

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

November 2, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-78 - TIMBER GROVE LAKES 2ND ADDITION

OWNER/APPLICANT: Kansas State Bank & Trust, c/o Randall Summers, 123 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of Central & Maize

SITE SIZE: 0.9 Acres

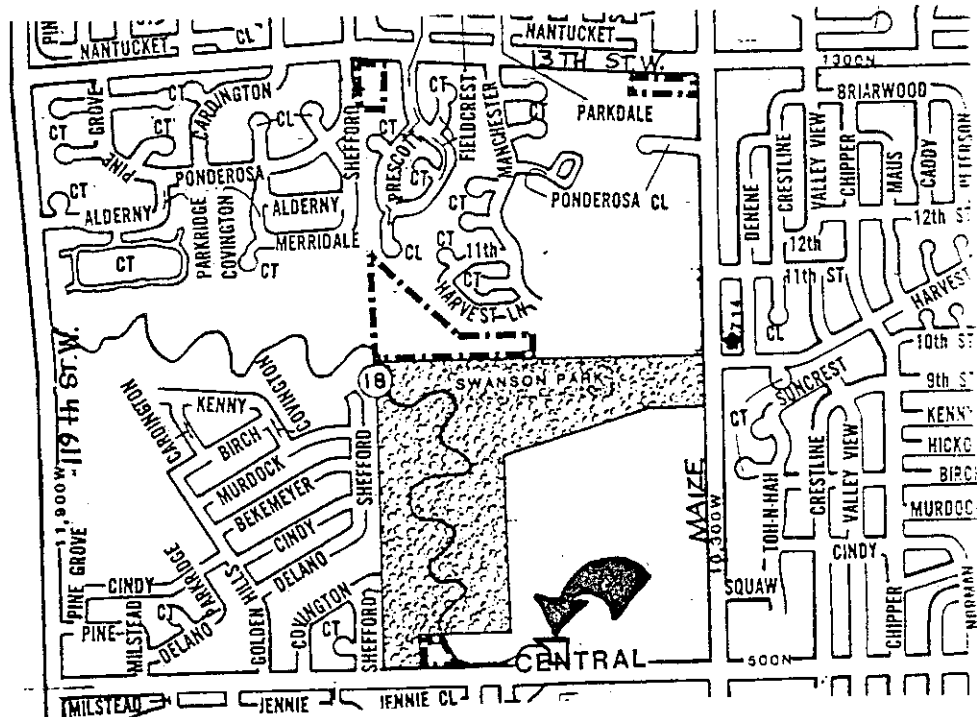
NUMBER OF LOTS

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

MINIMUM LOT AREA: 39,183,137 sq. ft.

CURRENT ZONING: "LC" Light Commercial (DP-134)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is apart of parcel "1," Timber Grove Lakes Community Unit Plan (DP-134). The said CUP requires a 100 foot building setback from Central and complete access control for the west 95.12 feet. This plat is also a replat of a portion of Lot 1, Timber Grove Lakes Addition. This previous lot was permitted 3 openings by the plat and the CUP. An approved lot split, at the intersection of Central and Maize, was assigned one opening from the three platted access points. Since this plat will also be assigned one opening, the remaining south line of Lot 1, Timber Grove Lakes Addition will only be allowed one opening to Central. The applicant shall guarantee any drainage improvements required by the platting of this property.

A. The applicant shall guarantee construction of the storm sewers required by this plat.

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

C. The final plat tracing shall indicate the platting of complete access control for the west 95.12 feet and access control except one opening for the east 77.55 feet for the south line on Central. The platator's text shall use the appropriate language. If the applicant desires access control different than the above, an amendment to the Timber Grove Lakes Community Unit Plan (DP-134) will be required. Any CUP amendment will need to be approved prior to this plat being forwarded to the City Council.

D. The final plat tracing shall indicate the platting of a 100 foot building setback. If the applicant desires to plat a 50 foot building setback, an amendment to the associated CUP will be required. Any CUP amendment will need to be approved prior to this plat being forwarded to the City Council.

E. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N). Also, it shall be indicated on the plat whether this minimum elevation involves the lowest level or opening.

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

G. Recording of the plat within 30 days after approval by the city council.

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.

- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, and are any drainage guarantees required with the platting of this property? Also, Engineering needs to indicate if the existing 24" sanitary sewer line can be used directly by this site or if an extension from this line needs to be guaranteed.
- M. The representative from Traffic Engineering should be prepared to comment on the amount of access control which should be platted.

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

November 3, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-78 TIMBER GROVE LAKES 2ND 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 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the platting of complete access control for the west 95.12 feet and access control except one opening for the east 77.55 feet for the south line on Central. The platting's text shall use the appropriate language. If the applicant desires access control different than the above, an amendment to the Timber Grove Lakes Community Unit Plan (DP-134) will be required. Any CUP amendment will need to be approved prior to this plat being forwarded to the City Council.
- D. The final plat tracing shall indicate the platting of a 100 foot building setback. If the applicant desires to plat a 50 foot building setback, an amendment to the associated CUP will be required. Any CUP amendment will need to be approved prior to this plat being forwarded to the City Council.
- E. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N). Also, it shall be indicated on the plat whether this minimum elevation involves the lowest level or opening.

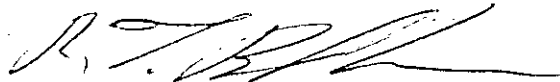
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the city council.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described 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.

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, November 9, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure

cc: Kansas State Bank & Trust, Randal Summers, 123 N. Market,
Wichita, KS 67202
Mike Lindebak, City Engineer

July 7, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 4/28/94)

CASE NUMBER:

S/D 94-28 TIMBER GROVE LAKES 2ND ADDITION

OWNER/APPLICANT:

Intrust Bank, Attn: John Shaft, P. O. Box One, Wichita, KS 67201
and
Capitol Federal Savings, Attn: Joe Aleshire, P. O. Box 9088, Wichita, KS 67277

SURVEYOR/ENGINEER:

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

LOCATION:

Northwest corner of Central Avenue and Maize Road

SITE SIZE:

N. A.

NUMBER OF LOTS

Residential:

Office:

Commercial:

4

Industrial:

Total:

4

MINIMUM LOT AREA:

0.7 Acres

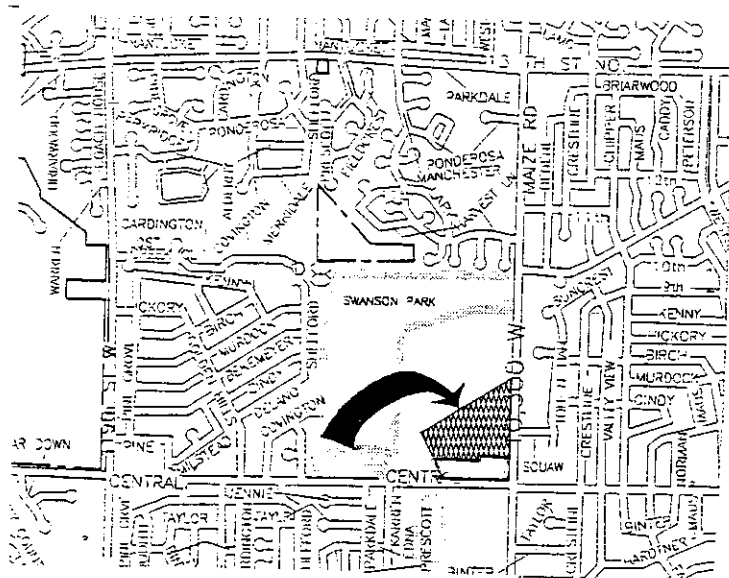
CURRENT ZONING:

"LC"

PROPOSED ZONING:

DP-134 Amended

VICINITY MAP:



NOTE: This plat is a replat of a single lot originally created by the Timber Grove Lakes (1st) Addition. An additional or separate building site was created by a lot split and is now occupied by the Capitol Federal Savings facility and another portion was recently platted as the Timber Groves Lake Commercial Addition. These replats are being pursued in order to create seven (7) building sites out of the original lot. Also, this site (Lot 1) is involved in an amendment to a Community Unit Plan (DP-134, Amendment 1). The amendment to the CUP is apparently intended to significantly reduce previously established setbacks to Maize and Central, to relocate major entrances, and to divide the single parcel into additional parcels as depicted by the lots of this plat. The CUP was heard by the City Council on May 3, 1994 and approved. (The associated zone change request of "C" was withdrawn).

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the amended CUP. The plat shall also reflect any conditions or requirements of CUP approval.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any abandonment, termination, etc. of existing sewer lines made necessary by this replat.
- C. City Engineering and utility representatives should be prepared to comment on the adequacy of proposed easements. The sewer easement along the south side of Lot 4 may need to be changed to a utility easement. A 20' foot utility easement should be shown between Lots 2 and 3. The sidewalk which is to be located along the joint access easement should be shown either in the easement or on the lot. A wall easement should be shown on the western property line of Lot 1. The granting of all such easements shall be noted in the plattor's text.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. City Engineering needs to indicate the status of existing petitions for this site and whether any projects are effected by this plat and consequently if any costs are involved due to abandonment or amending these projects.
- F. The applicant shall guarantee the portion of the major entrances located in public right-of-way.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since several lots will not have direct access to Maize, a joint access easement or agreement shall be submitted for recording with the plat which indicates that these lots are to be allowed access across Lot 1 and/or the other lots in order to use the major entrance or other access to Maize (and/or to Central across the lots to the south).
- I. On the final plat tracing, the plattor's text shall be amended to indicate the "dedication" of access control not just the noting of such controls.

J. The final plat tracing shall plat any building setbacks not subject to being varied based on conditions noted in the CUP. That is setbacks to Central and Maize, as shown on this plat need to be shown, but also the 40-foot setback along the north line of this site shall be platted. Setbacks between lots need not be platted since they are subject to change based upon conditions noted in DP-134.

K. As indicated in the CUP, a covenant needs to be submitted with the final plat tracing for recording which specifically addresses ownership and maintenance responsibilities for the Reserves, open space areas, driveways, parking, etc. being provided for this site.

In regard to the Reserves for landscaping adjacent to Maize Road, as indicated by the CUP, these Reserves shall be platted with 15-foot widths.

L. The applicant is advised that at the time of the development, fire lane requirements, as noted in the CUP, will need to be complied with.

M. The applicant is advised that a previously submitted, but uncompleted plat for a portion of this site, also called Timber Grove Lakes 2nd, will be closed due to this plat.

N. The applicant is advised as a requirement of the CUP, DP-134 as part of site development, an internal sidewalk plan must be approved and sidewalks installed which connects this site's lots with public sidewalk(s) on Maize (and Central).

O. As indicated by KG&E (Gas), a relocation of a gas supply line will be necessary due to this replat. Prior to this plat being released for recording, the applicant shall obtain a letter from KG&E indicating that satisfactory arrangements have been made for such a relocation. This letter shall be submitted to Planning.

P. 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.

Q. 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.

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

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

T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.