

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 9.**

**October 23, 1997**

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 97-78 HACKER ADDITION

**OWNER/APPLICANT:** Homestead Enterprises  
5360 N. Broadway, Wichita, KS 67219

**SURVEYOR/ENGINEER:** Reiss and Goodness  
2160 W. 21st Street, Wichita, KS 67203-2181

**LOCATION:** East side of Old Lawrence Road, south side of 48th Street North

**SITE SIZE:** 8.5 acres

**NUMBER OF LOTS**

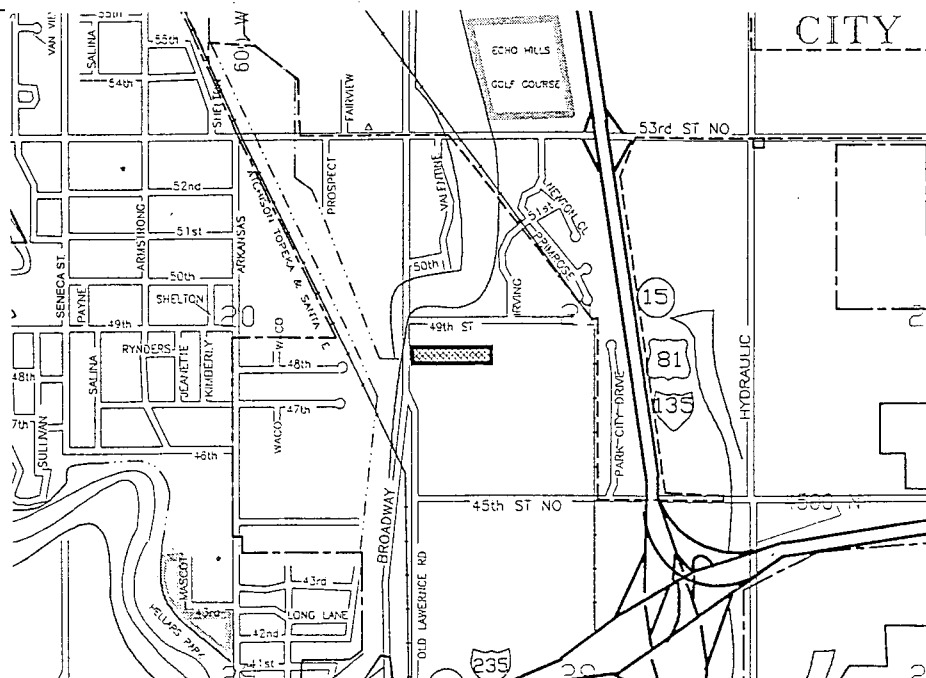
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 8.5 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in an area designated as "Small City Growth Area" (Park City) by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision". This site is within the Park City area of influence and is zoned LI, Limited Industrial.

STAFF COMMENTS:

- A. County Engineering needs to indicate the status of the water and sanitary sewer service for this area and if improvements are needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. 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.)
- D. 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.
- E. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- F. 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 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- I. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- J. On the final plat tracing, both the face of the plat and the platator's text shall indicate complete access control to Broadway Avenue.
- K. County Engineering needs to comment on the status of the applicant's drainage concept and if any drainage guarantees are required by the platting of this property.
- L. If the pipeline easement indicated in the platting binder is encumbering this plat, it shall be shown and the plat will be subject to the standard pipeline conditions. Verification must be provided if the easement is off-site or has been released.
- M. Approval of this plat, would necessitate a waiver of the 3-to-1 lot depth-to-lot width ratio.
- N. The centerline of US 81 & K-15 Highway must be denoted as CL.
- O. The building setback must be increased to 150 feet from the centerline of K-15 as required by the Zoning Code or 65 feet from the right-of-way of Old Lawrence Road, whichever setback is greater.
- P. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.
- Q. County Engineering should comment on the need for any improvements to Old Lawrence Road.
- R. Article 7, Part 2 indicates a street standard of 70 feet of right-of-way for industrial areas. Along a portion of the north boundary of this property, 48th Street has 35 feet of half-street right-of-way. This plat should dedicate, or at least contingently dedicate, 35 feet of half-street right-of-way to provide for the possibility that 48th Street could function appropriately.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

**December 11, 1997**

**STAFF REPORT**

(Final Plat, Preliminary Plat-Approved 10/23/97)

**CASE NUMBER:** S/D 97-78 HACKER ADDITION

**OWNER/APPLICANT:** Homestead Enterprises  
5360 N. Broadway, Wichita, KS 67219

**SURVEYOR/ENGINEER:** Reiss and Goodness  
2160 W. 21st Street, Wichita, KS 67203-2181

**LOCATION:** East side of Old Lawrence Road, south side of 48th Street North

**SITE SIZE:** 8.5 acres

**NUMBER OF LOTS**

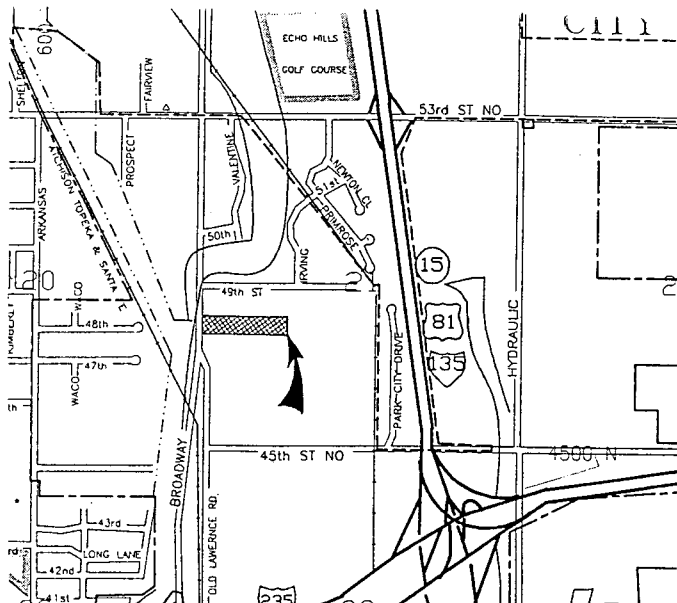
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

**MINIMUM LOT AREA:** 8.5 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in an area designated as "Small City Growth Area" (Park City) by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision". This site is within the Park City area of influence and is zoned LI, Limited Industrial.

STAFF COMMENTS:

- A. County Engineering needs to indicate the status of the water and sanitary sewer service for this area and if improvements are needed. Planning Staff has received information from Park City that water lines adjoin the site. County Health needs to meet with the applicant to discuss approval of sanitary sewage facilities.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. 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.)
- D. 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.
- E. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- F. 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 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within thirty (30) days after approval by the City Council

and/or County Commission.

- I. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- J. On the final plat tracing, both the face of the plat and the plattor's text shall indicate complete access control to Broadway Avenue. Complete access control along Broadway Avenue has been dedicated on the final plat.
- K. **County Engineering** needs to comment on the status of the applicant's drainage concept and if any drainage guarantees are required by the platting of this **property. County Engineering has not received a drainage concept.**
- L. If the pipeline easement indicated in the platting binder is encumbering this plat, it shall be shown and the plat will be subject to the standard pipeline conditions. Verification must be provided if the easement is off-site or has been released.
- M. Approval of this plat, would necessitate a waiver of the 3-to-1 lot depth-to-lot width ratio.
- N. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.
- O. **County Engineering** should comment on the need for any improvements to Old Lawrence Road. **County Engineering has not requested any improvements to Old Lawrence Road. County Engineering will discuss with the applicant the possibility of limiting access to the property from 48th Street North.**
- P. **Article 7, Part 2 indicates a street standard of 70 feet of right-of-way for industrial areas. Along a portion of the north boundary of this property, 48th Street has 35 feet of half-street right-of-way. This plat should contingently dedicate, 35 feet of half-street right-of-way to provide for the possibility that 48th Street could function appropriately.**

The final plat denotes the requested contingent dedication of half-street right-of-way.

- Q. The Chair of the MAPC should read: Richard Lopez.