

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 8**

September 30, 1993

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 93-60 KING'S MAPLE STREET ADDITION

OWNER/APPLICANT: William R. King, Rt. #1, Benton, KS 67017

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

LOCATION: South side of Maple between Ridge Road and Summitlawn

SITE SIZE: 0.9 Acre

NUMBER OF LOTS

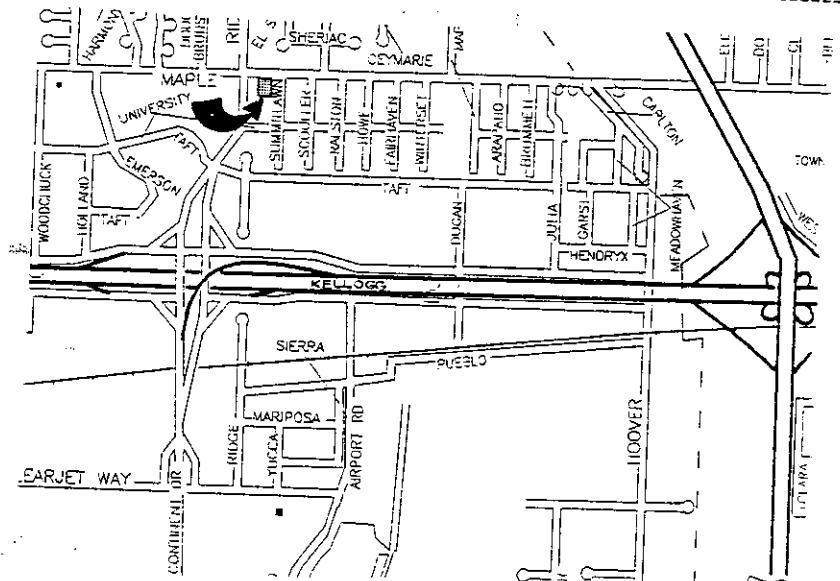
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 17,078 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-3074)

VICINITY MAP:



NOTE: A zone change (Z-3074) to "LC" has been approved for this site subject to platting. As indicated by this preliminary plat, a "private" ingress/egress easement was established to this site, from Ridge Road a number of years ago. When the tract west of this site was platted in 1949, no access controls were obtained to Ridge Road, so these properties are in a position to obtain access, if desired out to Ridge Road. An alley, though, is also located immediately to the south of these properties and parallel to this access easement out to Ridge Road. This alley has, however, never been opened but if opened would apparently create a traffic conflict with any opening created for this previously established ingress-egress easement.

STAFF COMMENTS:

- A. Although this site presently appears to be served by sanitary sewer and water located in Maple Street, City Engineering needs to indicate if any additional guarantees for these facilities are necessary. In particular Engineering needs to indicate any requirements for extending a future, or present need of, a waterline in Summitlawn.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since the alley to the south has never apparently been opened and would be in conflict with the private access being considered for this site out to Ridge Road, the applicant shall attempt to obtain a valid vacation request from the abutting property owners. This request shall subsequently be submitted to the Planning Department for processing. The final plat tracing should then be revised to indicate or include the portion of alley adjacent to the plat which is capable of being vacated by means of the replat.

If a valid vacation case cannot be obtained, the final plat shall indicate both on the face of the plat and within the plat's text that complete access control is being dedicated across the south line of this plat to the alley.

The applicant is advised that the 20-foot ingress-egress easement is a

private matter and that while it appears to be for the benefit of the site now being platted, access for both of the lots should be assured by the applicant filing any needed access agreements for the two (2) lots of this Addition.

- E. On the final plat, the dedication of right-of-way for Maple shall be indicated as an outright dedication, not a contingent dedication. Contingent dedications are only typically allowed when an existing building is involved, and the existing building is not intended for immediate removal.
- F. Traffic Engineering needs to comment on Lot 2's access to Maple. In particular, Lot 2 is implying one opening to Maple, but a portion of Lot 2's northwest corner is being excluded from access controls to apparently cover a joint opening now being used for a business on the lot to the west. Traffic Engineering needs to indicate if access controls, except for 1 (one) opening should be extended across the entire frontage of this lot and consequently the opening at this lot's northwest corner closed.  
  
A second option would be to require complete access control over all of this lot's frontage to Maple except for a shared opening between this lot and the property to the west (Lot 3, Block G, Westerlea Village). And a third option would be to have these lots share one (1) opening while leaving the area of access at the northwest corner of Lot 2 as is.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- I. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. The applicant's engineer is advised that the Register of Deeds is requiring

S/D 93-60 KING'S MAPLE STREET ADDITION Preliminary Plat  
September 30, 1993  
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the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

March 3, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 9/30/93)

CASE NUMBER: S/D 93-60 KING'S MAPLE STREET ADDITION

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SITE SIZE: 0.9 Acre

NUMBER OF LOTS

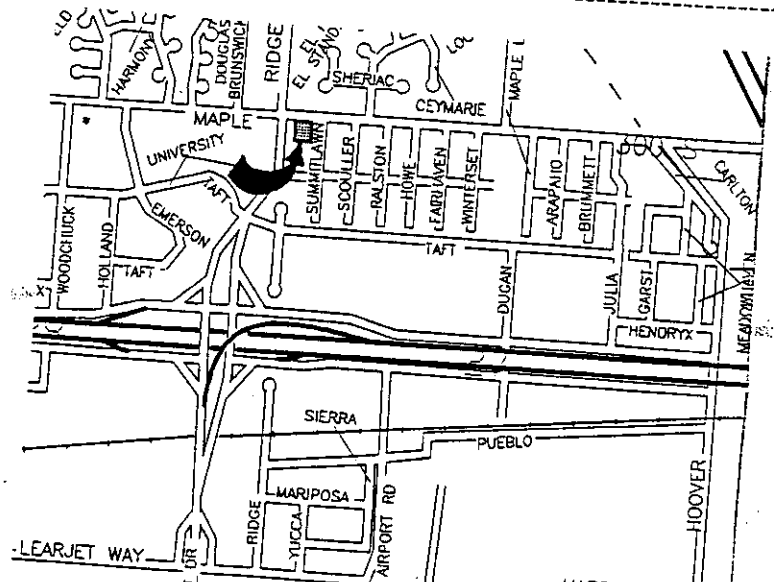
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Total:	2

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VICINITY MAP:



March 3, 1994

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STAFF COMMENTS:

- A. Although this site presently appears to be served by sanitary sewer and water located in Maple Street, prior to submitting the final plat, the applicant was to meet with City Engineering to determine any requirements for the extension of water to the site from Maple and/or the need for a guarantee for water in Summitlawn. Engineering needs to indicate if any guarantees are required.
- B. The applicant shall guarantee the closure of the opening to Maple located at the northwest corner of Lot 2.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since the alley to the south had never apparently been opened and would be in conflict with the private access being considered for this site out to Ridge Road, the applicant was to obtain a valid vacation request from the abutting property owners. This request was subsequently submitted to the Planning Department for processing and the final plat tracing has been revised to include the portion of alley adjacent to the plat which is capable of being vacated by means of the replat.

The applicant is advised that the 20-foot ingress-egress easement is a private matter and that while it appears to be for the benefit of the site now being platted, access for both of the lots should be assured by the applicant filing any needed access agreements for the two (2) lots of this Addition.

A copy of this document shall then be submitted to Planning.

- E. As indicated by the platting binder, property taxes are outstanding on this site. Prior to this plat being released for recording, the applicant shall provide proof that all applicable taxes have been paid.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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 representative 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. 8**

March 17, 1994

**STAFF REPORT**

(Final Plat Deferred from the March 3, 1994 Meeting)  
(Preliminary Plat Approved 9/30/93)

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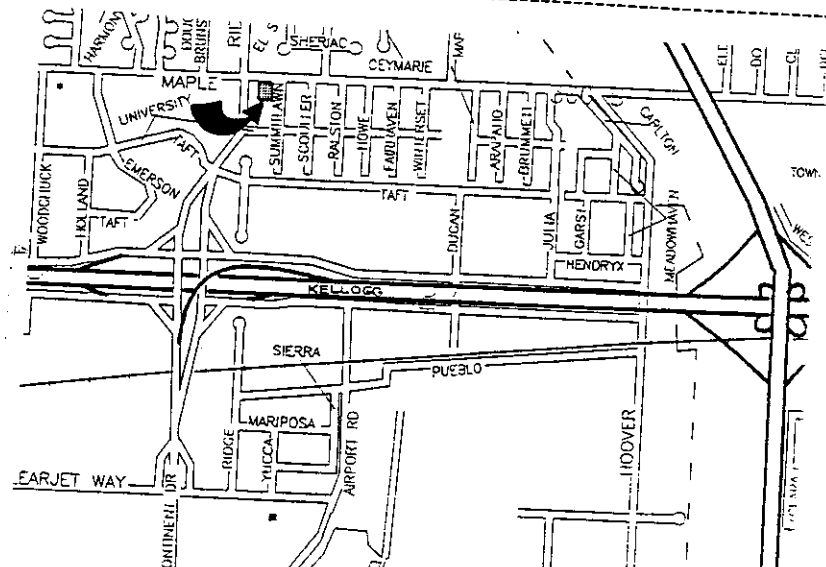
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A copy of this document shall then be submitted to Planning.

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- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.