

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

March 3, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-11 WONG ADDITION

OWNER/APPLICANT: Wong Enterprises, Inc., 6636 E Murdock, Wichita, KS 67206

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

LOCATION: South of 55th Street South and west of Broadway

SITE SIZE: 2.06 Acres

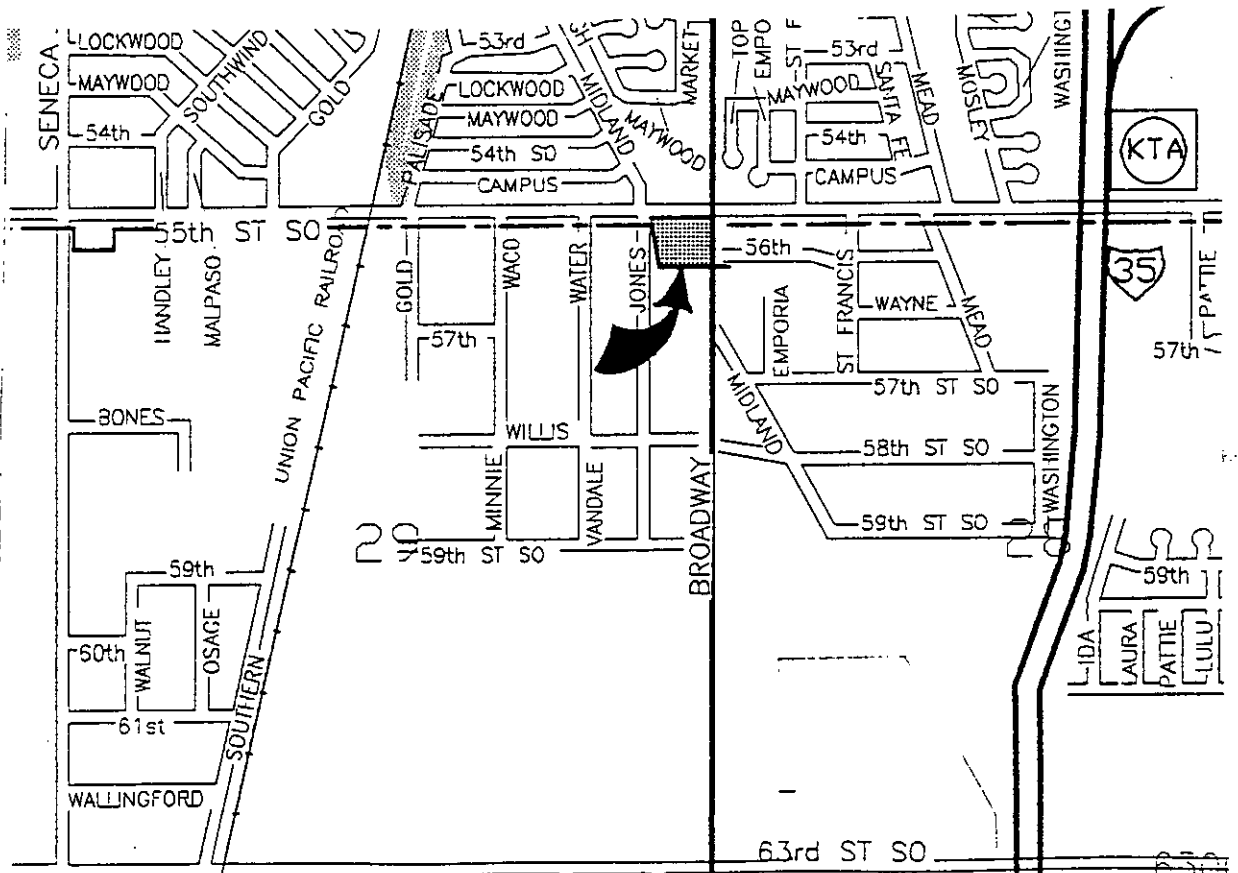
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 0.67 Acres

CURRENT ZONING: "C"

VICINITY MAP:



STAFF COMMENTS:

- A. A portion of this site is still within the County. The applicant shall therefore request annexation to Wichita for that portion of the site located in the County. To avoid issues on the proper procedure for having this plat reviewed and approved, this annexation shall be completed before the plat is scheduled for City Council review. Consequently, only Wichita City Council review of the plat will be needed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. In particular, sewer needs to be extended to proposed Lot 2.
- C. The applicant shall guarantee the abandonment and/or relocation of sanitary sewer lines no longer being covered by a public utility easement.
- D. The applicant shall guarantee the closure of the driveway to 55th Street South located in the area of complete access control.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, the word "complete" should be deleted on the face of the plat for the area of access control to Broadway where one opening is being allowed.
- H. The final plat shall also reference the dedication of access controls in the plattor's text.
- I. The applicant is advised that access to Broadway, a State Highway, may be limited or determined by access controls provided for under State requirements.
- J. The applicant is advised that the legal description as shown on the preliminary plat is somewhat ambiguous in regard to "the south 3 feet of Lot 1 and Lot 2," Vandale Addition, etc. That is, the south 3 feet can be interpreted to apply to both lots and not just Lot 1. The description in the platting binder is perhaps more appropriate, i.e., Lot 2 and the south 3 feet of Lot 1, etc.
- K. As indicated in the platting binder, current property taxes are due on this site and must be paid before the plat can be released for recording.
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.

- 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. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. 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. 5

March 31, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 3/3/94)

CASE NUMBER: S/D 94-11 WONG 2nd ADDITION

OWNER/APPLICANT: Wong Enterprises, Inc., 6636 E Murdock, Wichita, KS 67206

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

LOCATION: South of 55th Street South and west of Broadway

SITE SIZE: 2.06 Acres

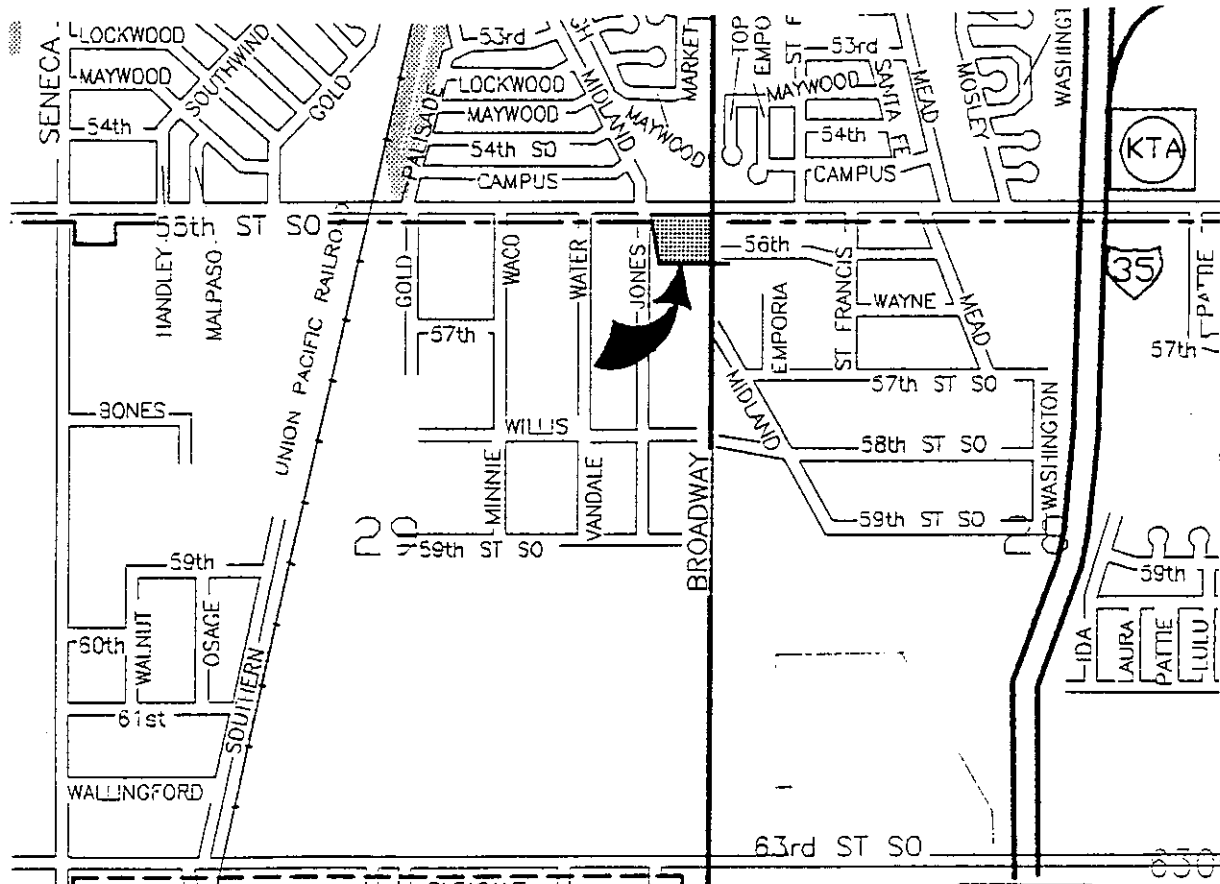
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 0.67 Acres

CURRENT ZONING: "C"

VICINITY MAP:



STAFF COMMENTS:

- A. A portion of this site is still within the County. The applicant shall therefore request annexation to Wichita for that portion of the site located in the County. To avoid issues on the proper procedure for having this plat reviewed and approved, this annexation shall be completed before the plat is scheduled for City Council review. Consequently, only Wichita City Council review of the plat will be needed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. In particular, sewer needs to be extended to proposed Lot 2. Prior to submitting the final plat, the applicant was to meet with City Engineering to determine if additional easement should be granted to provide for the possible extension of sanitary sewer southward. Engineering needs to indicate if any such easement is needed.
- C. The applicant shall guarantee the abandonment and/or relocation of sanitary sewer lines no longer being covered by a public utility easement.
- D. The applicant shall guarantee the closure of the driveway to 55th Street South located in the area of complete access control.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Traffic Engineering needs to comment upon the access controls to Broadway. The preliminary only indicated 1-opening. Now apparently based on the access control involving Broadway as a State Highway, two openings are being noted. However, the State's access controls should not preclude the City's authority to require fewer openings. Engineering, therefore, needs to indicate if this plat should be required to indicate such additional access control, such that one-opening is allowed as originally indicated by the preliminary plat.
- H. On the final plat tracing, the plattor's text shall be amended to indicate that access controls are being dedicated to the "City of Wichita".
- I. The print along the east line of this plat is too small for proper microfilming and shall be shown at an acceptable size on the final plat tracing.
- J. As indicated by the platting binder, the Quik Trip Corp. is indicated as owner of a portion of this site. The final plat must therefore be signed by Quik Trip, but is not now shown on this final plat.
- K. As indicated in the platting binder, current property taxes are due on this site and must be paid before the plat can be released for recording.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.