

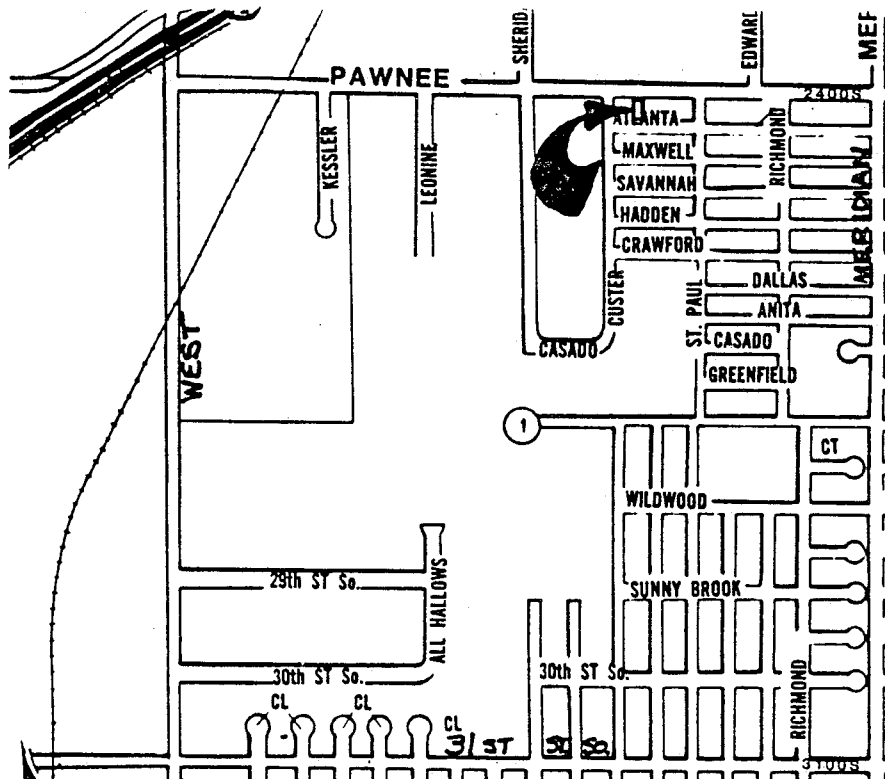
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
September 8, 1988

STAFF REPORT
(Final)

CASE NUMBER: S/D 88-78 - G. L. LONG ADDITION
OWNER/APPLICANT: Glee L. Long
SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.
LOCATION: South of Pawnee, between Custer and St. Paul
SITE SIZE: 0.6 acres
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
MINIMUM LOT AREA: 26,400 sq. ft.
CURRENT ZONING: "AA" One-Family Dwelling District
PROPOSED ZONING: "C" Commercial District (Z-2922)

VICINITY MAP:



STAFF COMMENTS:

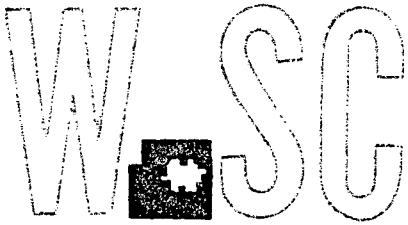
NOTE: The applicant's associated zoning case (Z-2922), requesting a change in zoning from "AA" (One-Family) to "C" (Commercial) has been approved, subject to replatting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- 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. Since "complete access control" is being dedicated to Atlanta Street from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- E. On the final plat tracing, the face of the plat shall indicate the amounts of street rights-of-way being dedicated for both Pawnee and Atlanta Avenue. Also, the amount of existing half-street right-of-way shall be indicated.
- F. Since lot lines and easements are being vacated and rededicated by virtue of K.S.A. 12-512(b), such reference shall appear in either the surveyor's or platlor's text.
- G. The final plat tracing shall indicate "Lot 1" instead of only the number "1".
- H. Since the tie point for this plat is to a previously platted lot corner, the surveyor's text shall be amended to reference the section, range and township in which this property is located.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 12, 1988

Terra Tech Land Surveying
245 W. Dewey
Wichita, KS 67202

Re: S/D 88-78 - G. L. Long Addition, located on the south side
of Pawnee between Custer and St. Paul.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 8, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Since "complete access control" is being dedicated to Atlanta Street from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- B. On the final plat tracing, the face of the plat shall indicate the amounts of street rights-of-way being dedicated for both Pawnee and Atlanta Avenue. Also, the amount of existing half-street right-of-way shall be indicated.
- C. Since lot lines and easements are being vacated and rededicated by virtue of K.S.A. 12-512(b), such reference shall appear in either the surveyor's or platlor's text.
- D. The final plat tracing shall indicate "Lot 1" instead of only the number "1".
- E. Since the tie point for this plat is to a previously platted lot corner, the surveyor's text shall be amended to reference the section, range and township in which this property is located.
- 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.

September 12, 1988
Page 2

- 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. 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 City Council.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 15, 1988. If you have any questions concerning this matter, please call.

Sincerely,

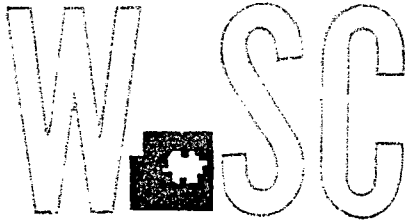


R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

cc: Glee L. Long, 215 Oil Hill Road, El Dorado, KS, 67042
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 16, 1988

Terra Tech Land Surveying
245 West Dewey
Wichita, Kansas 67202

RE: S/D 88-78 - G. L. LONG ADDITION. Located on the south
side of Pawnee between Custer and St. Paul.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 1988, 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 September 12, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of County Commissioners 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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:blw

cc: G. L. Long, 215 Oil Hill Road, El Dorado, Kansas 67042
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 7, 1990

T.L. Daniels
Terra Tech Land Surveying, Inc.
245 N. Dewey
Wichita, KS 67202

Re: S/D 90-53 (Final Plat) G.L. Long Second Addition

Dear Mr. Daniels:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 6, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat is subject to approval of the applicant's associated zone case (Z-3005) and any conditions of ~~that~~ approval.
- B. The final plat tracing shall indicate the platting of a 35 foot front yard building setback off of Meridian and a 20 foot side yard building setback off Atlanta.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.

S/D 90-53 G.L. Long Second Addition
Page 2

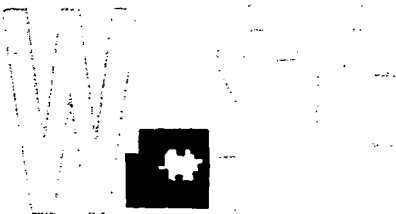
The enclosed "marked" copy of the final plat is for your information and files. This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 13, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Kimple
Kandace A. Kimple
Associate Planner

Enclosure

cc: Glee L. Long, 215 Oil Hill Road, El Dorado, KS 67042
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 7, 1990

T.L. Daniels
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 90-54 (Final Plat) Reisman Addition

Dear Mr. Daniels:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 6, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to approval of the associated zone case (Z-3004) and any conditions of that approval.
- B. The applicant shall guarantee the closure of the driveway to English located in the area being indicated for complete access control on this plat.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for

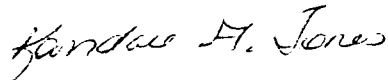
S/D 90-54 Reisman Addition
Page 2

guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 13, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

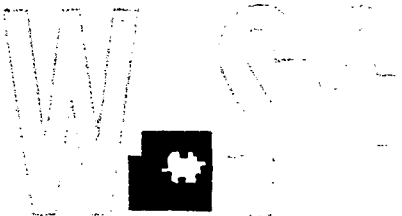


Kandace A. Jones
Associate Planner

Enclosure

cc: Michael A. Reisman, 3243 E. Murdock, Suite 600, Wichita, KS
67208
Harry W. Dickerson, 2924 E. Douglas, Wichita, KS 67214
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 7, 1990

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-52 (Preliminary Plat) Northwest Village 5th

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 6, 1990, 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. Approval of this plat shall be subject to MAPC and City Council approval of the requested zone change and any conditions of that change.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by the drainage concept for this site this guarantee may need to include off-site improvements. Also, any needed off-site easements for these improvements shall be obtained. These easements shall be approved by City Engineering and submitted to Planning for recording with the plat.
- C. The applicant shall guarantee an accel/decel lane along 13th Street North to serve the entrances to this site.
- D. Sixty (60) feet of half street right-of-way shall be dedicated for 13th Street North adjacent to this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. Since the area to the north and east of this site will still be zoned "AA" single-family a 25-foot building setback shall be platted here to provide for a buffer. These setbacks will need to be platted since no CUP can be used to establish such setbacks.
- G. The applicant shall submit a copy of the instrument which establishes the Phillips 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.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. To clearly indicate the location of this pipeline, dimensions shall be indicated from the northwest and southwest corners of Lot 2 to the center line of the pipeline easement.
- J. As requested by Southwestern Bell, the final plat shall indicate 20-foot utility easements along the north line of both Lot 1 and Lot 2.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

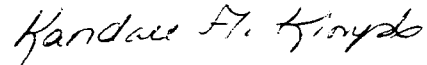
- 1. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

S/D 90-52 Northwest Village 5th Addition
Page 3

2. Certification that all due real estate taxes have been paid.

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

Sincerely,

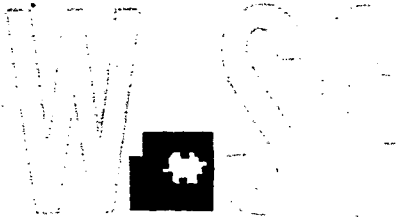


Kandace A. Kimple
Associate Planner

KK:sm
Enclosure

cc: Kenneth Stewart, Boyer, Donaldson & Stewart, 1030 1st
National Bank Bldg., Wichita, KS 67202
Jim Biltz, HCA Health Services of Kansas, Inc., P.O. Box
47930, Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 7, 1990

Mr. & Mrs. Cory L. Rollins
2159 Byron
Wichita, KS 67212

Mr. & Mrs. Douglas M. McGough
2158 N. Byron
Wichita, KS 67212

Re: V-1681 - Request to Vacate Platted Building Setback

Dear Mr. & Mrs. Rollins:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, September 6, 1990, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be subject to:

Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 13, 1990 at 1:30 p.m.

Sincerely,

Kandace A. Kimple
Associate Planner

KK:sm

cc: Mr. & Mrs. Stan E. Diskin, 2148 Westfield Cir., Wichita, KS
67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 7, 1990

Wichita Airport Authority
Monroe L. Funk, P.E.,
Dir. of Airport Engineering & Planning
Mid-Continent Airport Authority
P.O. Box 9130
Wichita, KS 67277

Re: V-1679 - Request to Vacate a Portion of a Street

Dear Mr. Funk:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, September 6, 1990, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. The applicant shall meet with City Engineering in regard to the closure of vacated 29th Street at Webb Rd. and the construction of a hammerhead turnaround for the termination at the east end of the area of vacation. If required by Engineering guarantees shall be provided for this closure and turnaround. Engineering shall also be contacted to determine the possibility of vacating the portion of 29th St. to the east of this area to Greenwich Road.
- D. Prior to submitting this vacation case to the City Council, the applicant shall submit a revised legal description which takes into account needed right-of-way for K-96 in the area of the 29th St. and Webb Road intersection.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 13, 1990 at 1:30 p.m.

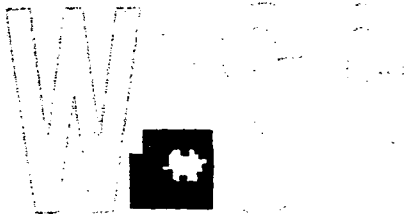
If you have any questions, please call.

Sincerely,

Kandace A. Kimple
Associate Planner

cc: Velma J. Winsby, Real Estate Trust Res. 40, 6500 E. 21st St., Wichita,
KS 67206

Mike Lindebak, City Engineer
Harlan Foraker, County Engineering



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 7, 1990

Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: S/D 90-51 (Preliminary Plat) Great Plains Business Park
2nd Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 6, 1990, 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 abandon any existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off any charges against such abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include any costs for removal or reconstruction of existing street pavement on this site.
- E. When this site was originally platted a decel lane was to be provided from the south line of this site to 35th Street North. A guarantee for this improvement shall again be provided. Also, a decel lane shall be guaranteed along 37th St. North to Ridgewood. Ten (10) ft. of additional right-of-way shall also be dedicated on this section of 37th Street to accommodate this improvement.

- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Complete access control to Oliver shall be indicated across the west lines of Lot 1, Block 3 and Lot 3, Block 1. Access to these industrially zoned lots should be from 35th Street North. Since Lot 4, Block 1's only access is from Oliver, an opening may be provided here. However, complete access control to Oliver needs to be shown across this lot's west line from a point 150 feet south of the center line of the Missouri Pacific Railroad. The applicant is advised that because of the railroad tracks, the opening is recommended to be as far south on Lot 4 as possible. The "one opening for Ridgewood at 37th St. N. need not be indicated for this public street.
- J. On the final plat, 35-foot building setbacks shall be platted on all lots from adjacent streets. Also, a 25-foot building setback shall be platted along the east line of Lots 7 through 10, Block 3 as a means to provide a buffer to the park and residentially zoned property adjacent to these lots.
- K. The final plat shall state in the plattor's text the purposes of the proposed Reserve A as well as who is to own and maintain Reserve A.
- L. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- M. If drainage from this site is expected to flow onto railroad right-of-way, a letter from the Missouri Pacific Railroad shall be provided to Planning, indicating their willingness to accept such drainage.
- N. Since this plat is a replat of existing additions which involves the vacation and rededication or granting of streets, easements, etc., proper reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- O. On the final plat the street name "35th Street North" shall be entered to also cover the section of street on the preliminary plat labeled as 34th Street North.

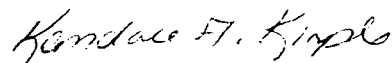
- P. The final plat shall indicate the recording information for any private easements located on this site. Copies of these instruments shall be provided to Planning for the plat file.
- Q. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. As indicated by the drainage concept a drainage easement may be needed along the east line of Lots 7, 8, 9, and 10, Block 3. The applicant is also advised that additional information needs to be provided with the drainage plan concerning the drainage indicated as occurring to Oliver.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.
- T. 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. The applicant is advised that a relocation of a K.P.L. gas line may be required due to this plat.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

1. 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; if the title report or attorney's opinion has not already been submitted.
2. Certification that all due real estate taxes have been paid.

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

Sincerely,



Kandace A. Kimple
Associate Planner

Enclosure

cc: Poe & Associates of Kansas, Inc., 434 North Oliver, Suite
110, Wichita, KS 67208
Great Plains Ventures, Inc., 3562 N. Oliver, Wichita, KS
67220
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 14, 1990

T.L. Daniels
Terra Tech Land Surveying, Inc.
245 N. Dewey
Wichita, KS 67202

Re: S/D 90-53 (Final Plat) G.L. Long Second Addition

Dear Mr. Daniels:

At the regular meeting of the Metropolitan Area Planning Commission on September 13, 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 September 7, 1990.

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. Certification that all due real estate taxes have been paid.
3. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Glee L. Long, 215 Oil Hill Road, El Dorado, KS 67042
Mike Lindopak, City Engineer

5-19-98 FURT

G. L. Long Add. wanted drive approach to ATLANTA ST.
30' wide ↗

Requirements: Replace privacy fence on west lot line
south of building

Install privacy fence on east lot line
south of building

Plant 3 trees & 2 bushes both E & W of
entrance to ATLANTA ST.

(Possibly 2 & 2 OK)

Ask property owner to east to plant
similar screening

Inform tenants to access drive using
ATLANTA ST TO & FROM CUSTER AVE.

