

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

October 3, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 91-49 - HARP ADDITION

OWNER/APPLICANT: Lloyd & Karen Harp, 215 S. Tyler, Wichita, KS  
67209

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS  
67211

LOCATION: North side of 21st St. North in an area west  
of 119th St. West

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

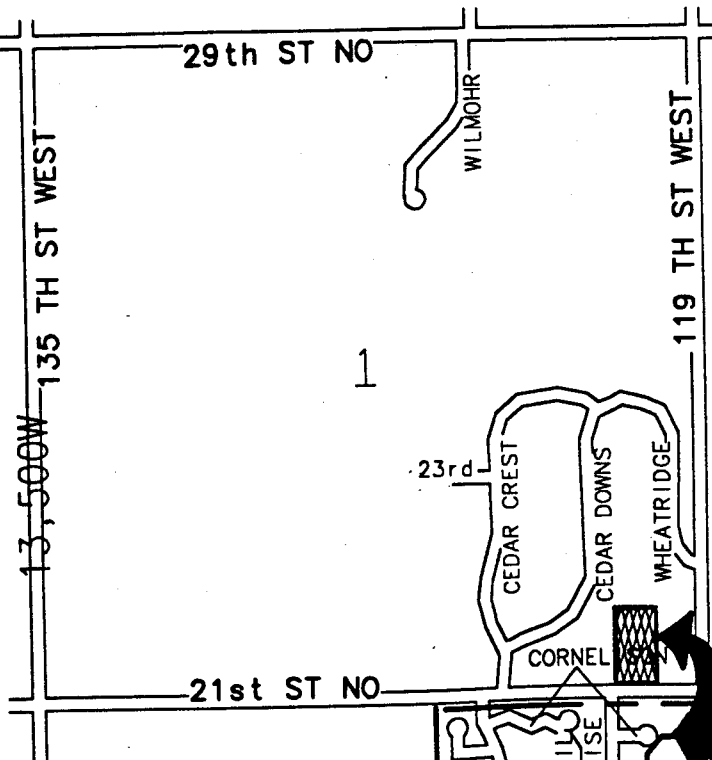
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 191,400 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "LC" Light Commercial (SCZ-0629)

VICINITY MAP:



NOTE: This site is presently in the County and has requested a zone change to "LC" light commercial zoning (SCZ-0629). This zone change has been approved subject to platting by July 17, 1992. This site is, however, adjacent to Wichita's City Limits (along south line of 21st St. North) and City Water and Sanitary Sewer are available to the site south of or along 21st Street's south right-of-way line.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. City Engineering needs to indicate if any specific requirements are needed for this site to access the water line along the south line of 21st St. North. A 60' ~~foot~~ line is also located in 21st Street's right-of-way but along its north line.
- C. Traffic Engineering and/or County Engineering need to indicate any traffic improvements that should be required of this plat. Light commercial zoning involving nearly 5 acres would be anticipated to generate significant trip levels and this commercial site is only accessible off of 21st Street North.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As this site is adjacent to the City of Wichita and will be using City of Wichita water and sanitary sewer, the applicant shall, prior to this plat being scheduled for City Council review, request annexation. Upon annexation this site will be rezoned to "LC" which is the equivalent zoning under County zoning upon recording of the plat.
- G. The final plat shall indicate a lot number.
- H. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City and County Engineering for review and approval.
- I. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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 and County Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

December 12, 1991

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 10/3/91)

CASE NUMBER: S/D 91-49 - HARP ADDITION

OWNER/APPLICANT: Lloyd & Karen Harp, 215 S. Tyler, Wichita, KS  
67209

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS  
67211

LOCATION: North side of 21st St. North in an area west  
of 119th St. West

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

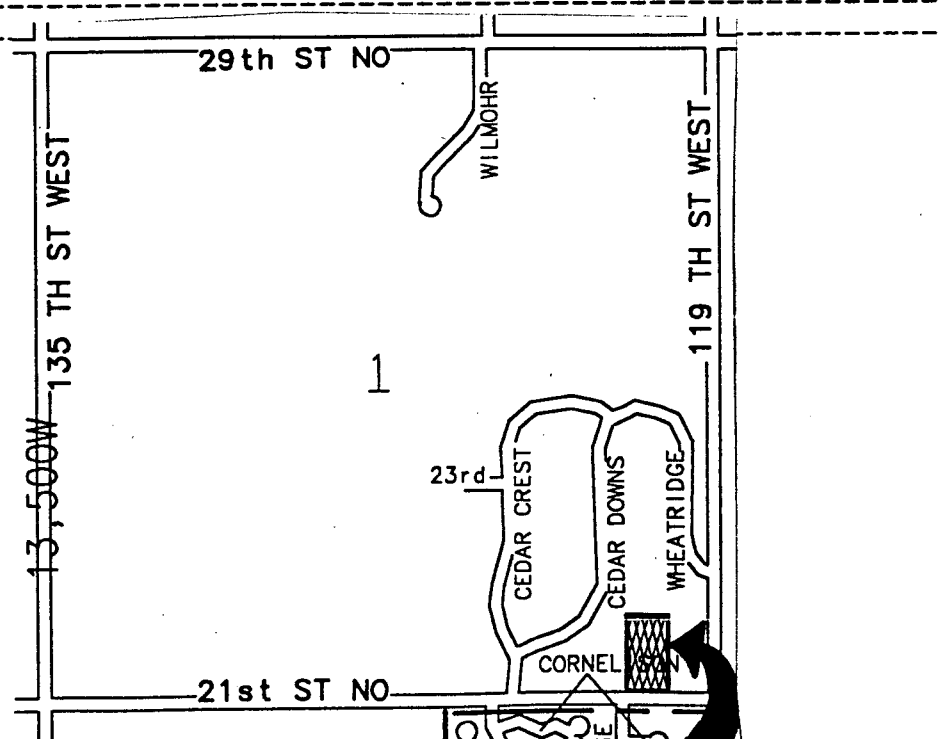
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 191,400 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "LC" Light Commercial (SCZ-0629)

VICINITY MAP:



NOTE: This site is presently in the County and has requested a zone change to "LC" light commercial zoning (SCZ-0629). This zone change has been approved subject to platting by July 17, 1992. This site is, however, adjacent to Wichita's City Limits (along south line of 21st St. North) and City water and sanitary sewer are available to the site south of or along 21st Street's south right-of-way line.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee a decel lane on 21st St. North to serve this site. Prior to submitting the final plat, the applicant was also to meet with Traffic Engineering (Wichita) to determine if a left turn lane/bay will be required. Traffic Engineering needs to indicate if this improvement is to be required.
- 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. As this site is adjacent to the City of Wichita and will be using City of Wichita water and sanitary sewer, prior to this plat being scheduled for City Council review, annexation shall have been obtained. Upon annexation this site will be zoned "LC" which is the equivalent zoning approved by the County zone change.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. The applicant shall submit a revised legal description for the platting binder. The binder is indicating the site as being in "Range 2 East" instead of West.
- H. On the final plat tracing, the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.