

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

September 4, 1997

STAFF REPORT  
(One-Step Final)

CASE NUMBER: S/D 97-64 WESTSIDE UNITED METHODIST CHURCH

OWNER/APPLICANT: Westside United Methodist Church, % Robert Brockert,  
1909 S. Millwood, Wichita, KS 67213

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., % Mark A. Savoy,  
924 N. Main, Wichita, KS 67203

LOCATION: South side of Lydia, and west of Seneca

SITE SIZE: 2.12 Acres

NUMBER OF LOTS

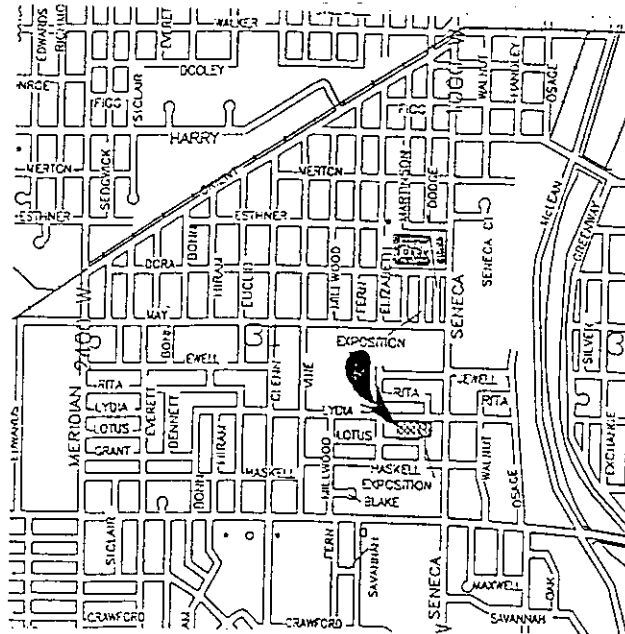
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 92,369 sq. ft.

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: Westside Methodist Church Addition is a replat of Lots 1-8 Renollet 5th Addition together with a portion of Matthew Addition, Exposition Avenue and unplatted land.

STAFF COMMENTS:

- A. Municipal services appear to be available to the site. City Engineering needs to comment if any additional guarantees are required and/or the need for any additional easements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering should comment on any street improvements needed to Lydia Avenue or Lotus Street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- G. 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.
- H. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and

the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- M. Proof shall be submitted that the person signing for Westside United Methodist Church is authorized to execute documents on behalf of the corporation (e.g. copy of By-Laws or certification from a title company.)

BOUNDARY CLOSURE: WESTSIDE UNITED METHODIST CHURCH ADDITION

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North: 19968.302 East: 19736.465  
Line Course: S 00-12-40 E Length: 201.61  
North: 19766.694 East: 19737.208  
Line Course: S 89-26-20 W Length: 115.00  
North: 19765.568 East: 19622.213  
Line Course: S 00-12-40 E Length: 28.99  
North: 19736.578 East: 19622.320  
Line Course: S 89-26-20 W Length: 30.00  
North: 19736.284 East: 19592.321  
Curve Length: 58.61 Radius: 50.00  
Delta: 67-09-27 Tangent: 33.19  
Chord: 55.31 Course: S 44-36-50 W  
Course In: S 11-48-26 E Course Out: N 78-57-53 W  
RP North: 19687.342 East: 19602.552  
End North: 19696.911 East: 19553.476  
Line Course: S 89-26-20 W Length: 195.01  
North: 19695.001 East: 19358.475  
Line Course: N 00-12-40 W Length: 270.95  
North: 19965.950 East: 19357.477  
Line Course: N 89-38-40 E Length: 379.00  
North: 19968.302 East: 19736.469

Perimeter: 1279.16 Area: 92,369 sq.ft. 2.12 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.005 Course: S 79-44-31 E  
Error North: -0.0009 East: 0.0047  
Precision 1: 266,911.85