

March 6, 1997

STAFF REPORT
(One-Step, Preliminary and Final Plat)

CASE NUMBER: S/D 97-19 - RESURRECTION CEMETERY ADDITION

OWNER/APPLICANT: Attn.: Jerome Gerber, Catholic Diocese of Wichita, 1640 N. Maize, Wichita, KS 67212; 722-1971

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, Ks 67206; 684-9600

LOCATION: North of 13TH Street North and East of Maize Road.

SITE SIZE: 38.54 Acres

NUMBER OF LOTS

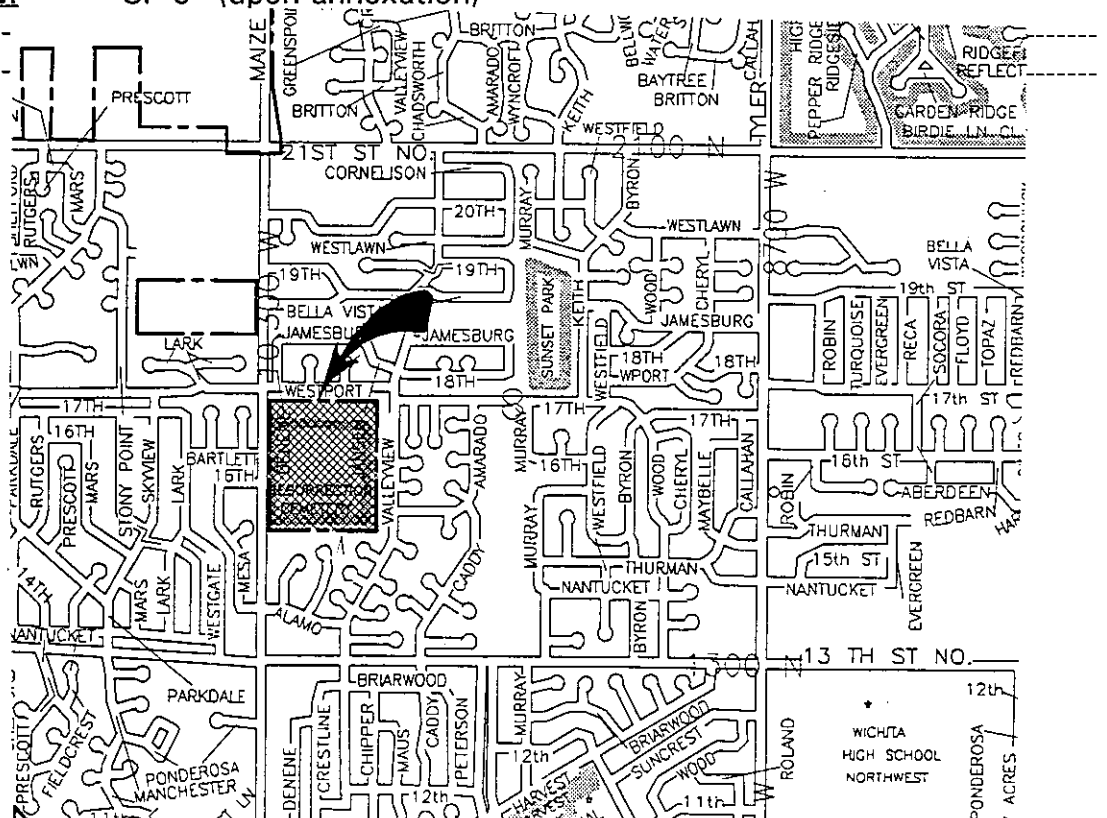
| | |
|--------------|----|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | == |
| Total: | 1 |

MINIMUM LOT AREA: 33,540 square feet

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" (upon annexation)

VICINITY MAP:



NOTE: When this cemetery was first being developed, it was required to plat. However, no such plat was ever prepared even though the site has subsequently developed with a number of structures having been built. To further develop this site, platting is again being required. As has been the practice for recently platted cemeteries, the portion of the site involved in burials is being platted as a Reserve. The Reserve description of uses is generally allowed to be broad enough to allow for those features, uses, non-habitable structures, etc. typically associated with a cemetery.

Since this site is still in the County, while being surrounded by the City, annexation of the site will be required. However, the applicant has initiated the building permit process with the County and is requesting to be allowed to complete the presently planned development through the County.

STAFF COMMENTS:

- A. The applicant shall request annexation of this site to the City of Wichita. Such annexation will, however, be withheld from approval by the City until such time as planned improvements have been completed through the County. Such improvements shall, though, be completed within twelve (12) months approval of the plat by the City or annexation will be undertaken in any case.
- B. On the final plat tracing, the title of the plat shall drop reference to the City of Wichita since it is expected that the plat will be completed and recorded as a County site. As noted above, annexation will be delayed, but completion of the plat should be obtained in an expeditious manner.

To allow for County Commission approval of this plat, the County Commission signature block shall be included on the final plat tracing.

- C. This site is in a developed area of the City with municipal water and sanitary sewer near or adjacent to the site. However, the plat shows a septic system apparently may be serving this site. City Engineering and County Health need to indicate requirements for this site's use of municipal services or continued use of on-site facilities. That is, should this site be made to hook up to City facilities and are water or sanitary sewer guarantees required.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Based upon the legal description shown on the plat, the site involves the area out to the section and consequently, the 50-foot strip along the west line of the plat would in effect be a dedication of street right-of-way for Maize Road. Both the face of the final plat tracing and platter's text should therefore be expected to show and reference any such dedication.

- G. No platting binder was submitted for this plat, so it is not clear if a previous dedication may have been described in the legal description. In any case, the plat binder shall be submitted with the final plat tracing and this plat will be subject to a review of the platting binder and any relevant conditions found by such a review.
- H. The applicant is advised that the existing storage building at this plat's northwest corner, located within the building setback area cannot be enlarged and if removed, cannot be replaced within the setbacks.
- I. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as Chairman.
- J. On the final plat tracing, the tie points at this plat's western corners shall be more clearly labeled. For the southwest corner, this should be labeled as the "S.W. Cor., N.W. 1/4, S.W. 1/4" etc. and the northwest corner as the "N.W. Cor., S.W. 1/4", etc.
- K. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- L. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

R. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

Note: As a one-step plat, if approved by the Subdivision Committee, this plat will be placed on the next available MAPC hearing date.

**

*

*RESURRECTION CEMETERY ADDITION --- FINAL PLAT

*

AREA BEARINGS 11*OUTSIDE BOUNDARY

AREA = 1744715.4592 (ACRES = 40.0532)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------|---------------------|--------------------|
| 101 | | | 5000.0000 | 5000.0000 |
| 102 | N 88 58 03.998 E | 1333.5100 | 5024.0228 | 6333.2936 |
| 103 | S 00 15 18.278 E | 1291.5986 | 3732.4370 | 6339.0437 |
| 104 | S 87 46 02.163 W | 1340.0610 | 3680.2300 | 5000.0000 |
| 101 | N 00 00 00.000 E | 1319.7700 | 5000.0000 | 5000.0000 |

14*BOUNDARY EXCLUDING WEST 50'

AREA = 1678750.6041 (ACRES = 38.5388)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------|---------------------|--------------------|
| 111 | | | 5000.9009 | 5050.0019 |
| 102 | N 88 58 03.998 E | 1283.5000 | 5024.0228 | 6333.2936 |
| 103 | S 00 15 18.278 E | 1291.5986 | 3732.4370 | 6339.0437 |
| 105 | S 87 46 02.163 W | 1290.0210 | 3682.1795 | 5050.0020 |
| 111 | N 00 00 00.020 W | 1318.7214 | 5000.9009 | 5050.0019 |

12*LOT 1-1

AREA = 33560.8413 (ACRES = .7705)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|---------|----------|---------------------|--------------------|
|-------|---------|----------|---------------------|--------------------|

| | | | | |
|-----|------------------|----------|-----------|-----------|
| 106 | | | 3869.6595 | 5050.0020 |
| | N 00 00 00.020 W | 204.4700 | | |
| 110 | | | 4074.1295 | 5050.0020 |
| | S 90 00 00.000 E | 113.5900 | | |
| 109 | | | 4074.1295 | 5163.5920 |
| | S 35 55 24.650 E | 163.4100 | | |
| 108 | | | 3941.8000 | 5259.4654 |
| | S 48 20 25.000 W | 108.5300 | | |
| 107 | | | 3869.6595 | 5178.3820 |
| | N 90 00 00.000 W | 128.3800 | | |
| 106 | | | 3869.6595 | 5050.0020 |

13*RESERVE A

AREA = 1645189.7629 (ACRES = 37.7684)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------|---------------------|--------------------|
| 111 | | | 5000.9009 | 5050.0019 |
| | N 88 58 03.998 E | 1283.5000 | | |
| 102 | | | 5024.0228 | 6333.2936 |
| | S 00 15 18.278 E | 1291.5986 | | |
| 103 | | | 3732.4370 | 6339.0437 |
| | S 87 46 02.163 W | 1290.0210 | | |
| 105 | | | 3682.1795 | 5050.0020 |
| | N 00 00 00.020 W | 187.4800 | | |
| 106 | | | 3869.6595 | 5050.0020 |
| | S 90 00 00.000 E | 128.3800 | | |
| 107 | | | 3869.6595 | 5178.3820 |
| | N 48 20 25.000 E | 108.5300 | | |
| 108 | | | 3941.8000 | 5259.4654 |
| | N 35 55 24.650 W | 163.4100 | | |
| 109 | | | 4074.1295 | 5163.5920 |
| | N 90 00 00.000 W | 113.5900 | | |
| 110 | | | 4074.1295 | 5050.0020 |
| | N 00 00 00.020 W | 926.7714 | | |
| 111 | | | 5000.9009 | 5050.0019 |

PRINTER

** PRINTER HAS BEEN TURNED OFF