

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

March 9, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-12 - MCPHERSON ADDITION

OWNER/APPLICANT: McPherson College c/o John T. Arnold & Assoc.,
Attn: Marlin Penner, 150 N. Main, Wichita, KS
67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of West Street, between Third Street
and St. Louis Ave.

SITE SIZE: 1.5 Acres

NUMBER OF LOTS

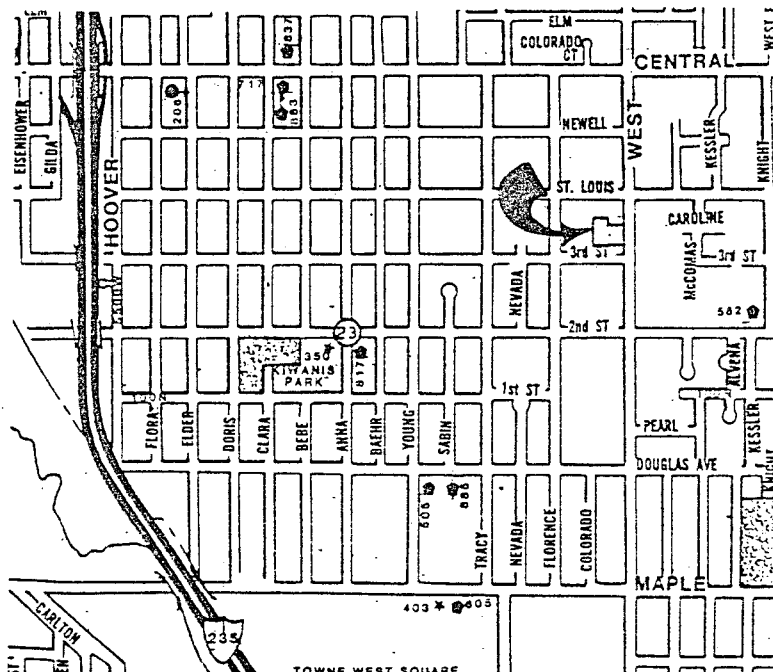
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 27,740.46 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling & "B" Multiple Family
Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-2945)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is associated with a zone change request (Z-2945) to be heard by the MAPC at their March 16, 1989 meeting. The following conditions are based on the assumption that this request is approved.

A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2945).

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. The applicant is advised that he should close the residential-width drive approaches to West Street if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. The final plat shall indicate the platting of the 35-foot building setback from West Street through the existing building 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 plated building setback.

F. The City Council signature block shall indicate "John Moir" as "City Clerk."

G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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.

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. Recording of the plat within 30 days after approval by the City Council.

- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

Note: This plat was submitted in final form only.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 10, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-12 - MCPHERSON ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

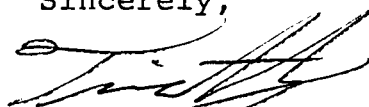
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit a petition for extension of City water across the front of the lots being platted. This petition shall be held until water service is extended to this area.
- 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 existing drives should be reconstructed to commercial width standards.
- E. As shown on the accompanying Sketch Plat there is an existing opening between Lots 1 & 2. The applicant shall create a joint ingress and egress easement for this area between Lots 1 & 2. The width of this opening shall be 30-foot center on the joint lot line between Lots 1 & 2. The final plat tracing shall indicate "granted by separate instrument" and provide the film and page on the face of the final plat tracing. A copy of the instrument shall be submitted to the Planning Department.

- F. The applicant shall attempt to obtain a joint ingress and egress easement with the property owner to the south of this plat.
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, the maximum depth of all Commercial lots shall not exceed 3 times the width thereof. Section 7-204(c).
- 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.
- I. 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.
- 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, March 16, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: McPherson College, c/o John T. Arnold & Assoc.
Attn: Marlin Penner
150 N. Main
Wichita, KS 67202
Westway Car Wash, Inc.
Attn: Hugh Moxley
902 E. Indianapolis
Wichita, KS 67211
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

March 13, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-12 - MCPHERSON ADDITION, the conditions stated in our letter dated 3/10/89 are in error. Please disregard our letter dated 3/10/89.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 1989, 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 final plat is subject to approval of the applicant's associated zone case (Z-2945).
- B. The applicant is advised that he should close the residential-width drive approaches to West Street if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- C. The final plat shall indicate the platting of the 35-foot building setback from West Street through the existing building 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.
- D. The City Council signature block shall indicate "John Moir" as "City Clerk."
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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.

S/D 89-12 - MCPHERSON ADDITION

- G. 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.
- H. 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 files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, March 16, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: McPherson College, c/o John T. Arnold & Assoc.
Attn: Marlin Penner
150 N. Main
Wichita, KS 67202
Westway Car Wash, Inc.
Attn: Hugh Moxley
902 E. Indianapolis
Wichita, KS 67211
Mike Lindebak, City Engineer