

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

June 14, 1990

STAFF REPORT
(~~Final~~ Plat)

Preliminary

CASE NUMBER: S/D 90-40 - LYNDE INDUSTRIAL ADDITION

OWNER/APPLICANT: Lester B. Lynde, P.O. Box 13199, Wichita, KS 67213

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: In an area south of MacArthur Rd. on the west side of West Street.

SITE SIZE: 5 Acres

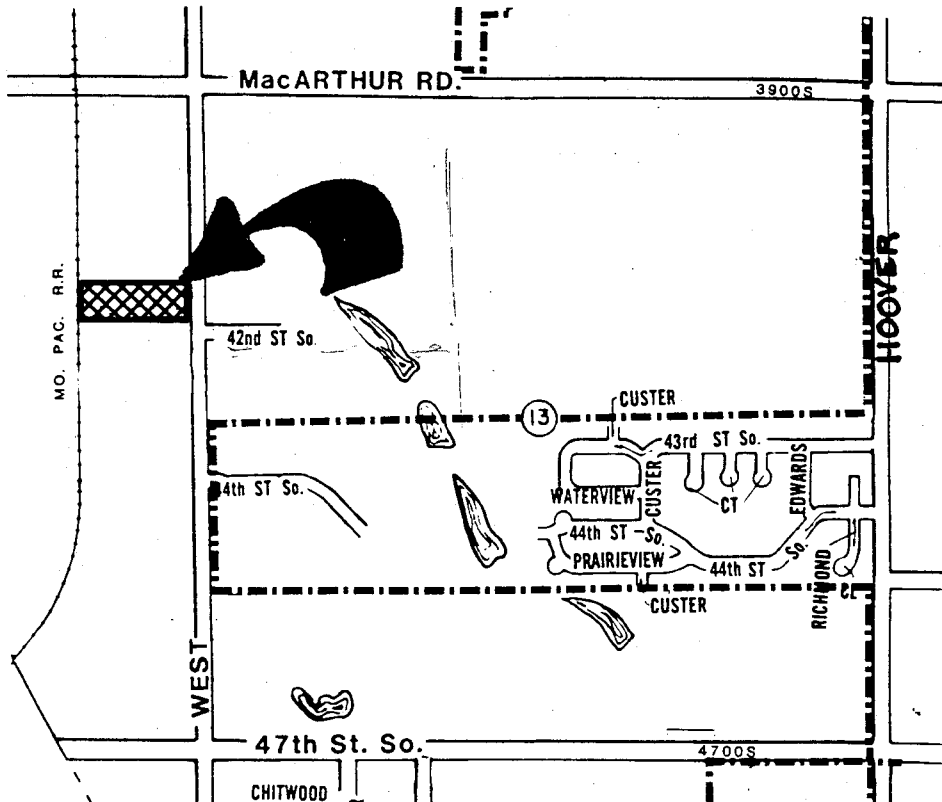
NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.76 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site is presently outside of Wichita's City Limits. A recent plat, however, several hundred feet to the south was annexed to the City and guaranteed the extension of municipal water and sanitary sewer to its location (J & P Industrial Addition).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted. In addition, the applicant shall submit an outside the City water service application with this guarantee since at this time the site is just beyond the City Limits which would allow for annexation.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a copy of the instrument which establishes the ARKLA Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or the County.
- G. County Engineering should be prepared to comment on the access control to be shown to West Street from this plat. It is recommended that only one opening be allowed unless a traffic circulation plan is provided which would justify no more than two openings. This access control shall also be referenced in the plat's text with it being dedicated to the appropriate governing body and the appropriate engineer approving the location of the opening(s).
- H. If any drainage is anticipated to the Missouri-Pacific Railroad right-of-way a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- I. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

- K. 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.
- 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. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if any form of drainage way (drainage easement, floodway, etc.) needs to be platted across this plat.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 18, 1990

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 90-40 - LYNDE INDUSTRIAL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 14, 1990, 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 lot being platted.
- B. Unless an existing guarantee has been submitted to extend water to this area, the applicant shall guarantee the extension of City water to serve this lot. In addition, the applicant shall submit an outside the City water service application with this guarantee since at this time the site is just beyond the City Limits.
- C. The applicant is advised that drainage improvements will be required for this property at the time of site development.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a copy of the instrument which establishes the ARKLA Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or the County.

- G. On the final plat only one opening shall be allowed to West Street unless a traffic circulation plan is provided which would justify no more than two openings. This access control shall also be referenced in the plat's text with it being dedicated to the appropriate governing body and the appropriate engineer approving the location of the opening(s). The applicant shall meet with County Engineering to determine if one or two openings will be provided.
- H. If any drainage is anticipated to the Missouri-Pacific Railroad right-of-way a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- I. As required by the drainage plan for this site, the final plat shall indicate the platting of a floodway reserve.
- J. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for 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, June 21, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: Lester B. Lynde, P.O. Box 13199, Wichita, KS 67213
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

July 26, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 6/14/90)

CASE NUMBER: S/D 90-40 - LYNDE INDUSTRIAL ADDITION

OWNER/APPLICANT: Lester B. Lynde, P.O. Box 13199, Wichita, KS 67213

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: In an area south of MacArthur Rd. on the west side of West Street.

SITE SIZE: 5 Acres

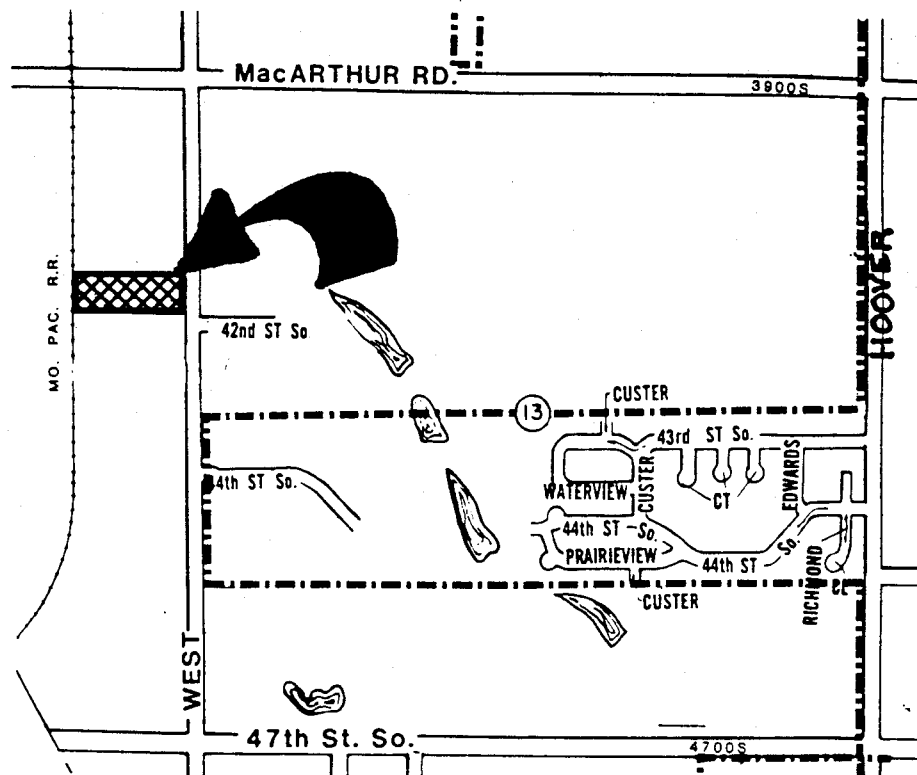
NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.76 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



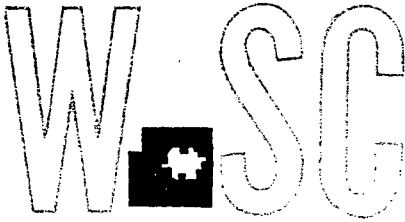
STAFF COMMENTS:

NOTE: This site is presently outside of Wichita's City Limits. A recent plat, however, several hundred feet to the south was annexed to the City and guaranteed the extension of municipal water and sanitary sewer to its location (J & P Industrial Addition).

- A. The representative from City Engineering needs to confirm if petitions have already been submitted for the extension of municipal water and sanitary sewer to this site and that this site is party to an outside the City service agreement.
- B. The applicant is advised that drainage improvements will be required for this property at the time of site development.
- C. If improvements are required and guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a copy of the instrument which establishes the ARKLA Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or the County.
- F. As is noted in the plat's text, one opening is being provided to West Street from this site. On the final plat tracing this access control shall also be indicated on the face of the 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 nonresidential lots shall not exceed 3 times the width thereof."
- H. As was indicated on the preliminary plat, the final plat tracing shall indicate a 35 foot building setback to West Street.
- I. If any drainage is anticipated to the Missouri-Pacific Railroad right-of-way a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- J. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- K. 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.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from the County Engineering office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? Also, County Engineering needs to indicate if they desire that a covenant be submitted concerning the County's right to, if needed, maintain the floodway and assess the property owner any costs.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 27, 1990

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 90-40 (Final Plat) Lynde Industrial Addition

Dear Don:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

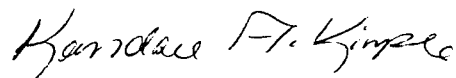
- A. Petitions for extension of municipal sanitary sewer and water have been submitted to serve this property as well as other properties on West Street. However, if the temporary use of on-site sewage and water facilities is necessary prior to installation of the municipal services, the applicant shall obtain approval from the Health Department for such facilities.
- B. The applicant is advised that drainage improvements will be required for this property at the time of site development.
- C. The applicant shall submit a copy of the instrument which establishes the ARKLA Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or the County.
- E. As is noted in the plat's text, one opening is being provided to West Street from this site. On the final plat tracing this access control shall also be indicated on the face of the plat.
- F. The Subdivision Committee recommends a waiver of the lot depth to width ratio of the Subdivision Regulations.

- G. As was indicated on the preliminary plat, the final plat tracing shall indicate a 35 foot building setback to West Street.
- H. If any drainage is anticipated to the Missouri-Pacific Railroad right-of-way a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- I. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The applicant shall submit to County Engineering a covenant stating that floodway maintenance costs can be assessed to the owner if the governing body is required to provide maintenance within the floodway.

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 2, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



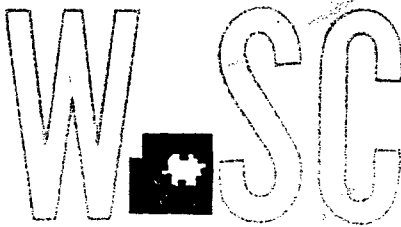
Kandace A. Kimple
Associate Planner

KK:sm

Enclosure

cc: Lester B. Lynde, P.O. Box 13199, Wichita, KS 67213
Harlan Foraker, County Engineering
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

August 6, 1990

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 90-40 Lynde Industrial Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on August 2, 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 July 27, 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. 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,

Kandace A. Kimple
Associate Planner

KK:sm

cc: Lester B. Lynde, P.O. Box 13199, Wichita, KS 67213
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer