

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

April 15, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-18 - WEST YARD ADDITION

OWNER/APPLICANT: Sedgwick County, c/o David Spears

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: West of West St. and north of 47th St. South

SITE SIZE: 30 acres

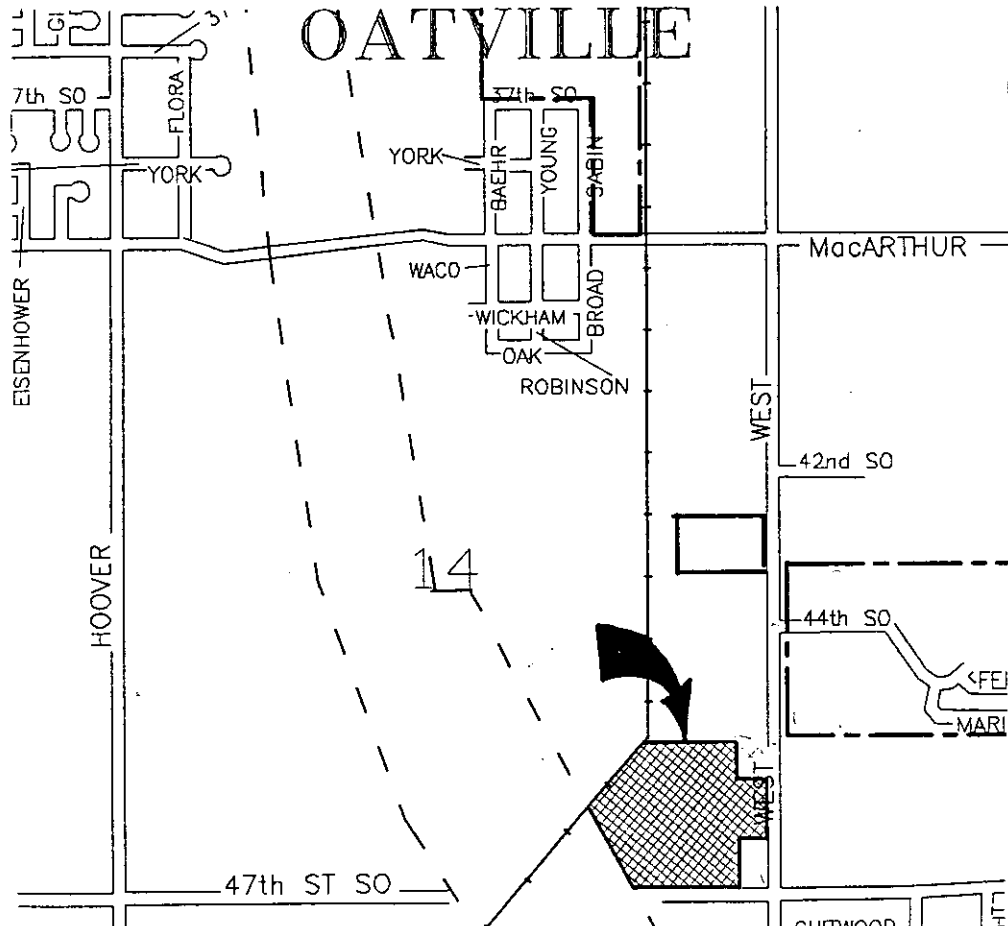
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1,306,800 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- A. City Engineering needs to indicate the availability of City water and sanitary sewer to this site. Also, Engineering needs to indicate if any guarantees should be required to extend these improvements at this time or in the future. This site is just beyond the city limits and cannot be annexed at this time.
- B. If neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- 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. On the final plat, access controls shall be platted for both West Street and 47th Street South. County Engineering needs to indicate the access to be allowed to West Street. For 47th Street, complete access control shall be indicated for that portion (western section) adjacent to residential zoning.
- F. Although 47th Street South, west of West Street, is not indicated as an arterial and dead ends at the Flood Control facility, the non-residential zoning along either side of most of this street requires that a 70-foot right-of-way be provided. This plat should therefore be expected to provide at least 35 feet of right-of-way for this street. Also, right-of-way for a cul-de-sac should be provided at this street's western end. A condemnation case (89C-4109), however, is indicated as affecting the area possibly involved in such a dedication. The applicant's agent needs to explain the nature of this condemnation case. If not in conflict with the ability to dedicate right-of-way, the final plat shall indicate the above-noted street dedication(s).
- G. On the final plat, 35-foot building setbacks shall be indicated to both West Street and 47th Street South.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 10, 1993

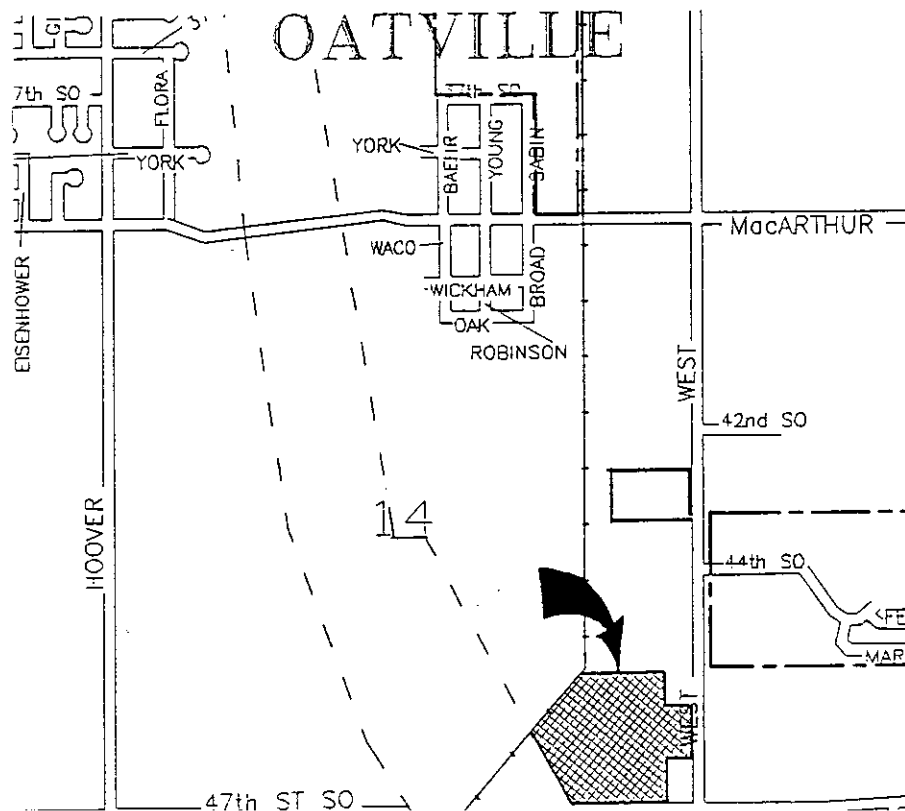
STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/15/93)

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Industrial: 1
Total: 1

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CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall submit guarantees for the future extension of municipal water and sanitary sewer to this site. These guarantees will be held until future development warrants the need to extend these improvements.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a copy of the instrument which establishes the ARKLA 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. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.