

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

November 10, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-68 THE SHEILING AT GLENCOE ADDITION

OWNER/APPLICANT: Royal K. and Emma Roberts Dillinger, 2265 South
Greenwich, Wichita, KS 67207

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 1021 E. Waterman -
Suite 4, Wichita, KS 67211

LOCATION: Southeast corner of Greenwich and Pawnee

SITE SIZE: 4.916 Acres

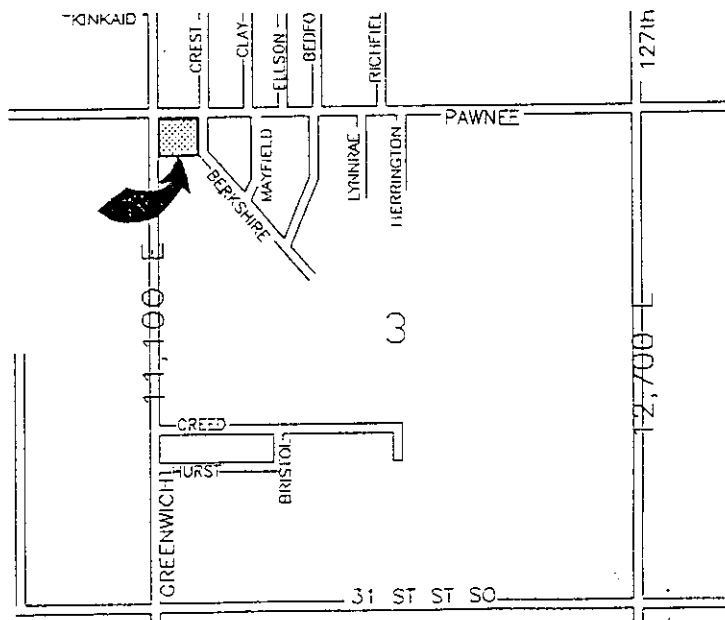
NUMBER OF LOTS

Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 1382.84 ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site is in the County with existing zoning being "LC" Light Commercial. City of Wichita Water is available to the site at the Pawnee and Greenwich intersection. This water continues eastward along Pawnee but apparently as a Rural Water District line. No line presently extends southward along Greenwich, but petitions and an agreement for the future extension of water in Greenwich have been obtained for recent plats that have been approved along Greenwich. This area is within the Four-Mile Creek sewer district.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. In particular, City Engineering needs to indicate any requirements for the extension of Wichita water along Greenwich but also as to any requirements along Pawnee. As indicated by the "note", the water in Pawnee involves both a City of Wichita and Rural Water District line(s). Since this will use a City of Wichita water line, an outside-the-City water agreement shall be submitted.
- B. As a commercial development, this site should use a municipal type, rather than on-site, sanitary sewer system. This site is in the County's Four Mile Creek service area. County Engineering needs to indicate if service is available to this and/or what guarantees are needed for the extension of sanitary sewer.
- C. County Engineering needs to indicate, what if any street improvements shall be guaranteed for this site, paving and/or traffic-type improvements. This site is just under 5 acres, with Light Commercial zoning. If fully developed, a 5-acre commercial center could be expected to generate over 5,000 daily trips.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the closure of any existing drives/openings in areas required to be platted with complete access control (one on Pawnee and one on Greenwich),.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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- G. Although Greenwich Road, adjacent to this site is an F.A.S. route and requires a 60-foot street right-of-way dedication, Pawnee is not an F.A.S. route and consequently only 50-feet, east of the major intersection right-of-way, is required. Unless County Engineering indicates a need for such additional right-of-way, the final plat tracing may indicate only a 50-foot dedication for Pawnee, east of the tapered section for the intersection.
- H. On the final plat tracing areas of "complete access control" need to be shown both on the face of the plat and referenced in the plat's text. From the northwest corner of the plat, 100-feet of complete access control shall be indicated along both Greenwich and Pawnee. Further, since the area east of this site is residential, complete access control shall be established across the entire east line of the plat to Crest Avenue.
- I. As indicated by the applicant's agent, the exact location and status of the Cherokee Trust Pipeline Easement on this site has not yet been confirmed. Prior to submitting the final plat tracing, the status of the easement shall be confirmed and properly indicated on the plat.

The applicant shall submit a copy of the instrument which establishes the Cherokee Trust Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

- J. The final plat shall indicate the recording information for the Cherokee Trust Pipeline easement on this property.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. The applicant's agent is reminded that a platting binder is to be submitted with the final plat. Such binder shall be submitted with the final plat tracing and the final plat tracing and approval of this plat shall be subject to any relevant conditions found upon review of the binder.
- M. On the final plat tracing, the MAPC signature block shall be amended to indicate James D. Miner as the chairman. Also, the County Commission signature block shall be amended to reflect the change in County Commissioners (Billy Q. McCray is no longer on the Commission).

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

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