

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

June 25, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-26 - HEIGHTS BASEBALL COMPLEX

OWNER/APPLICANT: Unified School District #259, Attn: Marc Webb,
3850 N. Hydraulic, Wichita, KS 67219

SURVEYOR/ENGINEER: Poe & Associates, 434 North Oliver - Suite
110, Wichita, KS 67208

LOCATION: South of 53rd North, West of Hillside

SITE SIZE: 16.2 Acres

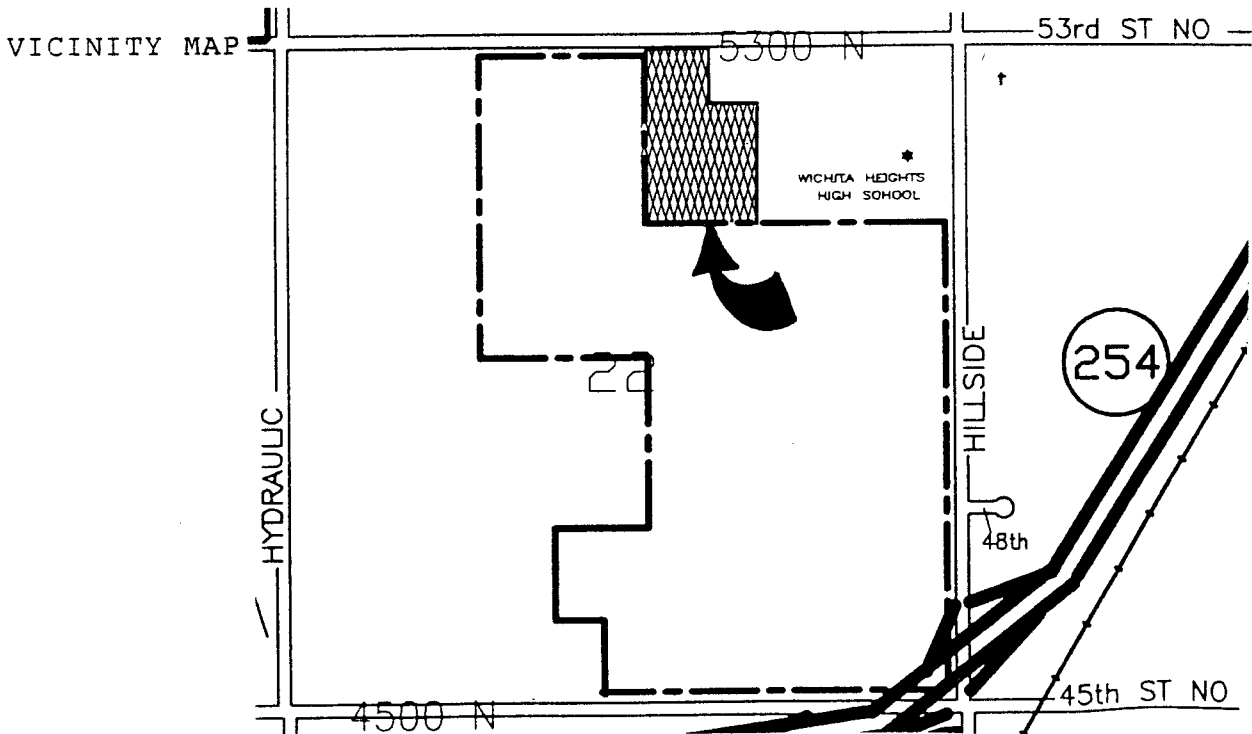
NUMBER OF LOTS

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

MINIMUM LOT AREA: 16.2 Acres

CURRENT ZONING: R-1

PROPOSED ZONING: R-1



NOTE: A conditional use (CU-338) was approved for this site in 1990. The conditional use involved the use of the site for a baseball and softball league, operated by a private organization, but on a public school property (Heights High School, USD #259). Certain structures, including restroom facilities are intended to be provided. The extension of existing water and sanitary sewer facilities from the High School had been proposed. These facilities are provided through Park City lines, but Park City in turn is tied to Wichita's facilities.

STAFF COMMENTS:

- A. City and County Engineering need to indicate any requirements for the extension of water and sanitary sewer to this site. That is: are any specific improvements needing to be guaranteed, does the applicant need to obtain any special approvals from Park City and/or Wichita for the use of water or sanitary sewer, and can Heights High School's present lines be extended or are public extensions necessary.
- 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. Since this property is adjacent to the City Limits of Wichita, the applicant shall request that this site be annexed to Wichita. This request shall be submitted prior to the plat being scheduled for City Council (Wichita) review.
- E. On the final plat tracing, access control except for two openings shall be established to 53rd St. North. This access control shall be shown both on the face of the plat and dedicated in the platting's text to the appropriate governing body with the openings approved by the appropriate Engineer.
- F. Unless drainage or utility easements are required on the final plat tracing, since no such easement(s) are now indicated on the plat, such reference to easements in the platting's text should be deleted.
- G. On the final plat tracing, the reference on the face of the plat to the N. W. Corner shall indicate that it is in Township 26S and Range 1E.
- H. The platting binder indicates the existence of a pipeline that may be effecting this site. However, the document submitted by the applicant is illegible and also apparently contains an error in that it references Township 26N rather than 26S.

The applicant's agent shall determine if a pipeline does impact

this site and if so, the final plat tracing shall indicate such a pipeline and this site will be subject to the standard pipeline requirements of platting. A legible copy of the pipeline easement shall also be provided for the plat file.

- I. The applicant is reminded that a requirement of the conditional use approval was that before any building permits are to be issued for this site, a landscape plan must be submitted to and approved by the Director of Planning.
- 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. Both City and County Engineering need to comment on the drainage plan for this site and if drainage guarantees are needed.

Note: This plat has been submitted in final form only.