

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

August 9, 1990

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 90-44 - LONELY PINE ADDITION

OWNER/APPLICANT: Jerry D. Newman, 8916 Winwood, Wichita, KS 67226

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc.

LOCATION: East side of Pinecrest at the north side of 21st St. No.

SITE SIZE: 2.53 Acres

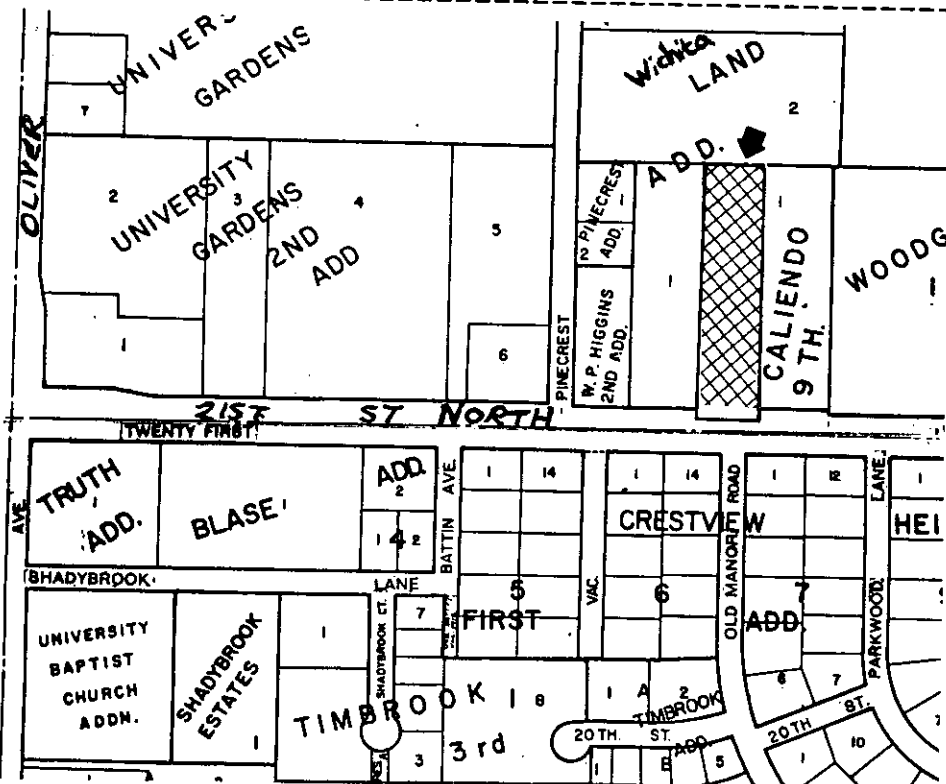
NUMBER OF LOTS  
Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1

MINIMUM LOT AREA: 100,260 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-2995)

VICINITY MAP:



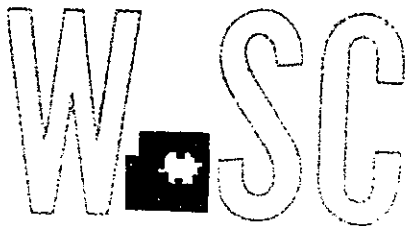
STAFF COMMENTS:

NOTE: This plat was submitted as a final form only and is requesting a zone change from AA (one family dwelling) to LC (light commercial), (Z-2995). This zone change request was heard by the City Council but was returned to the MAPC for its rehearing. This case is again being scheduled for City Council review August 14, 1990. Both Caliendo 9th, to the east and Wichita Land Addition to the west were platted with a decel lane being anticipated for future replats and rezoning along this area of 21st.

- A. Approval of this plat shall be subject to approval of the zone change and any conditions of such approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. As indicated in the note, plats either side of this plat are required to guarantee a decel lane for this portion of 21st Street North. City Engineering should be prepared to indicate the status of this improvement or existing guarantees or whether this site needs to provide a guarantee for this decel lane at this time.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the planning department for recording. 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.
- E. The final plat tracing shall be amended to indicate the platting of access control except for one opening to 21st Street across the south line of this lot. Both the face of the plat and the plattor's text shall be revised accordingly.
- F. The final plat tracing shall label the centerline for 21st Street.
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all nonresidential lots shall not exceed 3 times the width thereof."
- H. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- I. On the final plat tracing the signature block for MAPC Chair needs to be amended to reference George Sherman, Acting Chairman.

- J. 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.
- K. Recording of the plat within 30 days after approval by the City Council.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. The utility representatives and/or City Engineering should be prepared to indicate if additional utility easements are needed for this plat, and specifically if such an additional easement is needed along this plat's north line.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- O. The applicant is reminded that submittal of the title binder as well as certification of all outstanding real estate taxes being paid, is now required with the submittal of the final plat, prior to Subdivision Committee review.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

August 13, 1990

Lowell D. High  
Hi-Tech Surveyors, Inc.  
334 S. Laura  
Wichita, KS 67211

Re: S/D 90-44 (Final Plat) Lonely Pine Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 9, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to approval of the zone change and any conditions of such approval.
- B. As indicated in the note, plats either side of this plat are required to guarantee a decel lane for this portion of 21st Street North. City Engineering should be prepared to indicate the status of this improvement or existing guarantees or whether this site needs to provide a guarantee for this decel lane at this time. The applicant shall submit a petition to guarantee construction of a decel lane adjacent to this site. This guarantee shall be held until conditions warrant this decel lane.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the planning department for recording. 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.
- D. The final plat tracing shall label the centerline for 21st Street.
- E. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all nonresidential

lots shall not exceed 3 times the width thereof."

- F. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- G. On the final plat tracing the signature block for MAPC Chair needs to be amended to reference George Sherman, Acting Chairman.
- 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. Recording of the plat within 30 days after approval by the City Council.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. The applicant is reminded that submittal of the title binder as well as certification of all outstanding real estate taxes being paid, is now required with the submittal of the final plat, prior to Subdivision Committee review.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 16, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Kandace A. Kimple*

Kandace A. Kimple  
Associate Planner

KK:sm  
Enclosure

cc: Jerry D. Newman,  
8916 Winwood  
Wichita, KS 67226

Mike Lindebak, City Engineer