

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

February 16, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER:

S/D 95-8 PAWNEE & WEST INDUSTRIAL PARK 2ND ADDITION

OWNER/APPLICANT:

John Dugan, Route 1, Box 37, Clearwater, KS 67026

SURVEYOR/ENGINEER:

Savoy, Ruggles, & Bohm, P.A., c/o Mark A. Savoy, 924 N. Main, Wichita, KS 67203

LOCATION:

North of Pawnee and west of West Street

SITE SIZE:

26.04 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	
Total:	<u>11</u>
	11

MINIMUM LOT AREA:

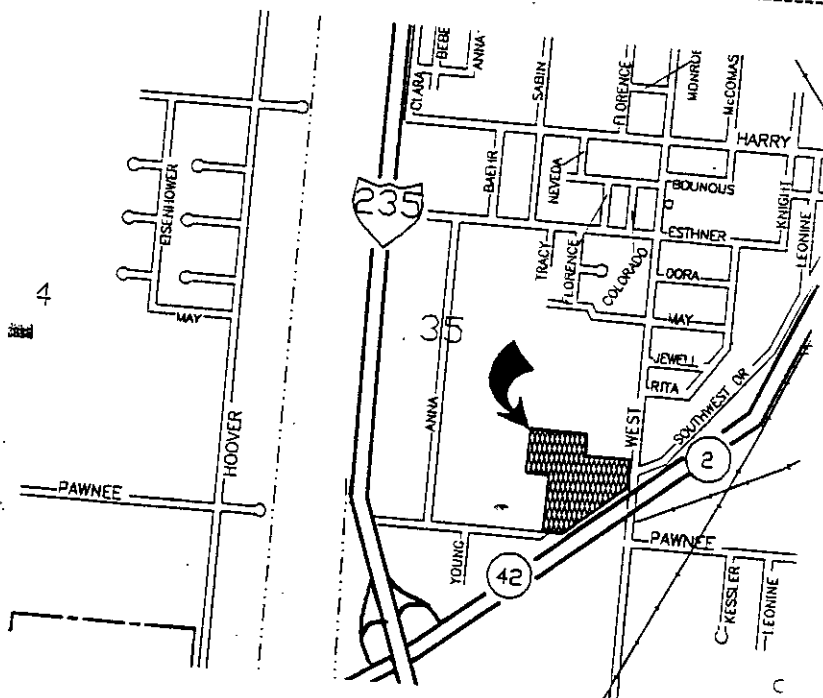
54,000 sq. ft.

CURRENT ZONING:

"E"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site was just recently platted as a 4-lot addition (Pawnee & West Industrial Park) in November 1994. Two portions of the original plat are not included within this replat. This replat is now creating 11 smaller lots along with a public street (West St. Ct.) for access to eight (8) of these lots.

STAFF COMMENTS:

- A. City Engineering needs to indicate the status of existing guarantees or petitions for this site. That is, do these petitions need to be abandoned or amended and are there any charges for abandoned projects that need to be paid off.
- B. Based upon the significant changes in this plat's design, in particular the platting of West St. Ct., this site will likely require the submission of new guarantees. Specifically, guarantees for sanitary sewer, water, drainage, and paving (West St. Ct.) should be provided. Engineering needs to verify such requirements.
- C. Traffic Engineering also needs to indicate if the platting of West St. Ct. would require the need for any traffic improvements along West Street such as accel/decel lanes, left-turn lanes, and so forth.
- D. At the time that the original site was platted, requirements were made for this site to participate in the paving of a portion of Pawnee, located toward the plat's western end, which was still a gravel street. City Engineering needs to indicate if that paving requirement and existing guarantee is effected by this replat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. It should be noted that the portion of Lot 4, of the original plat, not being included within this replat will not be an approved building site. At the least, a lot split may be required before any building permits can be obtained for that portion of a lot.
- G. In regard to the access from Lot 1 to West St., as can be noted, a joint access opening was originally platted between what was Lots 1 & 2. While this plat is continuing to show this opening, the applicant's agent has noted that because of utility facilities, they would like to shift this opening slightly southward or basically along Lot 1's frontage to West St. of this plat. A lot split for Lot 1 of the original plat is to be submitted, through which the 15-foot area of access at that lot's southeast corner could be eliminated. Traffic Engineering needs to indicate if the relocation of this access is acceptable.
- H. 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.)

- I. 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.
- 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 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. 3

March 16, 1995

STAFF REPORT

(Final Plat, Preliminary Plat Approved 2/16/95)

CASE NUMBER:

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John Dugan, Route 1, Box 37, Clearwater, KS 67026

SURVEYOR/ENGINEER:

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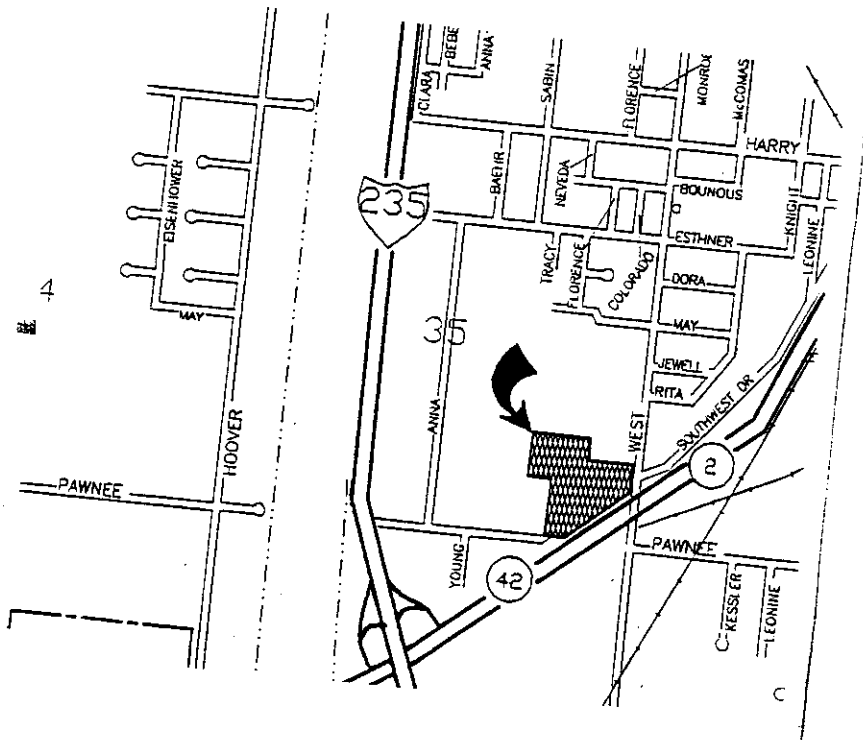
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STAFF COMMENTS:

- A. Based upon the significant changes in this plat's design, in particular the platting of West St. Ct., this site will require the submission of new guarantees. Specifically, guarantees for sanitary sewer, water, drainage, and paving (West St. Ct.) should be provided.
- B. At the time of final plat review, Traffic Engineering needs to indicate if the platting of West St. Ct. would require the need for any traffic improvements along West Street such as accel/decel lanes, left-turn lanes, and so forth.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.)
- E. 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.
- F. The final plat tracing shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which were indicated on a "marked" copy of the plat submitted to the applicant. Specifically ten (10) foot utility easements shall be shown along the common lot lines of; Lots 1 & 2, Lots 3 & 4, Lot 5 & 6, Lots 6 & 7, and Lots 9 & 10.
- G. Originally, the applicant was requesting that Lot 1 be allowed an opening to West Street in order to actually allow the property to the north to use such opening. A recent lot split involving that property no longer indicates the need for such access. The final plat tracing shall therefore indicate complete access control to West Street from this lot. Both the face of the plat and the plattor's text shall indicate this access control.
- H. In regard to access control, the plattor's text shall be amended to indicate the dedication is to the City of Wichita and since no openings to West are now needing approval, reference to the Appropriate (City) Engineer can be deleted.
- I. On the final plat tracing, property owner's names shall be printed below their signature lines.
- J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c)
- K. Recording of the plat within 30 days after approval by the City Council.

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