

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 3**

August 18, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 7/21/94)

CASE NUMBER: S/D 94-51 WESTSIDE ASSEMBLY CHAPEL ADDITION

OWNER/APPLICANT: South Emporia Bible Chapel, Inc., Attn: Arnold Burkle, 2102 S. Emporia, Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

TOWNSHIP: Don Lessenden, Trustee, Attica Township, 1143 S. 199th Street West, Goddard, KS 67052

LOCATION: North of Central Avenue and west of 119th Street West

SITE SIZE: 8 Acres

NUMBER OF LOTS

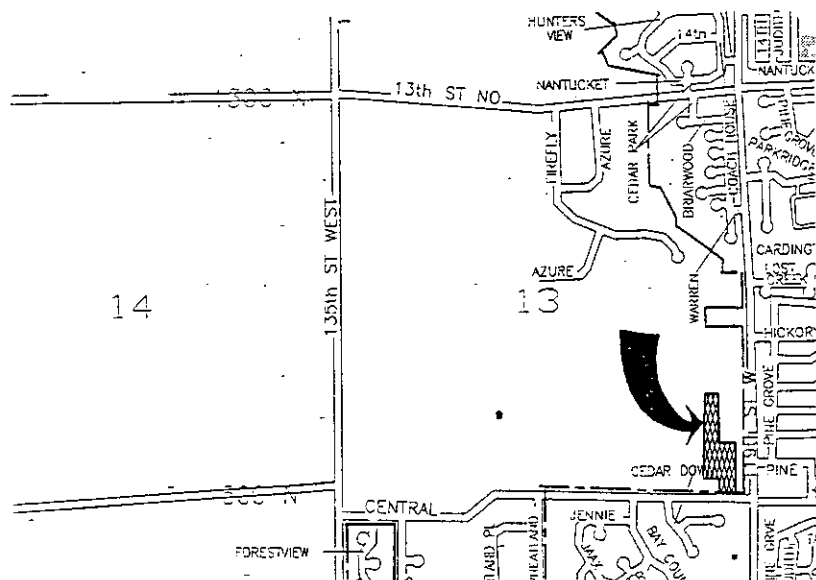
Residential:	1 (Church)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 8 Acres

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being submitted to the Wichita City Council for review, the applicant shall request annexation to Wichita.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As necessary, off-site easements shall be provided.
- D. The applicant shall submit an affidavit indicating their agreement to participate in any future paving guarantees or projects required for Central in the vicinity of this plat.
- 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 will require waiver of the lot depth to lot width requirements of the Subdivisions Regulations; i.e., depth not to exceed 2 1/2 times the width.
- 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.
- K. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 9**

July 21, 1994

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 94-51 WESTSIDE ASSEMBLY CHAPEL ADDITION

**OWNER/APPLICANT:** South Emporia Bible Chapel, Inc., Attn: Arnold Burkle, 2102 S. Emporia, Wichita, KS 67211

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**TOWNSHIP:** Don Lessenden, Trustee, Attica Township, 1143 S. 199th Street West, Goddard, KS 67052

**LOCATION:** North of Central Avenue and west of 119th Street West

**SITE SIZE:** 8 Acres

**NUMBER OF LOTS**

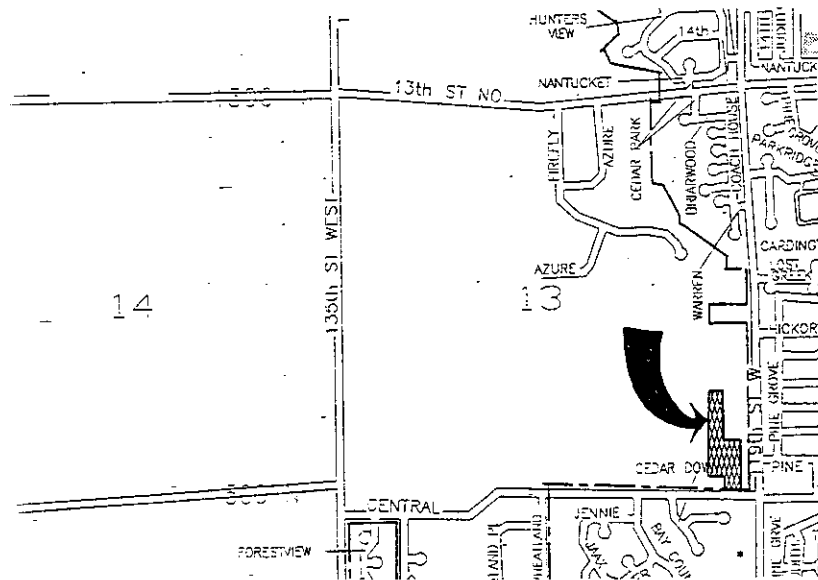
Residential:	1 (Church)
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 8 Acres

**CURRENT ZONING:** "R-1" County Suburban Residential

**PROPOSED ZONING:** "AA" One Family Dwelling

**VICINITY MAP:**



STAFF COMMENTS:

- A. Prior to this plat being submitted to the Wichita City Council for review, the applicant shall request annexation to Wichita.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. City Engineering needs to indicate if Central, at this location, is scheduled for paving. As determined appropriate by City Engineering, this plat shall submit a petition or other acceptable means for participating in the paving of Central west of 119th Street West.
- E. Traffic Engineering needs to indicate if this site should guarantee any needed traffic improvements. Also, Traffic Engineering needs to indicate the access control for this site. No more than one (1) opening appears appropriate.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. This site is within the distance of the center line of 119th Street West, that major intersection right-of-way (75 feet of 1/2 tapering to 50 of 1/2) shall be dedicated to Central from this site.
- I. On the final plat a 25-foot building setback shall be platted from Central (adjusted for the required major intersection right-of-way dedication).
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- 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. 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 representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.