

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
December 29, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-107 - FACHNER ADDITION

OWNER/APPLICANT: Kansas State Bank & Trust/Rick Thompson Const.
123 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: East Side of West Street, north of 32nd Street North

SITE SIZE: 2.6 Acres

NUMBER OF LOTS

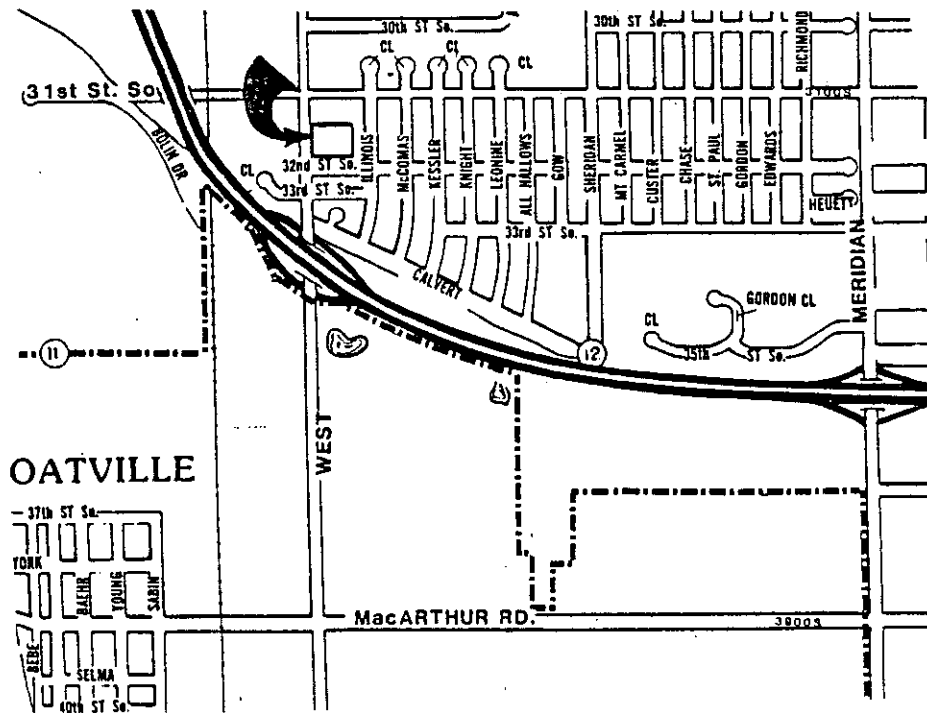
Residential:	8
Office:	
Commercial:	1
Industrial:	
Total:	9

MINIMUM LOT AREA: 6330 sq. ft.

CURRENT ZONING: "LC" light commercial

PROPOSED ZONING: "LC" and "AA" (one-family) or "A" (two-family)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: All of this site is presently zoned "LC", light-commercial. The applicant, however, only plans to maintain this zoning for Lot 9, while lots 1 through 8 are being planned for residential uses.
- A. Since a portion of this site is being platted for residential development, the applicant shall file for a rezoning of that portion ^{from} the present "LC" (light commercial) to the type of residential use being considered. Approval of this plat is subject to approval of such a zone change.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - C. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - D. The applicant shall guarantee the paving of the proposed interior streets.
 - E. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - F. The applicant shall guarantee the abandonment of municipal water lines ~~not being covered by a public utility easement.~~
_{on lot 4. on lot 4.}
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
 - I. The final plat shall indicate access control, except for two openings, across the west line of lot 9 to West Street.
 - J. The final plat shall reference, in the platting's text, the dedication of access controls to West Street across the west line of the plat.
 - K. Since an existing sidewalk system does not exist to the east, it is recommended that the sidewalk required on 32nd Street South by this lot's commercial zoning, be waived.
 - L. The final plat shall reference a tie point to a previously platted lot corner or section corner.

- M. The applicant should be prepared to indicate what is intended for the ingress-egress easement along the north line of lots 5 and 9, in particular, whether this easement can or will be removed from either or both lots.
 - N. Since public utility easements are proposed for vacation by this plat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
 - O. 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.
 - P. 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.
 - Q. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - R. 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.
 - S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
-



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1683
(316) 268-4561

December 30, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-107 - Fachner Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 29, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:


- A. Since a portion of this site is being platted for residential development, the applicant shall file for a rezoning of that portion from the present "LC" (light commercial) to the type of residential use being considered. Approval of this plat is subject to approval of such a zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the abandonment of municipal water lines now existing within lot four (4).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

- I. The final plat shall indicate access control, except for two openings, (one of which shall be applied to the Ingress-Egress Easement) across the west line of Lot 9 to West Street.
- J. The final plat shall reference, in the plat's text, the dedication of access controls to West Street across the west line of the plat.
- K. Since an existing sidewalk system does not exist to the east, it is recommended that the sidewalk required on 32nd Street South by this lot's commercial zoning, be waived.
- L. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- M. The applicant shall attempt to remove the ingress-egress easement along the north line of Lots 5 and 9.
- N. Since public utility easements are proposed for vacation by this plat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- O. 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.
- P. Prior to submitting the final plat, the applicant shall provide City Engineering with a sanitary sewer layout plan for the plat.
- Q. 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.
- R. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Fachner Way Addition
Page 3

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

cc: Kansas State Bank & Trust/Rick Thompson Construction, 123 N.
Market, Wichita, KS 67202
Rick Thompson, 250 N. Gleneagles Ct., Wichita, KS 67212
Mike Lindebak, City Engineer

February 9, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 12/29/88)

CASE NUMBER: S/D 88-107 - FACHNER ADDITION

OWNER/APPLICANT: Kansas State Bank & Trust/Rick Thompson Const.
123 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: East Side of West Street, north of 32nd Street
North

SITE SIZE: 2.6 Acres

NUMBER OF LOTS

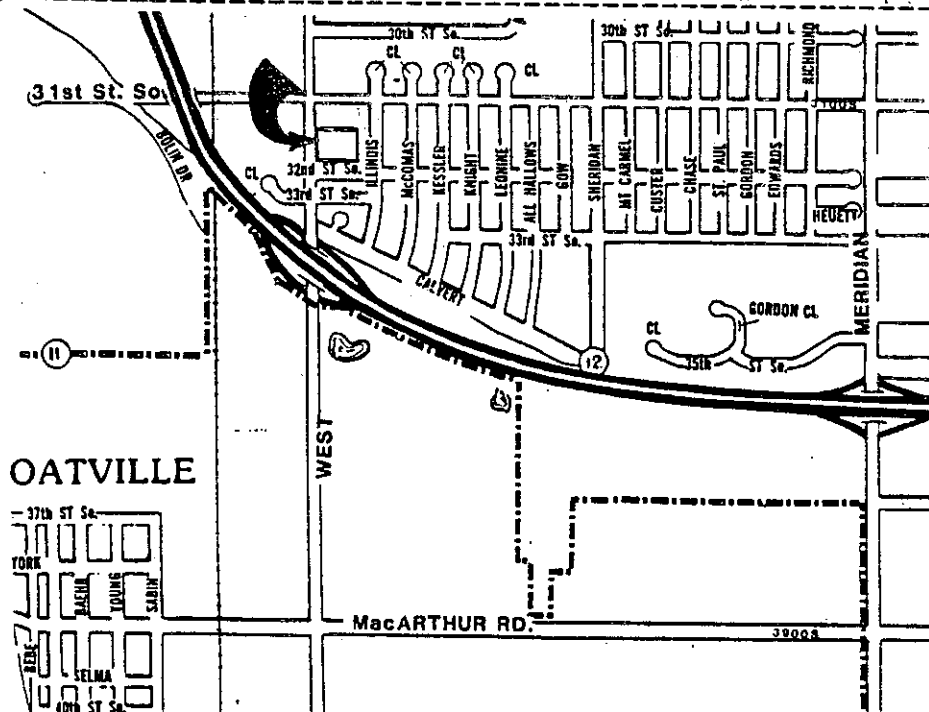
Residential:	8
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Commercial:	1
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VICINITY MAP:



STAFF COMMENTS:

- NOTE: All of this site is presently zoned "LC", light-commercial. The applicant, however, only plans to maintain this zoning for Lot 9, while lots 1 through 8 are being planned for residential uses.
- A. Since a portion of this site is being platted for residential development, the applicant shall file for a rezoning of that portion from the present "LC" (light commercial) to the type of residential use being considered. Approval of this plat is subject to approval of such a zone change.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - C. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - D. The applicant shall guarantee the paving of the proposed interior streets.
 - E. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - F. The applicant shall guarantee the abandonment of municipal water lines not being covered by a public utility easement.
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 50-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
 - I. The MAPC signature block shall show Sue L. Crockett as Chairman.
 - J. The platter's text shall describe access control as being limited to the south 259-feet of Lot 9 and shall permit one opening. Access control cannot be platted for the north 36-feet of Lot 9.
 - K. Since an existing sidewalk system does not exist to the east, it is recommended that the sidewalk required on 32nd Street South by this lot's commercial zoning, be waived.
 - L. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.

- M. The applicant should be prepared to indicate what is intended for the ingress-egress easement along the north line of lots 5 and 9, in particular, whether this easement can or will be removed from either or both lots.
 - N. Since public utility easements are proposed for vacation by this plat, reference to K.S.A. 12-512(b) shall be made in the engineer's text. Specifically, the preliminary plat shows a cross-shaped 20-foot utility easement within this plat. The engineer's text on the final plat tracing shall be amended to reference the vacation of this utility easement, by virtue of K.S.A. 12-512(b).
 - O. 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.
 - P. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - Q. 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.
 - R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - S. Recording of the plat within 30 days after approval by the City Council.
 - T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property.
 - U. At the time of preliminary plat review, a requirement was made for the submitting of a sanitary sewer layout plan. The City Engineer's representative should be prepared to comment on the status of the applicant's sewer layout plan.
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METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 10, 1989

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-167 FACHNER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 9, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since a portion of this site is being platted for residential development, the applicant shall file for a rezoning of that portion from the present "LC" (light commercial) to the type of residential use being considered. Approval of this plat is subject to approval of such a zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the abandonment of municipal water lines not being covered by a public utility easement.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 50-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

- H. The MAPC signature block shall show Sue L. Crockett as Chairman.
 - I. The plat's text shall describe access control as being limited to the south 259-feet of Lot 9 and shall permit one opening. Access control cannot be platted for the north 36-feet of Lot 9.
 - J. Since an existing sidewalk system does not exist to the east, it is recommended that the sidewalk required on 32nd Street South by this lot's commercial zoning, be waived.
 - K. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
 - L. Since public utility easements are proposed for vacation by this plat, reference to K.S.A. 12-512(b) shall be made in the engineer's text. Specifically, the preliminary plat shows a cross-shaped 20-foot utility easement within this plat. The engineer's text on the final plat tracing shall be amended to reference the vacation of this utility easement, by virtue of K.S.A. 12-512(b).
 - M. 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.
 - N. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - O. 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.
 - P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - Q. Recording of the plat within 30 days after approval by the City Council.
-

S/D 88-107 Fachner Addition
Page 3

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, February 16, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Kansas State Bank & Trust/Rick Thompson Construction
123 N. Market, Wichita, KS 67202
Rick Thompson
250 N. Gleneagles Ct., Wichita, KS 67212
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 16, 1989

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-107 FACHNER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 10, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Kansas State Bank & Trust/Rick Thompson Construction
123 N. Market, Wichita, KS 67202
Rick Thompson
250 N. Gleneagles Ct., Wichita, KS 67212
Mike Lindebak, City Engineer