney E. Crowell  
Metro Utility Coordinator

SPT:REC:jmr

cc: file

RECEIVED MAY 13 1995