

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7  
March 5, 1992

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 92-7 - COLONEL JAMES JABARA AIRPORT 2ND ADDITION

OWNER/APPLICANT: Wichita Airport Authority, C/o Monroe Funk, P.E., P.O. Box 9130, Wichita, KS 67277-130

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202

LOCATION: On the east side of Webb Road, north of 39th St. North.

SITE SIZE: 163.8 Acres

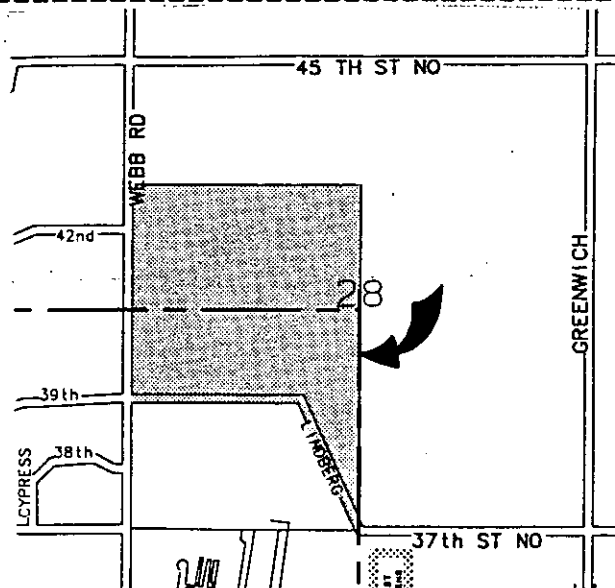
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	
Other:	2 (Airport)
Total:	2

MINIMUM LOT AREA: 2.3 Acres

CURRENT ZONING: "AA" One Family Dwelling (City), "E" Light Industrial (City) and "R" Rural Residential (County), and "R-1" Suburban Residential (County)

VICINITY MAP:



NOTE: The primary purpose of this plat is to provide for the extension of Jabara Airport's runway system to the north. To allow for this extension, 39th Street North will need to be vacated. While most of the extension will be within the previously platted 1st Addition, a portion may extend into this new addition. The primary portion of this new addition, however, will be used to provide a buffer or safety zone at the end of the runways. At this time, no other development plans are being indicated within this plat.

In terms of existing zoning, approximately the southern half of the site is within the City and under "AA" one family zoning, with the exception of the south-east corner which is zoned "E" Light Industrial. The remaining portion is in the County with a small section under R-1 suburban residential zoning and the larger portion being under "R" rural residential.

STAFF COMMENTS:

- A. The applicant is advised that if airport facilities are to be extended into this plat, a zone change or special permit may be required. The applicant should meet with zoning staff to determine any such needed actions.
- B. The applicant shall request annexation for the portion of this site presently in the County. Upon annexation these properties will assume the equivalent City zoning ("AA" one family).
- C. City Engineering needs to indicate any requirements it may have concerning the guarantee of water and sanitary sewer to this site and/or any relocations. City water appears to be immediately available to the site from a City water line in Webb Road. Sanitary sewer does not at this time appear to be directly available. However, no habitable type development is being planned at this time for this addition.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets. (Lindeberg and 43rd St. North)
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this plat is proposing the vacation of 39th Street North, which is a recognized arterial on the Transportation Plan, the applicant shall contact the Planning Department's transportation section to initiate the process to amend the Transportation Plan so as to delete this section of street. The applicant is advised that it is the intention of Planning to schedule both this plat and Transportation Amendment before the City Council on the same date. If a zone change or special permit is required, it would be advisable to consider such an application on the same City Council date as well.

- H. In order to notify other property owners who may be effected by the vacation of 39th St. N., prior to or at the time of submitting the final plat, the applicant shall submit a certified ownership list for all properties on both sides of the 39th Street North/Toben Street segment lying between Webb Road and 37th St. North.
- I. On the final plat, since no habitable use is being considered for Lot 1, Block 2, this site should be platted as a Reserve. The plattor's text should indicate that such a Reserve is being platted for Airport related uses and will be owned and maintained by the Airport.
- J. The applicant and Traffic Engineering should be prepared to discuss the access control that is to be established to Webb Road. The final plat shall indicate if complete access control is to be dedicated or the number and/or locations of any openings determined appropriate by Traffic Engineering.
- K. The applicant shall submit a copy of the instrument which establishes the Williams Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- L. The final plat shall indicate the recording information for the Williams Pipeline gas line easement on this property.
- M. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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.
- O. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. 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.
- Q. The representatives from the utility companies should be prepared to indicate if any of their utilities require relocation by this plat or if easements need to be indicated.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

August 6, 1992

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 3/5/92)

CASE NUMBER: S/D 92-7 - COLONEL JAMES JABARA AIRPORT 2ND ADDITION

OWNER/APPLICANT: Wichita Airport Authority, c/o Monroe Funk, P.E., P.O. Box 9130, Wichita, KS 67277-130

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202

LOCATION: On the east side of Webb Road, north of 39th St. North.

SITE SIZE: 163.8 Acres

NUMBER OF LOTS

Residential:  
Office:  
Commercial:  
Industrial:  
Other: 1 (Airport)  
Total: 1

CURRENT ZONING: "AA" One Family Dwelling (City), "E" Light Industrial (City), and "R" Rural Residential (County), "R-1" Suburban Residential (County)

VICINITY MAP:



NOTE: The primary purpose of this plat is to provide for the extension of Jabara Airport's runway system to the north. To allow for this extension, 39th Street North will need to be vacated. While most of the runway extensions will be within the previously platted 1st Addition, a portion may extend into this new addition. The primary portion of this new addition, however, will be used to provide a buffer or safety zone at the end of the runways. At this time, no other development plans are being indicated within this plat.

In terms of existing zoning, approximately the southern half of the site is within the City and under "AA" one family zoning, with the exception of the southeast corner which is zoned "E" Light Industrial. The remaining portion is in the County with a small section under "R-1" suburban residential zoning and the larger portion being under "R" rural residential.

STAFF COMMENTS:

- A. The applicant is advised that if airport facilities are to be extended into this plat, a zone change or special permit may be required. The applicant should meet with zoning staff to determine any such needed actions. At this time, it has been indicated that the applicant will apply for "E" light-industrial zoning.
- B. The applicant shall request annexation for the portion of this site presently in the County. Upon annexation these properties will assume the equivalent City zoning ("AA" one family or "E" light-industrial depending on how the plat and zone change are completed).
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets. (Lindberg and 43rd St. North)
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this plat is proposing the vacation of 39th Street North, which is a recognized arterial on the Transportation Plan, the applicant shall contact the Planning Department's transportation section to initiate the process to amend the Transportation Plan so as to delete this section of street. The applicant is advised that it is the intention of Planning to schedule both this plat and Transportation Amendment before the City Council on the same date. If a zone change or special permit is required, it would be advisable to consider such an application on the same City Council date as well.
- G. In order to notify other property owners who may be affected by the vacation of 39th St. N., the applicant has submitted a

certified ownership list for all properties on both sides of the 39th Street North/Toben Street segment lying between Webb Road and 37th St. North. The Planning Department has mailed to those owners a letter notifying them of this street vacation and their opportunity to address the Subdivision Committee on this matter.

- H. The applicant was to meet with Traffic Engineering to determine the access controls to be shown on the final plat tracing. Such access controls need to be established both to Webb Road and also along sections of Lindberg and 43rd St. North. As requested by Traffic Engineering, the applicant shall also provide for the closing or gating of the existing street opening for 39th St. North which will be vacated by this plat. Traffic Engineering needs to indicate if this requirement has been satisfied.
- I. The applicant's agent has submitted a copy of the instrument which establishes the Williams Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. As requested by KPL, the applicant was either to provide a temporary utility easement for KPL's facilities being affected by this plat or make other satisfactory arrangements. A letter from KPL was to be submitted to Planning indicating that satisfactory arrangements have been made or an acceptable easement has been provided. The representative from KPL (KG&E) needs to indicate if this requirement has been satisfied.
- 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 representatives from the utility companies should be prepared to indicate if any of their utilities require relocation by this plat or if easements need to be indicated.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan or if other acceptable drainage information has been provided for this plat.

# MEMO



TO: File thru RDP  
PROJECT NO. 32-91125-1-019  
PROJECT: Relocation of 39th  
St. N  
DATE: 2/24/92

COPIES TO:

ATTN:

M.L. Funk, P.E.  
V.R. Huang, P.E.

FROM: M.W. Berry, P.E. *MB*  
REFERENCE: FAA AIP Proj. No. 3-20-0089-07  
Jabara Runway Extension

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Mrs. Vicky Huang, P.E., of the City Engineer's office called 2/21/92 to discuss the referenced project. She had discussed this project with Mr. Gene Rath, P.E., Assistant City Engineer. Mr. Rath stated that the paving of 39th Street North will be treated like any other privately funded public improvement project. A private project number will be assigned by the City of Wichita. The WAA is to submit a plan review fee of \$50.00/station which totals \$2,950.00. *waved per Mike L.*

PEC is to provide a revised set of plans for review to Mrs. Huang. An approval block for the City Engineer's office is to be added to the Title Sheet.

I advised Mrs. Huang that the plans would be provided on Monday, and that approximately one week was available for review before plans will be finalized for distribution to bidders.

/cas

