

S/D No. 81-110 Name SBS Industrial Addition
Date Application Rec'd. 10-2-81 Preliminary Approval 10-15-81
Scheduled S/D Meeting 6-23-83

DESCRIPTION

General Location North side of 37th St. North in an area 1/2
mile west of Greenwich Road

Owner SBS Land, Inc., c/o Dave Stannard, President

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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| 1. Gross Acreage of Plat <u>11.51 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50'</u> R/W <u>660</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ <u>660</u> ft. |
| 3. Minimum Lot Frontage <u>660</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10.75 acres</u> | streets <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>"R"</u> | |
| 6. Proposed Zoning <u>"E" (SCZ-0479)</u> | |
| 9. Is public water available _____ Yes <input checked="" type="checkbox"/> No, Name _____ | |
| 10. Is sanitary sewer available _____ Yes <input checked="" type="checkbox"/> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <input checked="" type="checkbox"/> _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from County Engineering should be prepared to comment on the status of the drainage plan for this property and on the need for off-site drainage easements or floodways.
- B. Since neither public water nor sanitary sewer are available to serve this site, 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.
- C. The applicant is advised that this property is subject to the provisions of the recently adopted Airport Hazard Zoning Ordinance. This property is located within Zone A which requires a permit to be obtained from Central Inspection if planned structures exceed 25 feet in height. A detailed review of the site will occur when the permit is applied for. Generally speaking, structures over 50 feet in height may be erected on this property if they are confined to an area near the northeast corner of the plat. Much more severe height restrictions exist on the remaining portions of the plat, especially adjacent to the west line of the property.
- 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 any habitable structure constructed on subject property.
- E. The 10-foot utility easement adjacent to the north line of this lot shall be labeled on the final plat tracing.
- F. When the Jabara airport property was platted, 100 feet of complete access control north of the point of curvature on Lindberg was required. it is recommended that similar access control be required on this plat.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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| 3. Minimum Lot Frontage <u>660</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10.75 acres</u> | streets <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>"P"</u> | |
| 6. Proposed Zoning <u>"E" (SCZ-0479)</u> | |
| 9. Is public water available <u>Yes</u> <u>x</u> No, Name _____ | |
| 10. Is sanitary sewer available <u>Yes</u> <u>x</u> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>3-Mile Area</u> <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept.
- B. Since neither public water or sanitary sewer are available to serve this site, 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.
- C. When "E" zoning was approved on this site, a condition of approval was the submission of a restrictive covenant limiting the maximum height of structures. This covenant is to be submitted at the time of platting and is required because of the site's close proximity to Jabara Airport. With this zone case requirement in mind, the applicant shall contact the Airport Authority prior to filing a final plat in order to determine the building height restrictions to be established on this property. These height restrictions shall be set forth in a restrictive covenant which will be recorded with the plat.
- 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 any habitable structures constructed on subject property.
- E. The final plat shall indicate "access control except for 2 openings" across the south line of the plat to 37th Street North. Appropriate language shall be added to the plattor's text.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).