

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

November 2, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-72 - SOUTHWESTERN BELL TELEPHONE CO. ADDITION

OWNER/APPLICANT: Southwestern Bell Telephone Co., 220 E. 6th St., Suite 700Y, Topeka, KS 66603

SURVEYOR/ENGINEER: Terra Tech Land Surveying Inc.

LOCATION: In an area north of 13th Street North and west of Rock Rd.

SITE SIZE: 2.79 Acres

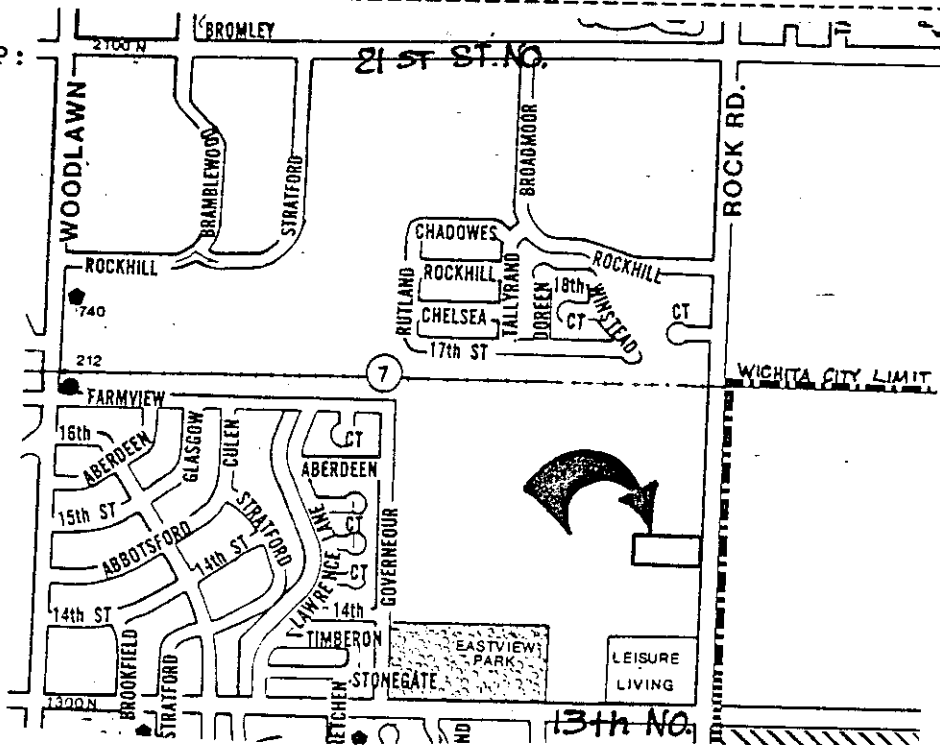
NUMBER OF LOTS

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

MINIMUM LOT AREA: 2.79 Acres

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



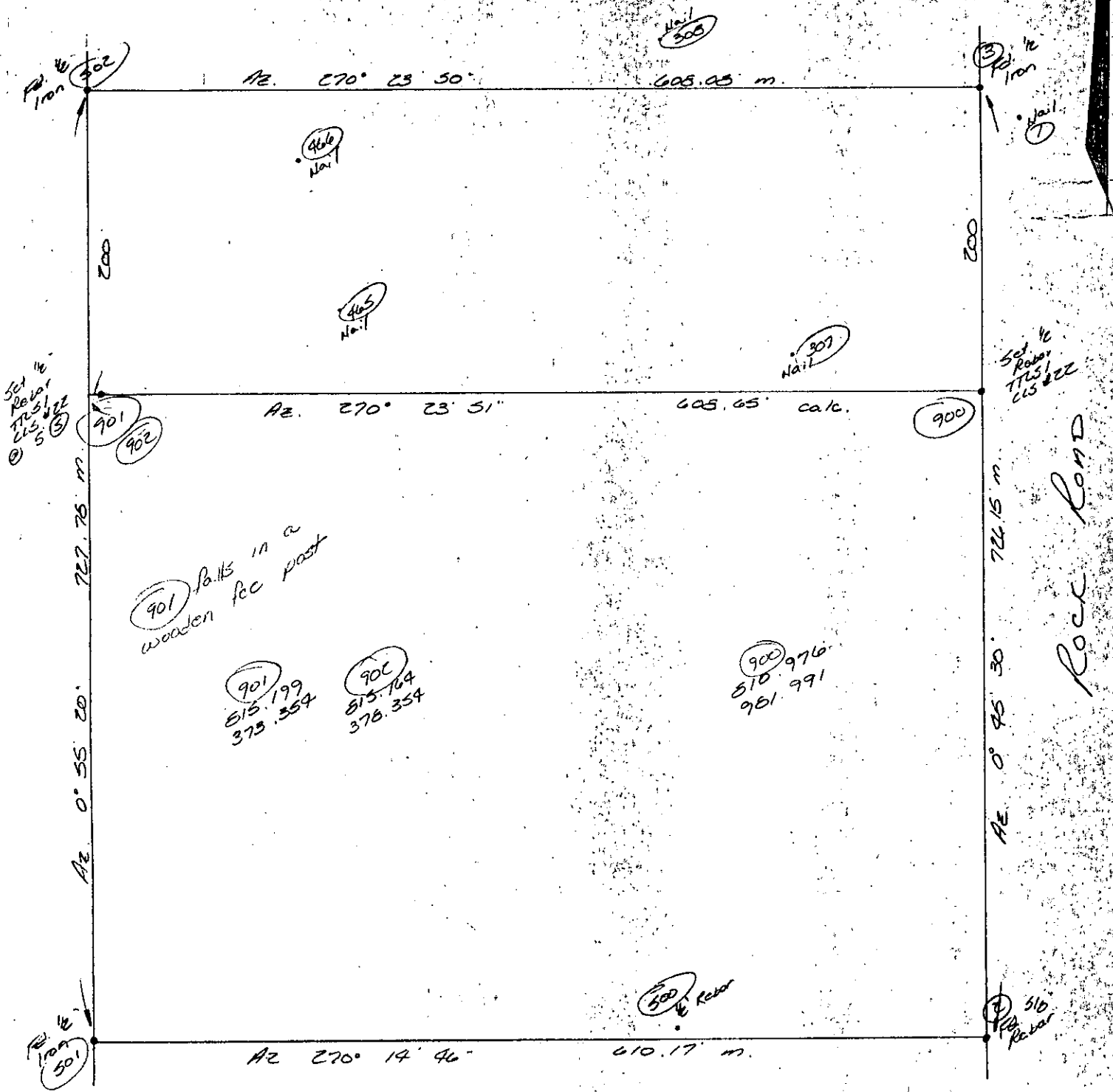
STAFF COMMENTS:

- NOTE: This site was originally developed in 1958 by Southwestern Bell Telephone for a garage and work center facility. The original building at this site was 13,066 square feet. A subsequent expansion of 2,700 square feet occurred in the early 1980's and presently, a 1,400 square foot expansion is being planned. Since this site is unplatted, total expansion of over 30% has now required the site to be platted. Further, while this site is still zoned "AA" one family, the applicant is advised that any total expansion beyond 50% will require City BZA approval and if over 100% a zone change or a special permit for utility use will need to be obtained.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. This site is presently developed, with City services apparently serving the site. City Engineering needs to verify if any additional guarantees should, however be required for this site.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. The final plat tracing shall indicate a 35-foot building setback to Rock Road.
 - E. A major undeveloped tract to the northwest of this site presently exists with only a narrow, 25-foot strip adjacent to the north line of this plat, providing access out to Rock Road. When the Brownies 1st Addition was platted to the north of this site and the 25-foot strip, a 39-foot contingent street dedication was provided, for future development of a street to serve that tract. A public street is, therefore, anticipated to the north of this plat, and consequently a 10-foot building setback shall be indicated along this plat's north line.
 - F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - G. On the final plat tracing, the M.A.P.C. signature block shall be amended to indicate Wayne L. Brinegar as Chairman.
 - 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.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

Comps for Traverse Closure



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 3, 1989

Terra Tech
245 West Dewey
Wichita, KS 67202

Re: S/D 89-72 SOUTHWESTERN BELL TELEPHONE CO. ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 1989, 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 final plat tracing shall indicate a 35-foot building setback to Rock Road.
- B. A major tract to the northwest of this site presently exists with only a narrow, 25-foot strip adjacent to the north line of this plat, providing access out to Rock Road. When the Brownies 1st Addition was platted to the north of this site and the 25-foot strip, a 39-foot contingent street dedication was provided, for future development of a street to serve that tract. A public street is, therefore, anticipated to the north of this plat, and consequently a 10-foot building setback shall be indicated along this plat's north line.
- C. If the 10-foot utility easement along the north line of this plat is eliminated, a stub easement shall, however, be retained at the northeast corner of the plat to cover the existing sanitary sewer and manhole at this location.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- E. On the final plat tracing, the M.A.P.C. signature block shall be amended to indicate Wayne L. Brinegar as Chairman.
- 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.
- 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, November 9, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Southwestern Bell Telephone Co., Attn: Rick Stubbs, 154 N.
Broadway, Rm. 818, Wichita, KS 67202
Southwestern Bell Telephone Co., 220 E. 6th St., Suite 700Y,
Topeka, KS 66603
Mike Lindebak, City Engineer -

