

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6**

**July 3, 1996**

**STAFF REPORT  
(Final Plat)**

**CASE NUMBER:** S/D 96-43 R.M.C. ADDITION

**OWNER/APPLICANT:** Dick Robertson/Diane MacNair and Dwayne F. Chew, c/o Dick Robertson, 2105 N. Ridge, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

**LOCATION:** South of 21st Street North and west of Ridge Road

**SITE SIZE:** 2.33 Acres

**NUMBER OF LOTS**

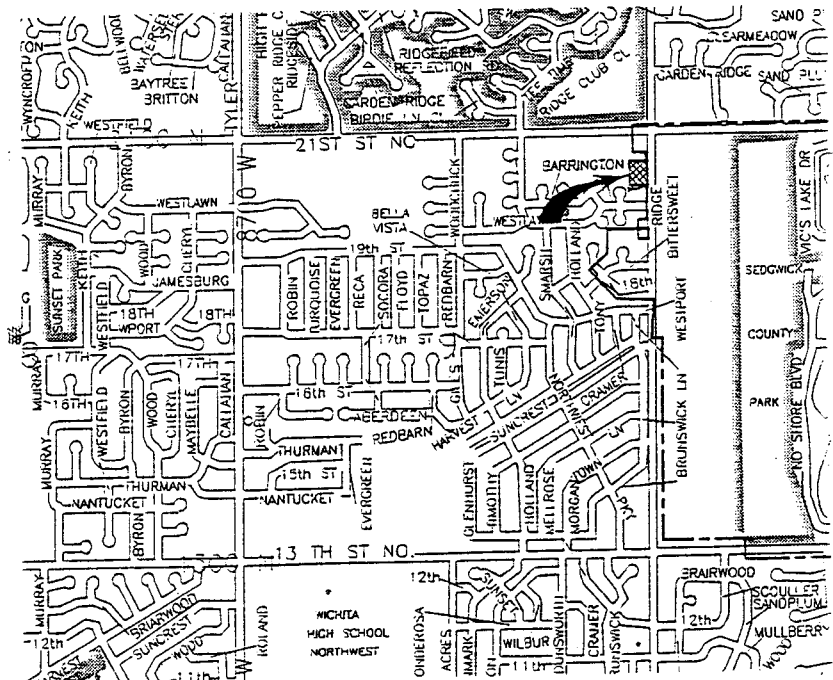
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 24,000 sq. ft.

**CURRENT ZONING:** SF-20 and L.C.

**PROPOSED ZONING:** "LC" (SCZ-706)

**VICINITY MAP:**



NOTE: This site is in the County but adjacent to Wichita's City Limits and will use City services. the southern portion of the site was approved for a zone change (SCZ-0706) to "LC" with the other portion of the site already zoned "LC". Existing uses on the site, however, involve three (3) single family residences. Each residence presently has a driveway opening to Ridge Road. To the north, a major opening is available for access to the Barrington Corner commercial development and to the north of that is another platted opening allowed for a recent Addition just south of 21st Street North. In a distance of approximately 700 feet from the south right-of-way line of 21st Street North, there will or could exist five (5) openings to Ridge Road. In essence, such access is no access control. The applicants' agent, though, has indicated that each of the three parties involved in this plat desire to maintain their driveway openings for either the existing residential uses or future commercial uses.

STAFF COMMENTS:

- A. Prior to this plat being submitted to the City Council for approval, the applicant(s) shall request annexation to the City.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. **City Engineering** needs to indicate if this site has acceptable access to a sewer line. The line to the west of this site appears to be within an easement that is separated from the lots of this plat by a gap of approximately ten (10) feet.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. **Traffic Engineering** needs to indicate requirements for access control for these existing uses but also potential commercial uses. That is, if each site requests an individual opening, can that be allowed provided guarantees are submitted for an accel/decel lane. Alternatively, should this site be limited to one or no more than two (2) shared openings, with a guarantee provided to close any opening not meeting such access requirements.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to this plat being scheduled for City Council review, the applicant(s) shall submit a letter indicating that the buildings along the west line of Lot 3 have been removed from the utility easement.
- H. The final plat tracing shall indicate the platting of the setback from Ridge Road through the existing buildings which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

- I. While the plattor's text notes a minimum building pad elevation as on the face of the plat, no such elevation is provided. Both this elevation and on-site and off-site benchmarks shall be shown on the face of the final plat tracing.
- J. On the final plat tracing, "Deputy" shall be deleted from the City Clerk's signature line.
- K. The applicant's agent is reminded that a platting binder is to be submitted with a final plat. This plat will be subject to review of such a platting binder and any relevant conditions found by such a review.
- 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. (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.)
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- 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 representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate the minimum building pad elevation required for this site.

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

**THE CITY OF WICHITA  
OFFICE OF PUBLIC WORKS - ENGINEERING**

**DATE:** March 17, 1997

**TO:** Steve Palmer, P.E., System Planning & Development Engineer

**FROM:** Gene Rath, P.E., Assistant City Engineer **GR**

**SUBJECT:** **R.M.C. Addition**

Regarding the water line project to serve R.M.C. Addition, please transfer \$1,710 to the project number in payment of the engineering fees for the design.

This project was requested by petition. The engineer had been asked to prepare plans as the site was developed and the developer was anxious to complete the work.

Through the efforts of one of the property owners in the area, the Fire Department requirements were revised, which necessitated plan revisions. At the same time, the property owner met with Water Department representatives and these properties were allowed to connect directly to an existing 20" water line adjacent to their properties.

Because the Water Department allowed the connections to the main, the project was no longer necessary and plans were not required. However, there were expenses to the design consultant for plan preparation. Because the Water Department made the arrangements for the direct service and the plans were then made unnecessary, we feel Engineering's expense should be paid by the Water Department.

The \$1,710 amount shown is for the actual work done by the consultant. The total contract fee was \$1,800.

Please call me (4288) if you have any questions or require additional information.

GR:RY:jcm

cc: David Warren, Director of Water & Sewer  
Joe Botinelly, Superintendent of Water Distribution