

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 89-28 - HINKLE ADDITION

OWNER/APPLICANT: Hinkle Trust Fund, c/o Hinkle Oil Co., 150 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A.

LOCATION: 1/2 mile west of Woodlawn, north of 29th St. North

SITE SIZE: 12.36 Acres

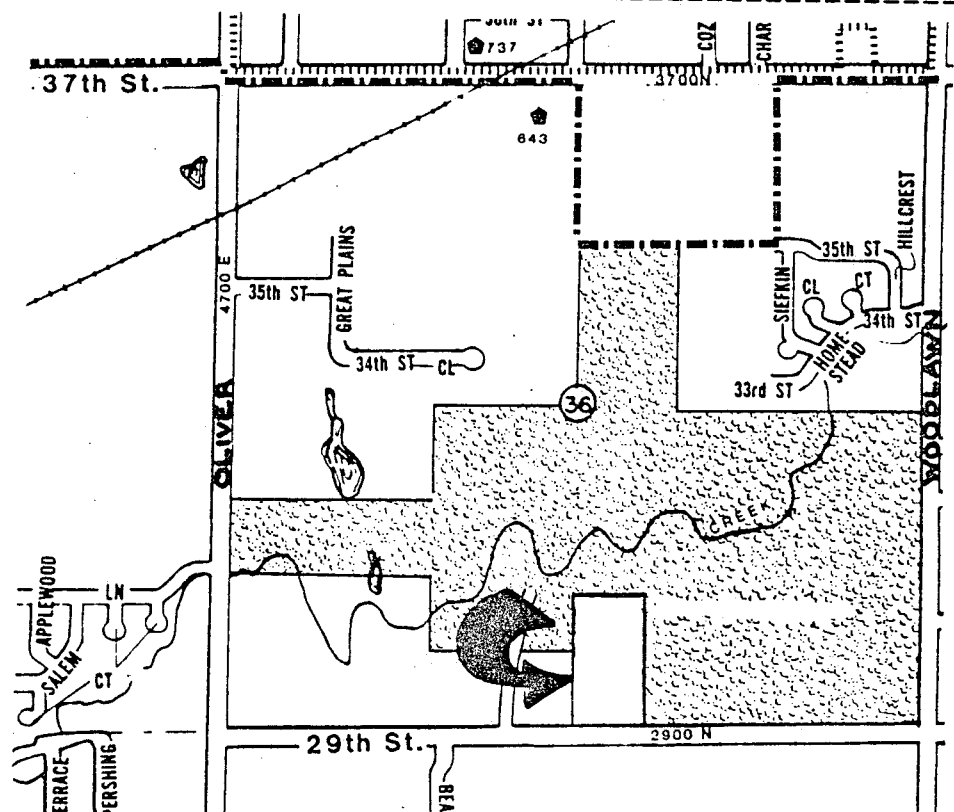
NUMBER OF LOTS

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

MINIMUM LOT AREA: 12.36 Acres

CURRENT ZONING: "AA" single family

VICINITY MAP:



STAFF COMMENTS:

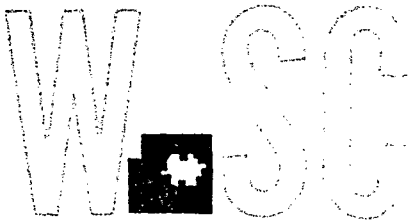
NOTE: This site is presently the location of a legal nonconforming use (radio station and towers in "AA" single-family zoning). As such, expansion of the existing use up to 50% may be allowed. If planned expansion exceeds 50%, but is less than 100%, BZA approval will be needed. If expansion were to be over 100%, this site would require rezoning.

Also, the applicant is advised that when the conditional use (CU) for radio broadcasting was approved for this site in 1970, that a contingent dedication, of the north 110-feet of the site, to the Wichita Park's Commission, was involved. Prior to this plat being completed, the status of this dedication will need to be clarified. Copies of this plat, staff comments and the original contingent dedication are being provided to the Park Department for their review.

- A. The applicant shall petition for the extension of municipal water across the front of these lots. These petitions will be held until it can be combined with other petitions in the area.
- 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. The applicant is advised that the north 110 feet of this site may be included in a contingent dedication and may need to be indicated as such on the final plat.
- E. The final plat shall indicate access control, except for two openings, across the south line of the plat to 29th Street North. This dedication of access control shall be referenced in the plattor's text as being dedicated to the City of Wichita, with the City Engineer approving the location of the openings.
- F. If this plat is dedicating any street right-of-way for 29th Street North, it shall be clearly indicated as such on the final plat.
- G. If this plat requires the platting of a floodway and the establishment of minimum building pad elevations, this shall be indicated on the final plat. The plattor's text shall reference the standard floodway language and the platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text. The location and elevation of permanent on-site and off-site benchmarks shall also be referenced on the face of the plat.

- H. On the final plat a 25-foot building setback shall be indicated from 29th Street North.
- I. On the final plat, the recording information for the 30-foot sanitary sewer easement crossing this site, shall be indicated. The recording information for the 10-foot K.G. & E. easement shall also be indicated.
- J. On the final plat the sanitary sewer and K.G. & E. easement shall be dimensioned from lot corners or dimensioned by other means so as to precisely establish the locations of these easements.
- K. The applicant shall be prepared to indicate if any special agreements have been established to allow the building and tower in the north end of this site to encroach the 30-foot sanitary sewer easement.
- 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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.
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, does this plat require the platting of a floodway and minimum building pad elevations. Also, Engineering should be prepared to comment on the encroachment of the building and tower into the sanitary sewer easement.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

May 5, 1989

Armstrong Land Survey, P.A.  
1021 E. Waterman, Suite 6  
Wichita, KS 67211

Re: S/D 89-28 - HINKLE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 4, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall petition for the extension of municipal water across the front of these lots. These petitions will be held until it can be combined with other petitions in the area.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this plat shows a connection to an existing Bel Aire sanitary sewer line, but no record exists authorizing such a connection, the applicant shall submit a letter to the Planning Department, from Bel Aire, indicating Bell Aire's acceptance to allow the continued use of this connection.
- F. The applicant is advised that the north 110 feet of this site is included in a contingent dedication and should be excluded from the final plat since the contingency has occurred.

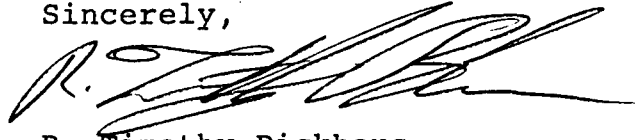
- G. The final plat shall indicate access control, except for two openings, across the south line of the plat to 29th Street North. This dedication of access control shall be referenced in the plattor's text as being dedicated to the City of Wichita, with the City Engineer approving the location of the openings.
- H. If this plat is dedicating any street right-of-way for 29th Street North, it shall be clearly indicated as such on the final plat.
- I. Since this plat requires the platting of a floodway and the establishment of minimum building pad elevations, this shall be indicated on the final plat. The plattor's text shall reference the standard floodway language and the platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text. The location and elevation of permanent on-site and off-site benchmarks shall also be referenced on the face of the plat.
- J. On the final plat a 25-foot building setback shall be indicated from 29th Street North.
- K. On the final plat, the recording information for the 30-foot sanitary sewer easement crossing this site, shall be indicated. The recording information for the 10-foot K.G. & E. easement shall also be indicated.
- L. On the final plat the sanitary sewer and K.G. & E. easement shall be dimensioned from lot corners or dimensioned by other means so as to precisely establish the locations of these easements.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. 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.

S/D 89-28 Hinkle Addition

Page 3

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: Hinkle Trust Fund, c/o Hinkle Oil Co., 150 N. Main, Wichita,  
KS 67202  
Southern Skies Corp., 5610 E. 29th St. N., Wichita, KS 67220  
Richard A. Lloyd, Suite 400, 150 N. Main, Wichita, KS 67202  
Frank E. Smith, Director, Parks Department  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3.

December 28, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved, May 4, 1989)

CASE NUMBER: S/D 89-28 - HINKLE ADDITION

OWNER/APPLICANT: Hinkle Trust Fund, c/o Hinkle Oil Co., 150 N. Main, Wichita, KS 67202

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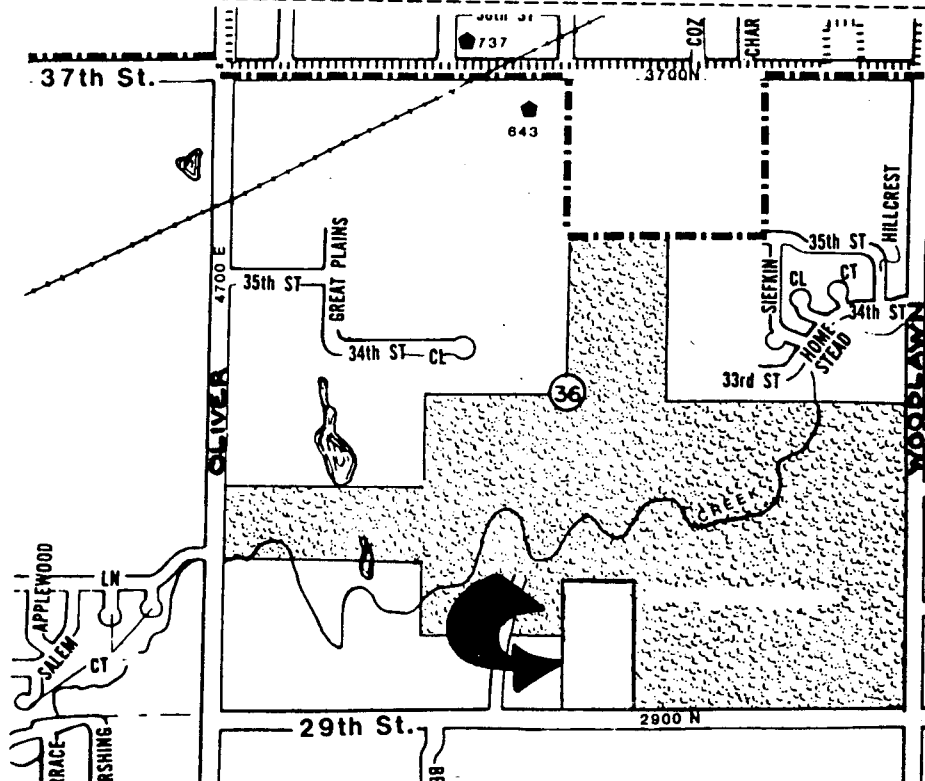
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STAFF COMMENTS:

NOTE: This site is presently the location of a legal nonconforming use (radio station and towers in "AA" single-family zoning). As such, expansion of the existing use up to 50% may be allowed. If planned expansion exceeds 50%, but is less than 100%, BZA approval will be needed. If expansion were to be over 100%, this site would require rezoning.

Also, the applicant is advised that when the conditional use (CU) for radio broadcasting was approved for this site in 1970, that a contingent dedication, of the north 110-feet of the site, to the Wichita Park's Commission, was involved. Prior to this plat being completed, the status of this dedication will need to be clarified. Copies of this plat, staff comments and the original contingent dedication are being provided to the Park Department for their review.

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- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this plat shows a connection to an existing Bel Aire sanitary sewer line, but no record exists authorizing such a connection, the applicant shall submit a letter to the Planning Department, from Bel Aire, indicating Bel Aire's acceptance to allow the continued use of this connection.
- F. If this plat is dedicating any street right-of-way for 29th Street North, it shall be clearly indicated as such on the final plat tracing. This is in addition to any existing right-of-way.
- G. Unless the K.G. & E. easement, indicated on the preliminary plat, has been released and does not show up on the title binder for this site, the final plat tracing shall show this easement with the appropriate recording information.
- H. On the final plat the K.G. & E. easement (if required) shall be dimensioned from lot corners or dimensioned by other means so as to precisely establish the locations of these easements.

- I. On the face of the plat; the word "Complete" shall be deleted from the line indicating Access Control Except 2 Openings, the center line ("CL") shall be labeled for 29th Street North, and the designation "Lot 1, Block 1" placed within the lot.
- J. In the plattor's text, the following corrections shall be made; the word "be" added at the end of the second line ie. . . . certificate to be, at the start of the 7th line north should be changed to south line of Lot 1 and the access control is to be granted to the "City of Wichita" since this plat is within Wichita. The last line shall also indicate if the minimum building pad elevation involves "the lowest level" or "lowest opening."
- K. The Planning Commission's signature block shall be amended to indicate Wayne L. Brinegar as Chairman of the Metropolitan Area Planning Commission.
- L. This site is within Wichita's City Limits and County review is not required. The County's signature block should therefore be deleted.
- 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.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

January 5, 1990

Armstrong Land Survey, P.A.  
1021 E. Waterman, Suite 6  
Wichita, KS 67211

Re: S/D 89-28 - HINKLE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 4, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 29, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Hinkle Trust Fund, c/o Hinkle Oil Co., 150 N. Main, Wichita,  
KS 67202  
Southern Skies Corp., 5610 E. 29th St. N., Wichita, KS  
67220  
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