

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO.   //  

August 25, 1988

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 88-72 - J AND P INDUSTRIAL ADDITION

**OWNER/APPLICANT:** S and S Leasing, 123 North Sycamore, Wichita, KS 67203

**SURVEYOR/ENGINEER:** Moehring and Associates

**LOCATION:** West side of West Street, in an area south of MacArthur Road

**SITE SIZE:** 10 acres

**NUMBER OF LOTS**

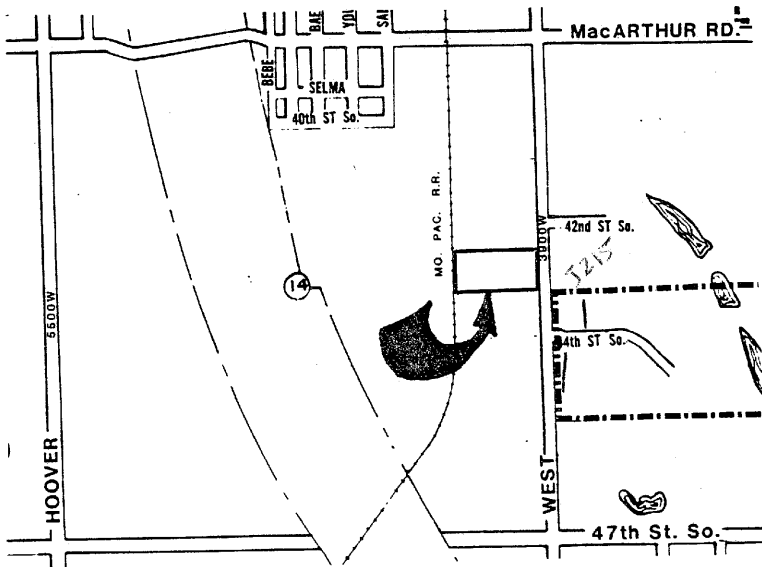
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 9.5 acres

**CURRENT ZONING:** "E" Light Industrial (County)

**PROPOSED ZONING:** "E" Light Industrial

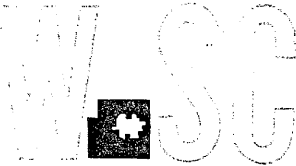
**VICINITY MAP:**



**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve this lot.
- B. The applicant shall guarantee the extension of municipal water to serve this lot.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets.
- F. On the final plat, the applicant shall grant all abutter's rights of access to and from West Street, over and across the East line of Lot 1, Block A, to the "appropriate governing body"; provided that Lot 1, Block A, shall have access to West Street at two locations, to be determined by the appropriate engineer.
- G. Since this property touches the current city limits of the City of Wichita, the applicant shall request annexation of this property.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.
- K. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



August 26, 1988

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

Moehring and Associates  
433 South Hydraulic  
Wichita, Kansas 67211

RE: S/D 88-72 - J and P Industrial Addition. Located 1/2-mile south of MacArthur, on the west side of West Street.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, August 25, 1988, 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 applicant shall guarantee the extension of sanitary sewer to serve this lot.
- B. The applicant shall guarantee the extension of municipal water to serve this lot. In order to provide this site adequate fire protection, water will need to be extended prior to obtaining a building permit.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets.
- F. On the final plat, the applicant shall grant all abutter's rights of access to and from West Street, over and across the East line of Lot 1, Block A, to the "appropriate governing body"; provided that Lot 1, Block A, shall have access to West Street at two locations, to be determined by the appropriate engineer.
- G. Since this property touches the current city limits of the City of Wichita, the applicant shall request annexation of this property.
- H. The final plat shall indicate the north and south 10 feet of this plat as a utility easement.

S/D 88-72 J AND P INDUSTRIAL ADDITION (Prelim.)

August 25, 1988

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- I. The final plat tracing shall indicate ARKLA's private gas line easement that exists on this property. The recording information for this easement shall be indicated.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to both City and County Engineering for review and approval.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. 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.
- M. 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.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

The enclosed "marked" copy of the plat is for your information and files. If you have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:blw  
Enclosure

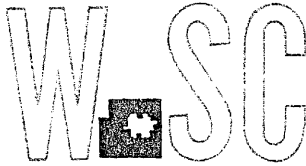
cc: Jim Selenke c/o S & S Leasing, 123 North Sycamore, Wichita, KS. 67203

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this lot.
- B. The applicant shall guarantee the extension of municipal water to serve this lot.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property touches the current city limits of the City of Wichita, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to the plat being scheduled for City Council Review.
- F. If required by the drainage plan, the final plat tracing shall indicate a drainage easement rather than the reserve shown on the final plat. A reserve is an inappropriate designation in this case. Also, if this area is not within a designated floodway and then the floodway language in the platter's text should be deleted. The platter's text should therefore be amended to delete reference to a reserve and the standard floodway language. The text may indicate that the drainage easement is for storm water drainage and detention. Landscaping is an allowable activity in an easement and does not need to be cited in the text.
- G. The final plat tracing shall indicate ARKLA's private gas line easement that exists on this property. The recording information for this easement shall be indicated.
- 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).

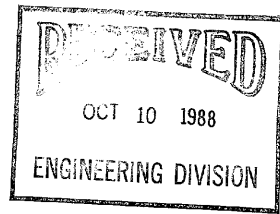
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage ~~concept~~ *plan*.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



October 7, 1988

Moehring & Associates  
433 South Hydraulic  
Wichita, Kansas 67211

Re: S/D 88-72 - J and P Industrial Addition. Located  
1/2-mile south of MacArthur, on the west side of West  
Street.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 6, 1988, 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 this lot.
- B. The applicant shall guarantee the extension of municipal water to serve this lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property touches the current city limits of the City of Wichita, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to the plat being scheduled for City Council Review.
- E. The final plat tracing shall be amended to indicate the platting of a floodway rather than the reserve shown. The platter's text shall also be amended to change to "floodway" any references to a "reserve".
- F. The final plat tracing shall indicate ARKLA's private gas line easement that exists on this property. The recording information for this easement shall be indicated.

Moehring & Associates  
October 7, 1988  
Page 2

- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

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, October 13, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

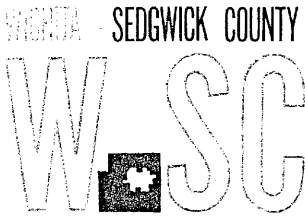


Donald Losew  
Junior Planner

DL:svm

Enclosure

cc: Jim Selenke c/o S&S Leasing, 123 North Sycamore, Wichita, KS  
67203  
Mike Lindebak, City Engineer

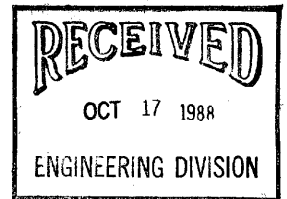


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Wichita, Kansas 67211

October 13, 1988



Re: S/D 88-72 - J and P Industrial Addition. Located  
1/2-mile south of MacArthur, on the west side of West  
Street.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 13, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 7, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Junior Planner

RTB:sm  
Enclosure

cc: Jim Selenke c/o S&S Leasing, 123 North Sycamore, Wichita, KS  
67203  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7  
October 6, 1988

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 8/25/88)

CASE NUMBER: S/D 88-72 - J AND P INDUSTRIAL ADDITION

OWNER/APPLICANT: S and S Leasing, 123 North Sycamore, Wichita,  
KS 67203

SURVEYOR/ENGINEER: Moehring and Associates

LOCATION: West side of West Street, in an area south of  
MacArthur Road

SITE SIZE: 10 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 9.5 acres

CURRENT ZONING: "E" Light Industrial (County)

PROPOSED ZONING: "E" Light Industrial

VICINITY MAP:

