

S/D No.: 86-7      Name: HARVEST CHAPEL ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: At the southeast corner of Seneca and 55th Street South.  
Owner: Harvest Chapel Church, Inc., 5600 South Seneca, Wichita, KS 67217  
Surveyor/Engineer: Castle & Associates

1. Gross Acreage of Plat: 1.5 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 0.7 Acre
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC"
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STAFF COMMENTS:

NOTE: The applicant's associated County Board of Zoning Appeals Case (BZA 15-85), requesting a variance of the required 35-foot building setback requirement of the County Zoning Resolution has been approved subject to platting.

- A.) The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the closure of the existing driveway within the area of "complete access control" being granted to Seneca.
- 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. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The final plat shall indicate the following access controls:
  1. "Access control except for one (1) opening" to Seneca, across the south 33.19 feet of the lot.
  2. "Access control except for three (3) openings" to 55th Street South, across the east 326.15 feet of the lot.
- H. The final plat shall reference, in the plattor's text, the dedication of access controls to Seneca and 55th Street South, across the west and north lines of the plat.
- I. The 15-foot platted building setback from 55th Street South has been approved by the County Board of Zoning Appeals.
- J. On the final plat, the building setbacks being platted on this lot shall be dimensioned from the street right-of-way line.
- K. The final plat shall reference, in the plattor's text, the dedication of the street to and for the use of the public.

S/D No.: 86-7      Name: HARVEST CHAPEL ADDITION

Preliminary Approved: 1/30/86  
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: At the southeast corner of Seneca and 55th Street South.  
Owner: Harvest Chapel Church, Inc., 5600 South Seneca, Wichita, KS 67217  
Surveyor/Engineer: Castle & Associates, P.O. Box 9262, Wichita, KS 67277

1. Gross Acreage of Plat: 1.5 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 0.7 Acre
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC"
- 

STAFF COMMENTS:

NOTE: This property was annexed into the City of Wichita in August of 1986.

- A. The applicant shall guarantee the extension of city water to serve the lot being platted. Water lines need to be extended in both 55th Street ~~and Seneca~~.
- B. The applicant shall guarantee the closure of the existing driveway within the area of "complete access control" being granted to Seneca.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit proof as to which individuals are authorized to execute documents on behalf of the church (e.g., copy of bylaws or certification from a title company).
- F. Since this property is within the Wichita City Limits, the County Commission signature block shall be deleted from the final plat tracing.
- G. The final plat tracing shall provide a signature block for the Board of City Commissioners.
- 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 Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- K. The representative from the City Engineer's office and the representatives from the utility companies should be prepared to state if the platting of any utility easements are required.