

WICHITA-SEDGWICK  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

August 6, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-32 - NORTHWEST CHRISTIAN CHURCH  
ADDITION.

OWNER/APPLICANT: Northwest Christian Church, c/o Mr. Ed Painter

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,  
Wichita, KS. 67211

LOCATION: North of 21st Street & West of Maize Road.

SITE SIZE: 9.99 Acres

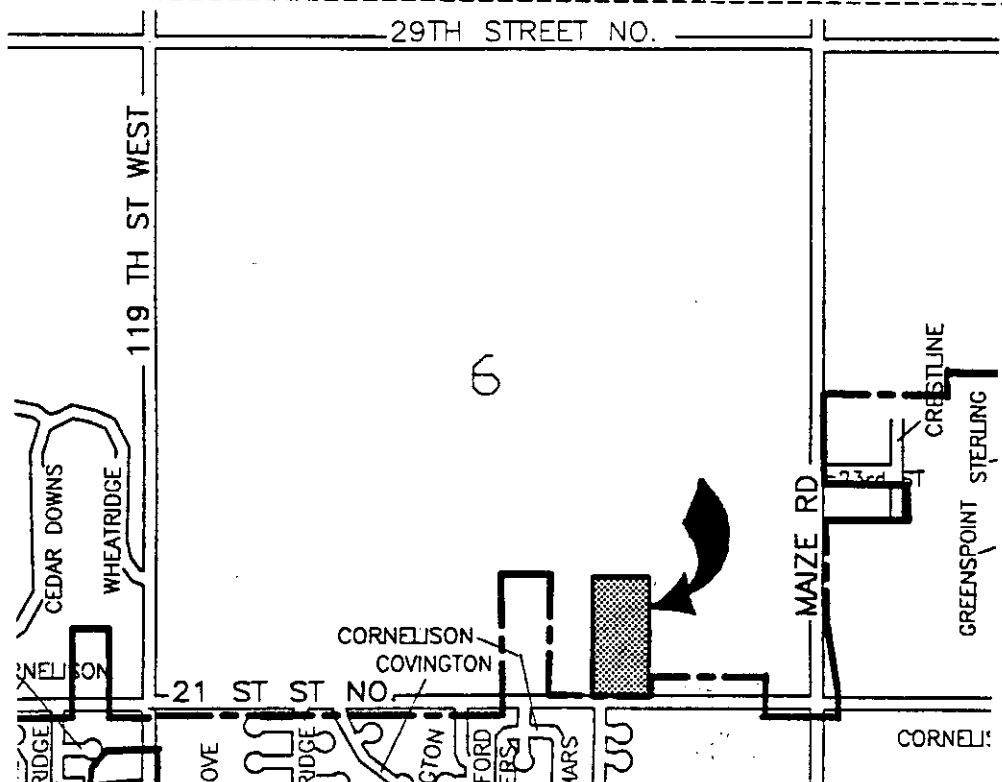
NUMBER OF LOTS

Residential:	1 (Church)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 8.99 Acres .

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This site is in the County but is adjacent on the east and south to Wichita's City limits. A number of plats have been approved recently both north and south of 21st St. North with requirements to guarantee the extension of sanitary sewer. However, no such extension has yet been made, with on-site temporary sewer being allowed instead.

The pattern of development and property ownership in the quarter section in which this plat is located is also becoming somewhat awkward in terms of how public access can be provided in the future. Long, narrow residential tracts to the west and platted lots to the east are being allowed with no public access into this quarter section from 21st St. North being obtained.

STAFF COMMENTS:

- Need Guarantee for water ext.*
- A. City Engineering needs to indicate the situation with regard to providing municipal water and sanitary sewer to this site. In particular are sufficient guarantees available, with the addition of this site to allow City sanitary sewer to be extended at this time? Also, is a guarantee for water necessary or is a water line along the south line of 21st St. accessible to the site?
  - B. When a recent plat was approved to the west of this site, a 20-foot easement adjacent to 21st St. North was required for the future extension of sewer. Engineering needs to indicate if a similar easement is needed for this plat.
  - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - D. If temporary on-site facilities for sanitary sewer and water are allowed for this site, Health Department approval for such facilities will be acquired. A memorandum will need to be provided to Planning indicating approval for such facilities at this site.
  - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - F. On the final plat tracing the access control being dedicated to 21st St. by this plat shall also be shown in the face of the plat.
  - G. Since this plat is adjacent to the City of Wichita and is anticipated to use City of Wichita facilities, the applicant shall request, prior to this plat being scheduled for City Council review, that this site be annexed to the City of Wichita. Upon annexation the site will take on City zoning ("AA" one-family) equivalent to the present County zoning classification.
  - H. The applicant's agent is reminded that the platting binder is

required to be submitted at the same time that the final plat is submitted.

- I. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from County and/or City Engineering should be prepared to comment on the status of the applicants drainage plan.

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