

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

March 22, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-12 - WESTPORT INDUSTRIAL PARK 6TH ADDITION

OWNER/APPLICANT: Earl Long, 1801 W. 47th St. So., Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Sheridan in an area south of Pawnee

SITE SIZE: 44.0 Acres

NUMBER OF LOTS

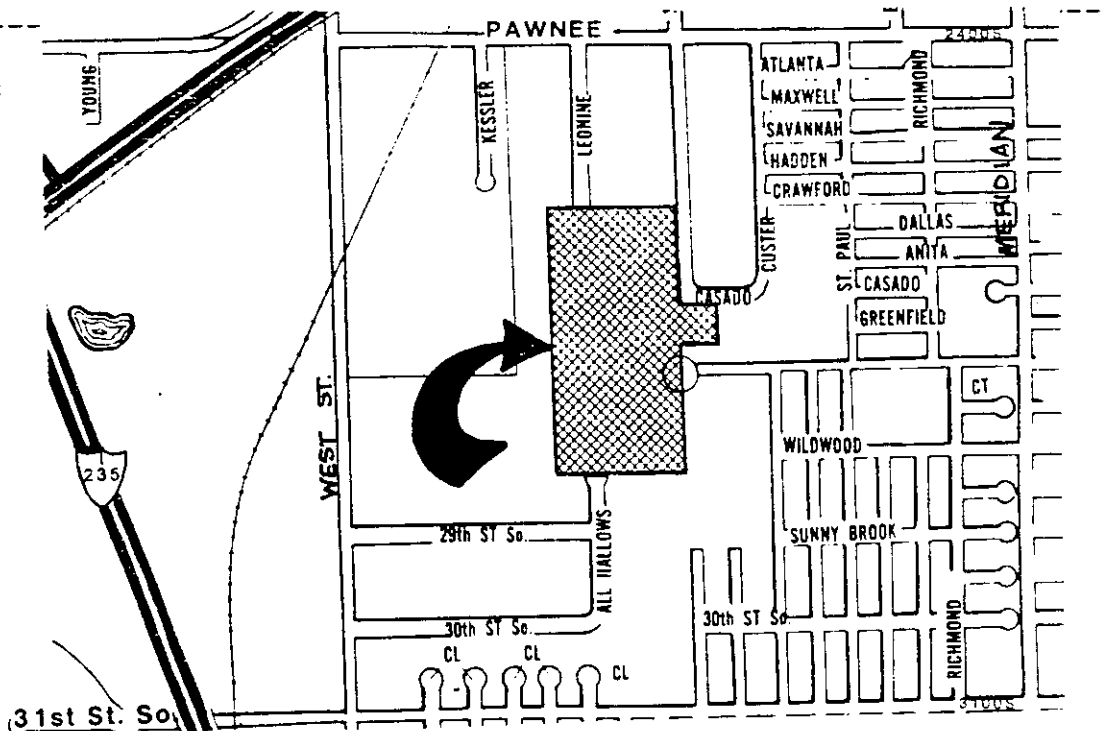
Residential:	
Office:	
Commercial:	
Industrial:	9
Total:	9

MINIMUM LOT AREA: 41,721 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling & "E" Light Industrial

PROPOSED ZONING: "E" Light Industrial (Z-2988)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Except for lot 8 which is already zoned "E" light industrial, a zone change (Z-2988) has been requested for the entirety of the site, from "AA" one family to the "E" light industrial zoning district. This zone change request is scheduled to be heard by the Planning Commission on March 15, 1990.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. This guarantee shall include the paving of a cul-de-sac for the proper termination of All Hallows at the south end of this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this plat shall be subject to approval of zone case Z-2988 and shall also be subject to any conditions of approval of this associated case.
- G. The applicant is advised that a Westport Industrial Park Fifth Addition has been platted and consequently this plat shall be designated as the Sixth Addition.
- H. On the final plat, angles and bearings shall be indicated for the drainage dedication and appropriate dimensions provided from lot corners.
- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if the boundaries of the drainage dedication are adequate, if minimum building pad elevations are required, and if any additional utility easement is needed for the existing sanitary sewer line along the east line of this plat.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

April 19, 1990

STAFF REPORT
(Final Plat; Preliminary Plat, Approved 3/22/90)

CASE NUMBER: S/D 90-12 - WESTPORT INDUSTRIAL PARK 6TH ADDITION

OWNER/APPLICANT: Earl Long, 1801 W. 47th St. So., Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Sheridan in an area south of Pawnee

SITE SIZE: 44.0 Acres

NUMBER OF LOTS

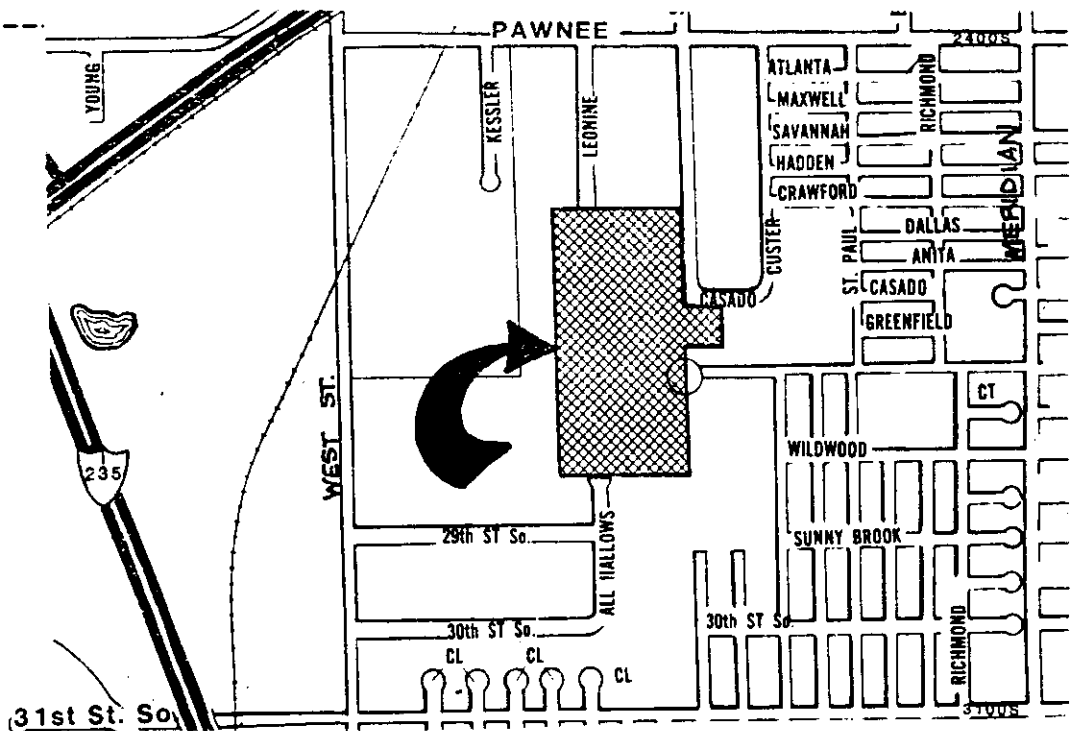
Residential:	
Office:	
Commercial:	
Industrial:	10
Total:	10

MINIMUM LOT AREA: 41,721 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling & "E" Light Industrial

PROPOSED ZONING: "E" Light Industrial (Z-2988)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Lot 9 on the preliminary plat has been split on the final plat to create Lots 9 and 10. Except for lot 8, which is already zoned "E" Light Industrial, a zone change (Z-2988) has been requested for the entirety of the site, from "AA" One Family to the "E" Light Industrial zoning district. ←

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. This guarantee shall include the paving of a cul-de-sac for the proper termination of All Hallows at the south end of this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, bearings shall be indicated for the drainage dedication.
- G. Since a portion of this plat is of a previously platted lot, on the final plat tracing the engineer's text shall make reference to K.S.A. 12-512(b) regarding building setbacks, utility easement, and drainage easements.
- H. On the final plat tracing, the name of the president of Mid-States Construction Co., Inc. shall be printed under their signature block.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
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