

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

April 14, 1994

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 94-21 MAUDE CARPENTER FIRST ADDITION

OWNER/APPLICANT: Maude Carpenter Childrens Center, 1501 N. Meridian, Wichita, KS 67203

SURVEYOR/ENGINEER: Booker Associates, Inc. of Kansas, 225 North Market - Suite 350, Wichita, KS 67202

LOCATION: North of 13th Street North and west of Meridian

SITE SIZE: 11.92 Acres

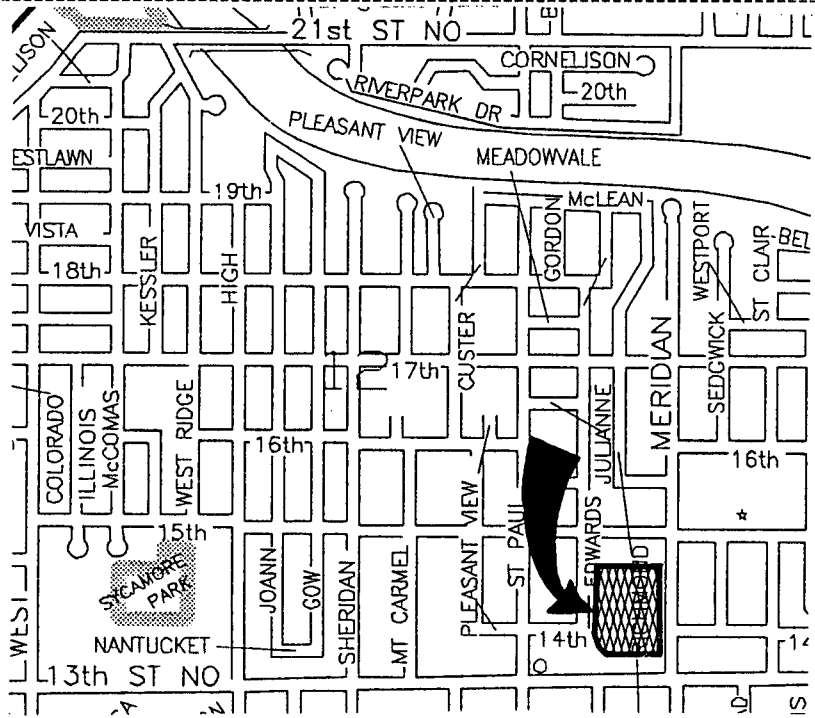
NUMBER OF LOTS

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

MINIMUM LOT AREA: 11.92 Acres

CURRENT ZONING: "B"

VICINITY MAP:



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NOTE: Although unplatted, extensive development already exists on this site. Access to this site is from Meridian, which while being an arterial street throughout most of the City is only considered a local access type road adjacent to this site. To the north of 13th Street, Meridian terminates as a deadend street south of the Arkansas River. And while this plat is indicating the street Edwards along its west line, this street has never been constructed. The portion of Edwards at the southwest, curved corner of this plat was also apparently vacated in 1965.

STAFF COMMENTS :

- A. City Engineering needs to indicate any requirements for sanitary sewer at this site. A north-south sewer line is located in the center of the site. However, it is not clear if this line is a private or public line. Further, no easement is shown for this line and the line apparently is located beneath an existing structure and is shown as being located under a planned structure. This north-south line appears to be an extension of a public line in the east-west alley located along the plat's south line.
- B. The applicant needs to either pursue the vacation of Edwards adjacent to this site and northward up to 15th Street North or be prepared to dedicate additional right-of-way for this street as required by the area's zoning and guarantee the paving of this street. Based on the configuration of lots adjacent to this segment of Edwards, a vacation of the street would appear possible if all abutting property owners agree. Based upon how this street was dedicated, it appears that none of the right-of-way would revert to this site, however. In order to properly terminate 14th Street, which intersects Edwards, a guarantee for a turnaround and possibly right-of-way would be involved.

If the applicant wishes to pursue this vacation case, this vacation case would need to be submitted as a separate request and would need to be submitted prior to the plat being scheduled for City Council review. If a vacation is not pursued, the final plat shall dedicate three (3) feet of additional right-of-way and a guarantee shall be provided for the paving of Edwards from 14th to 15th Streets North. Sidewalks shall also be included in this guarantee.

- C. The applicant shall submit a sidewalk certificate for the installation of a sidewalk along Meridian adjacent to this plat.
- 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. On the final plat, five foot building setbacks need not be platted adjacent to the site's north

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and south lines. Further, if Edwards is to be vacated, the setback along the site's west line is also unnecessary. Setbacks in those locations will be determined by zoning requirements.

- G. The final plat tracing shall reference a tie pint to a previously platted lot corner or section corner.
- H. Requirements for a final plat (Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

August 4, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 4/14/94)

CASE NUMBER: S/D 94-21 MAUDE CARPENTER FIRST ADDITION

OWNER/APPLICANT: Maude Carpenter Childrens Center, 1501 N. Meridian, Wichita, KS 67203

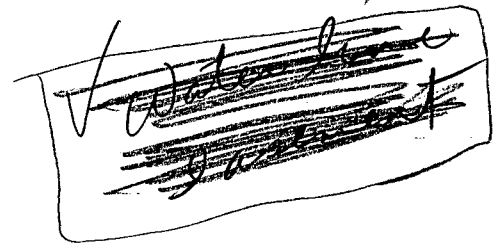
SURVEYOR/ENGINEER: Booker Associates, Inc. of Kansas, 225 North Market - Suite 350, Wichita, KS 67202

LOCATION: North of 13th Street North and west of Meridian

SITE SIZE: 11.92 Acres

NUMBER OF LOTS

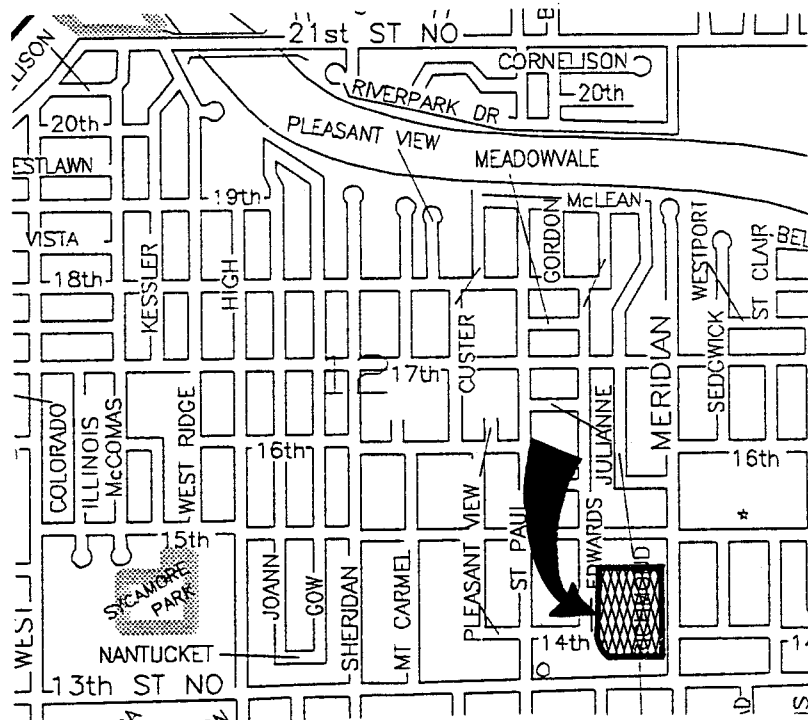
Residential: 1
Office:
Commercial:
Industrial:
Total: 1



MINIMUM LOT AREA: 11.92 Acres

CURRENT ZONING: "B"

VICINITY MAP:



NOTE: Although unplatted, extensive development already exists on this site. Access to this site is from Meridian, which while being an arterial street throughout most of the City is only considered a local access type road adjacent to this site. To the north of 13th Street, Meridian terminates as a deadend street south of the Arkansas River. And while this plat is indicating the street Edwards along its west line, this street has never been constructed. The portion of Edwards at the southwest, curved corner of this plat was also apparently vacated in 1965.

STAFF COMMENTS :

- A. The applicant needs to either pursue the vacation of Edwards adjacent to this site and northward up to 15th Street North or be prepared to dedicate additional right-of-way for this street as required by the area's zoning and guarantee the paving of this street. Based on the configuration of lots adjacent to this segment of Edwards, a vacation of the street would appear possible if all abutting property owners agree. Based upon how this street was dedicated, it appears that none of the right-of-way would revert to this site, however. In order to properly terminate 14th Street, which intersects Edwards, a guarantee for a turnaround and possibly right-of-way would be involved.

If the applicant wishes to pursue a vacation case, the vacation case would need to be submitted as a separate request and would need to be submitted prior to the plat being scheduled for City Council review. If a vacation is not pursued, the final plat tracing shall dedicate three (3) feet of additional right-of-way and a guarantee shall be provided for the paving of Edwards from 14th to 15th Streets North. Sidewalks shall also be included in this guarantee.

- B. The applicant shall submit a sidewalk certificate for the installation of a sidewalk along Meridian adjacent to this plat. However, this certificate shall note that such installation will only be required if and when a sidewalk system is initiated for the area in general.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be part of site development.
- 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. Since Meridian adjacent to this site is no longer classified as an arterial, no access control needs to be dedicated in this case. The final plat tracing should therefore delete from the face of the plat the reference to "Access Control Except One Opening."
- F. Although the platting binder is indicating that a mortgage exists for "construction" purposes, if this mortgage creates an interest in this site by the mortgage holder (Intrust Bank), such interest must be included as a signatory on the plat.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.



Booker Associates, Inc. of Kansas
 225 North Market
 Suite 350
 Wichita, Kansas 67202
 (316) 263-6121
 Telefax (316) 263-8989

TO: City of Wichita
 Engineer's Office
 455 N. Main - 7th Floor
 Wichita, Ks. 67202

DATE June 29, 1994

OUR PROJECT NO. B/KS K-9549

ATTENTION: Ms. Vicki Huang, P.E.

PROJECT Maude Carpenter 1st Addition

WE ARE TRANSMITTING THE FOLLOWING:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> HEREWITH | <input type="checkbox"/> UNDER SEPARATE COVER | <input type="checkbox"/> ORIGINAL DRAWINGS |
| <input checked="" type="checkbox"/> BLUE LINE PRINTS | <input type="checkbox"/> SEPIA PRINTS | <input type="checkbox"/> SHOP DRAWINGS |
| <input type="checkbox"/> SPECIFICATIONS | <input type="checkbox"/> COMPUTER DISKS | <input type="checkbox"/> MARKUPS |

QUANTITY	DRAWING NUMBER	DESCRIPTION
1		Drainage Plan
1		Final Plat
1		Surface Water Drainage Easement

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> PRELIMINARY | <input type="checkbox"/> RETURNED TO YOU | <input checked="" type="checkbox"/> FOR REVIEW & COMMENTS |
| <input type="checkbox"/> AS REQUIRED BY CONTRACT | <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> DISPOSITION NOTED | <input type="checkbox"/> FOR SIGNATURE |

COMMENTS: _____

cc:

VERY TRULY YOURS,

BOOKER ASSOCIATES, INC. OF KANSAS



 Kirk Miller, P.E.

/ljb

EQUAL OPPORTUNITY EMPLOYER

SURFACE WATER DRAINAGE EASEMENT

WHEREAS, WILLIAM L. CULP, V.P./Executive Director and RUSSELL M. HAAS, Director of Operations are legal representatives of the owners of Maude Carpenter Children's Home, and the owners are platting said tract thereof to be know as "Maude Carpenter First Addition", said platted portion, hereinafter referred to as Tract 1, being described as:

Starting at the Southeast corner of the Maude Carpenter Park an addition to Wichita, Sedgwick County, Kansas thence along the west right-of-way line of Meridian, on an assumed bearing of S00°00'00"E a distance of 719.26'; thence N89°27'19"W a distance of 564.74'; thence along a curve to the left having a radius of 182.25', delta of 22°49'56", a length of 72.63'; a chord length of 72.15' with a bearing of N44°36'11"W; thence N56°10'55"W a distance of 62.58'; thence along a curve to the right having a radius of 184.49', delta of 55°51'14", a length of 179.85', a chord length of 172.81' with a bearing of N28°15'18"W; thence N00°01'59"W a distance of 488.63'; thence S88°58'51"E a distance of 749.24', back to the point of beginning.

WHEREAS, Maude Carpenter Children's Home are owners of a tract of land adjacent to Tract 1, hereinafter referred to as Tract 2, being described as:

Lot 1 and the south 160' of Lot 2, Block "A" of Maude Carpenter Park, an addition to Wichita, Sedgwick County, Kansas.

WHEREAS, The natural drainage of the surface water presently is from Tract 1 across Tract 2 and said owners do not wish to disturb said natural drainage.

NOW THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, said owners do hereby grant a perpetual easement for drainage surface water from Tract 1 across Tract 2 along the present established natural drainage way. This easement shall run with the land and shall be binding upon the successors, assigns, heirs, administrators and executors of said owners.

IN WITNESS WHEREOF, said owners have signed their names at Wichita, Kansas, this 9TH day of JUNE, 1994, each signature being in the capacity as an Officer of Maude Carpenter Children's Home.

William L. Culp
William L. Culp, V.P./Executive Director
Russell M. Haas
Russell M. Haas, Director of Operations

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF SEDGWICK)^{ss}

This instrument was acknowledged before me on 9th day of June, 1994, by William L. Culp, V.P./Executive Director, and Russell M. Haas, Director of Operations of Maude Carpenter Children's Home on behalf of Maude Carpenter Children's Home.

Angela L. Chambers Notary Public
Angela L. Chambers
(Name)

(Seal) 

My appointment expires: 11/23/97



RECEIVED
JUN 10 1994

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SEDGWICK COUNTY

August 5, 1994

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

Booker Associates, Inc. of Kansas
225 North Market - Suite 350
Wichita, KS 67202

Re: S/D 94-21 MAUDE CARPENTER FIRST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 4, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant needs to either pursue the vacation of Edwards adjacent to this site and northward up to 15th Street North or be prepared to dedicate additional right-of-way for this street as required by the area's zoning and guarantee the paving of this street. Based on the configuration of lots adjacent to this segment of Edwards, a vacation of the street would appear possible if all abutting property owners agree. Based upon how this street was dedicated, it appears that none of the right-of-way would revert to this site, however. In order to properly terminate 14th Street, which intersects Edwards, a guarantee for a turnaround and possibly right-of-way would be involved.

If the applicant wishes to pursue a vacation case, the vacation case would need to be submitted as a separate request and would need to be submitted prior to the plat being scheduled for City Council review. If a vacation is not pursued, the final plat tracing shall dedicate three (3) feet of additional right-of-way and a guarantee shall be provided for the paving of Edwards from 14th to 15th Streets North. Sidewalks shall also be included in this guarantee.

- B. The applicant shall submit a sidewalk certificate for the installation of a sidewalk along Meridian adjacent to this plat. However, this certificate shall note that such installation will only be required if and when a sidewalk system is initiated for the area in general.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be part of site development.
- 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. Since Meridian adjacent to this site is no longer classified as an arterial, no access control needs to be dedicated in this case. The final plat tracing should therefore delete from the face of the plat the reference to "Access Control Except One Opening."
- F. Although the platting binder is indicating that a mortgage exists for "construction" purposes, if this mortgage creates an interest in this site by the mortgage holder (Intrust Bank), such interest must be included as a signatory on the plat.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. As noted by City Engineering, as indicated by the drainage plan, the applicant shall submit for recording with the plat an off-site drainage agreement.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, August 11, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Maude Carpenter Childrens Center, 1501 N. Meridian, Wichita, KS 67203
Russell Haas, 1501 N. Meridian, Wichita, KS 67203
Mike Lindebak, City Engineer ✓

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 5, 1994

Baughman Company, P. A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-36 ROBBINS FARM 4TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 4 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 paving of the proposed interior streets.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this plat will result in Midland (street) being terminated by a cul-de-sac, the street name on the final plat tracing should be indicated as Midland Circle rather than as a Court. Also this street's terminus at the south line of this Addition should be shown with a dashed line rather than a solid line. Also, the utility easement need not be shown as crossing this street.
- F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- G. 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.
- H. 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.

- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, August 11, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Investors Group, Inc., Attn: Paul Kelsey, 11535 14th Street Circle N, Wichita, KS 67212
Mike Lindebak, City Engineer ✓