

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1

March 19, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-9 - JOHN WEITZEL 2ND ADDITION

OWNER/APPLICANT: John Weitzel, Inc., 3310 W. Central, Wichita, Kansas 67203

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, 2160 W. 21st. St. N., Wichita, Kansas 67203

LOCATION: Northeast corner of Central & Gow (East of West St.)

SITE SIZE: 1.52 Acres

NUMBER OF LOTS

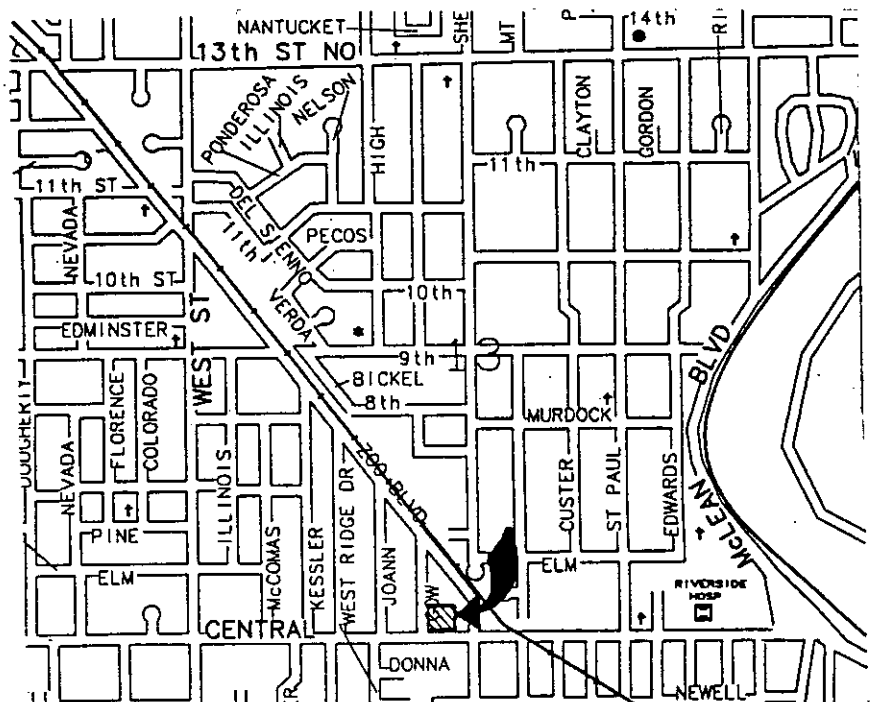
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 66,172 sq. ft.

CURRENT ZONING: "E" Light - Industrial and "AA" One-family

PROPOSED ZONING: "E" (Z-3042)

VICINITY MAP:



NOTE: The northern portion of this site has been approved for a zone change from "AA" one-family to "E" light-industrial zoning (Z-3042) subject to the site being platted into one lot by January 7, 1993.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. City Engineering needs to indicate any requirements it has for the alley entrance from Gow. Engineering needs to indicate if a guarantee should be required to close or reconstruct this entrance due to the plat's vacation of the alley.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by the sketch plat, a sanitary sewer line is located at the north edge of the alley being vacated and reestablished as an easement. City Engineering needs to indicate if the location of the sewer line should require that the easement on this plat be shifted northward so as to better center the sewer line within the easement.
- E. The applicant shall submit a separate vacation request for the remaining segment of alley east of this site and out to Sheridan/Zoo Boulevard. Abutting property owners must sign this vacation request and the applicant is advised that a guarantee to close the alley, a dedication of access control to Sheridan/Zoo Blvd. and the granting of additional utility easement may be requirements of such a vacation case.

If the applicant is unable to obtain a signed vacation request for this segment of alley, a dedication of additional alley and submittal of appropriate guarantees will be required to take the remaining alley out to Central. A revised final plat would consequently be required showing such a dedication.

- F. The final plat tracing shall be amended to indicate Christopher J. Goebel as the MAPC chairman.
- 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.

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- 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

Note: This plat has been submitted in final form only.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

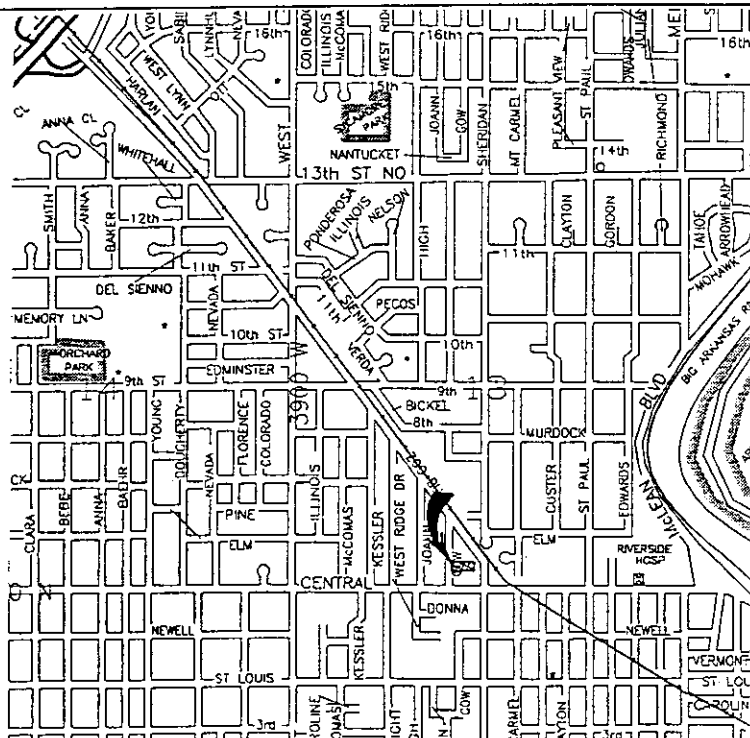
AGENDA ITEM NO. 14.

June 4, 1998

**STAFF REPORT
(One-Step Final Plat)**

- CASE NUMBER:** S/D 98-56 - JOHN WEITZEL 2ND ADDITION
- OWNER/APPLICANT:** John Weitzel Inc., Attn: Charles Metcalf, 3310 W. Central, Wichita, KS 67203
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** North side of Central, East of West Street
- SITE SIZE:** .6 acres
- NUMBER OF LOTS**
- Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
- MINIMUM LOT AREA:** 25,950 sq. ft.
- CURRENT ZONING:** SF-6, Single-Family Residential
LI, Limited Industrial
- PROPOSED ZONING:** LI, Limited Industrial

VICINITY MAP



Note: This is a replat of the John Weitzel Addition and Lot 25 of Davis Gardens. The applicant needs to submit a request for a zone change from SF-6, Single-Family to LI, Limited Industrial for the northern portion of this site (formerly Lot 25 Davis Gardens).

STAFF COMMENTS:

- A. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The plat denotes two existing driveways along Central. Traffic Engineering should comment on the need for access controls along Central. The applicant shall guarantee the closure of the access opening along Gow due to the plat's vacation of the alley.
- F. The applicant shall seek to obtain the vacation of the alley east of this plat to eliminate the dead end alley created by this replat.
- G. An easement should be platted to cover the existing sanitary sewer line located at the north edge of the vacated alley.
- H. The legal description needs to be revised to include the "John Weitzel Addition".
- I. The MAPC Chair needs to be revised to read Richard E. Lopez.
- J. The Register of Deeds needs to be revised to read Bill Meek.
- K. The Deputy needs to be revised to read Linda Kizzire.
- L. The dates need to be revised to read 1998.
- M. 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.)

- N. 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.
- O. 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.
- P. 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.
- Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

CLOSURE - JOHN WEITZEL 2ND ADD.

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L001
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1          N      5000.000 E      5000.000 S      0+00
N 00-01'29.0"W  100.000
2          N      5100.000 E      4999.957 S      1+00.000
      EAST      259.500
3          N      5100.000 E      5259.457 S      3+59.500
S 00-00'22.0"E  100.000
4          N      5000.000 E      5259.468 S      4+59.500
      WEST      259.468
1          N      5000.000 E      5000.000 S      7+18.968
LENGTH=      718.968 AREA=      25948.375 SF      .596 ACRES

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