

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

September 7, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-63 HAYES ADDITION

OWNER/APPLICANT: Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992, 800 E. 37th Street North, WICHITA, KS 67219

SURVEYOR/ENGINEER: Mark A. Savoy, Savoy, Ruggles, & Bohm, P.A., 924 N. Main, WICHITA, KS 67203

LOCATION: North of 37th Street North and east of Broadway

SITE SIZE: 12.47 Acres

NUMBER OF LOTS

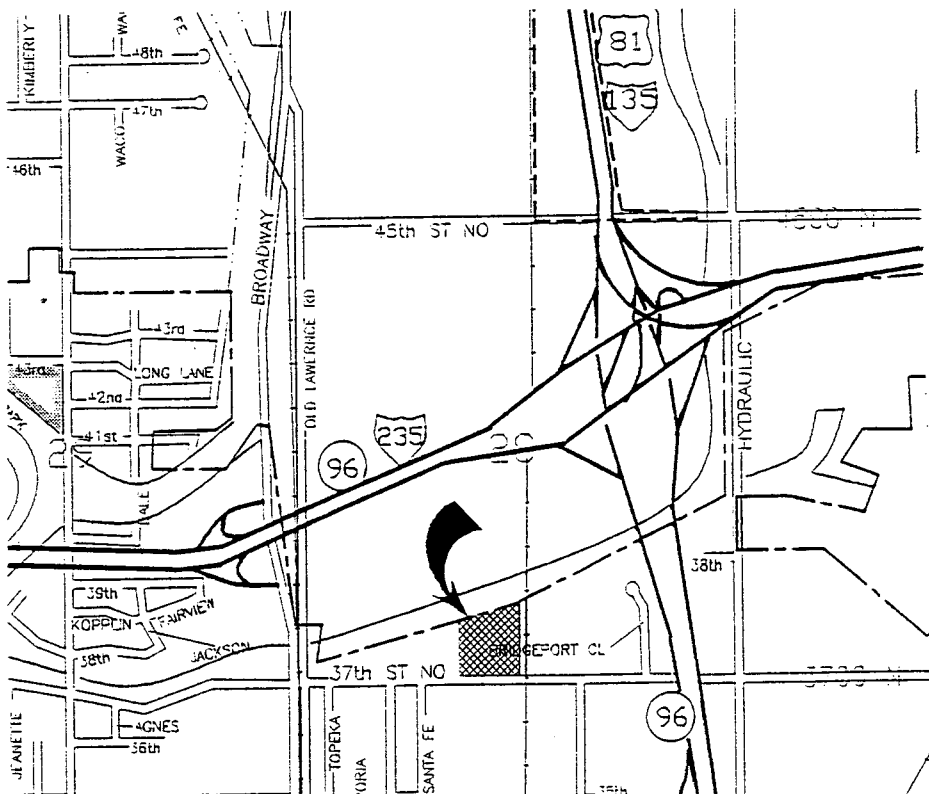
Residential:
Office:
Commercial:
Industrial: — 1
Total: 1

MINIMUM LOT AREA: 542,999.8 sq. ft.

CURRENT ZONING: "F" Heavy Industrial

PROPOSED ZONING:

VICINITY MAP:



NOTE: Although unplatted, this site is occupied by an existing use. However, a planned expansion exceeds what is allowed for under the Subdivision Regulations without the site having been previously platted. That is, the planned expansion has required platting of this property.

STAFF COMMENTS:

- A. This site appears to be served by existing municipal facilities. **City Engineering** needs to confirm if any additional guarantees are required and/or easements to cover these utilities.
- 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 Subdivision name Hayes has already been used for an addition in Wichita. The final plat shall therefore be submitted under a revised name; e.g., Robert Hayes Addition, Hayes Industrial Addition, etc.
- E. The dedication of access controls to 37th Street North, including the railroad access opening, shall be property noted in the platting's text.
- F. The applicant shall submit a copy of the instrument which establishes the Kansas Power and Light Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. This site appears to be outside of any FEMA recognized floodway or 100-year floodplain, even though it is adjacent to the Wichita-Valley Center Flood Control channel. **City Engineering** needs to confirm if any minimum building pad requirements exist for this site and/or if any drainage easements or floodway needs to be platted on this site.
- I. If any drainage from this site is directed to the Burlington Northern Railroad, a letter shall be provided from this railroad indicating their acceptance of any such drainage.
- 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. (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.)
- K. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

- L. 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.
- M. 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.
- N. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage concept.
- O. The soils maps indicate this site may have Carwile soils, a hydric soil. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

September 21, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/7/95)

CASE NUMBER: S/D 95-63 R. L. HAYES ADDITION

OWNER/APPLICANT: Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992, 800 E. 37th Street North, WICHITA, KS 67219

SURVEYOR/ENGINEER: Mark A. Savoy, Savoy, Ruggles, & Bohm, P.A., 924 N. Main, WICHITA, KS 67203

LOCATION: North of 37th Street North and east of Broadway

SITE SIZE: 12.47 Acres

NUMBER OF LOTS

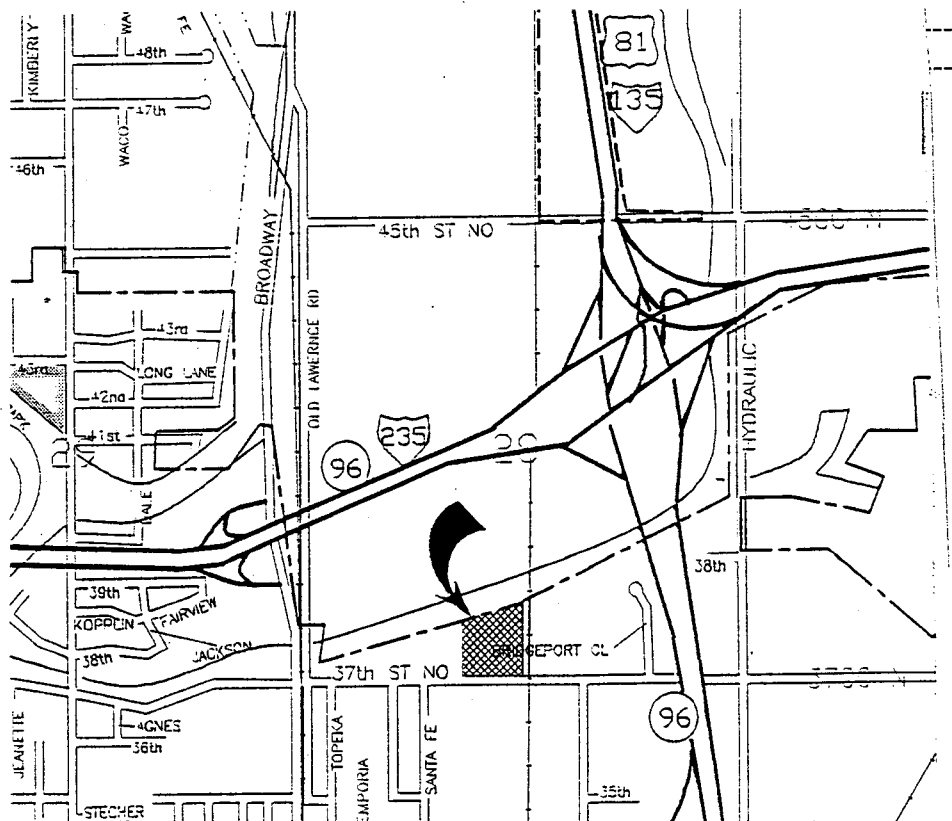
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

MINIMUM LOT AREA: 542,999.8 sq. ft.

CURRENT ZONING: "F" Heavy Industrial

PROPOSED ZONING:

VICINITY MAP:



NOTE: Although unplatted, this site is occupied by an existing use. However, a planned expansion exceeds what is allowed for under the Subdivision Regulations without the site having been previously platted. That is, the planned expansion has required platting of this property.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development, privately.
- B. The applicant shall submit a copy of the instrument which establishes the Kansas Power and Light Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- C. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- D. This site is outside of any FEMA recognized floodway or 100-year floodplain, even though it is adjacent to the Wichita-Valley Center Flood Control channel and no minimum building pad requirements exist for this site.
- E. If any drainage from this site is directed to the Burlington Northern Railroad, a letter shall be provided from this railroad indicating their acceptance of any such drainage.
- F. 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.)
- G. 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.
- H. 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.)
- I. The platting binder for this addition indicates a mortgage being held by United American Bank & Trust Company while the tracing is indicating Emprise Bank as a mortgage holder. The applicant shall submit documentation indicating that Emprise is the property signatory for any such mortgage.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- K. Recording of the plat within 30 days after approval by the City Council.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.