

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

June 24, 1993

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 93-39 - MAIZE AVENUE 2ND ADDITION

OWNER/APPLICANT: Precision Pattern, Inc. and Maize Ave.,  
Inc., Attn: H. Russell Bomhoff, 1643 S.  
Maize Road, Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita,  
KS 67211

LOCATION: West of Maize Road and south of Kellogg

SITE SIZE: 16 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4

MINIMUM LOT AREA: 44,458 sq. ft.

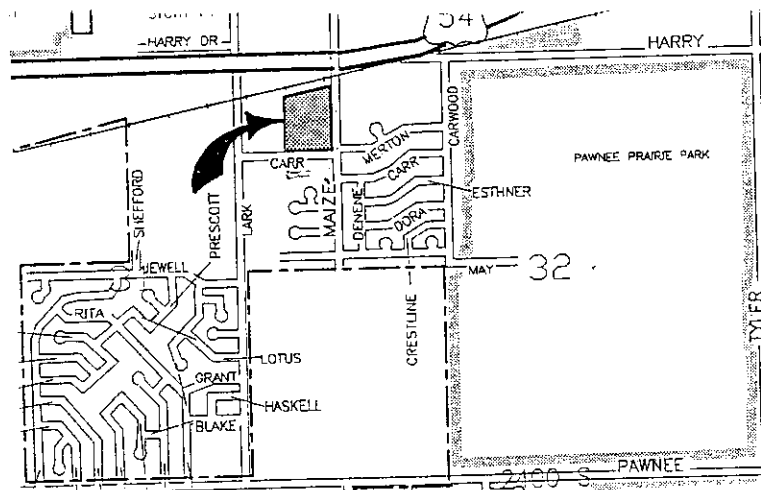
CURRENT ZONING: "AA" (Approximately west 22' appears to be  
still "AA"); and "E"

PROPOSED ZONING:

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VICINITY MAP:



NOTE: A portion of this site is platted as the Maize Avenue Addition and is developed with a number of structures already existing. In addition to including previously unplatted areas into this plat, one new lot will be created and a previously platted lot is being divided into two lots. Although most of this appears to be in "E" Light Industrial zoning, a narrow, approximately 22-foot strip along this plat's western line may still be under "AA" One-Family zoning.

STAFF COMMENTS:

- A. The applicant shall meet with Planning Department zoning staff to determine if a zone change will be required for any portion of this site (strip along site's west line of approximately 22 feet). If such a zone change is required, such a request shall be filed before this plat can be submitted to the City Council for review.
- 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 any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of Carr Avenue along the entire south line of this plat. City Engineering needs to indicate what paving requirements will need to be met. At this time, Carr is paved, with open ditches, to a point just west of the driveway entrances to Lot 1.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, access controls shall be indicated for the lots adjacent to Maize Road. Based on the existing development on this site and the access controls previously platted, the following access controls shall be indicated; complete access for the area of Lot 2 involved in floodway and south of the railroad tracks; complete access control for Lot 1 and the portion of Lot 3 south of this lot's existing driveways, and for the remaining lot frontages to Maize access controls equal to the existing number of openings.
- H. On the final plat, the plattor's text shall reference the standard floodway language.

- I. If any drainage from this site is directed to the railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- J. Requirements for a final plat (see pages 24-29, 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 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if the floodway as platted is adequate and if any minimum building pad elevation should be required.

STAFF REPORT

(Final Plat, Preliminary Plat approved 6/24/93)

CASE NUMBER: S/D 93-39 - MAIZE AVENUE 2ND ADDITION

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SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of Maize Road and south of Kellogg

SITE SIZE: 16 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 2.12 Acres

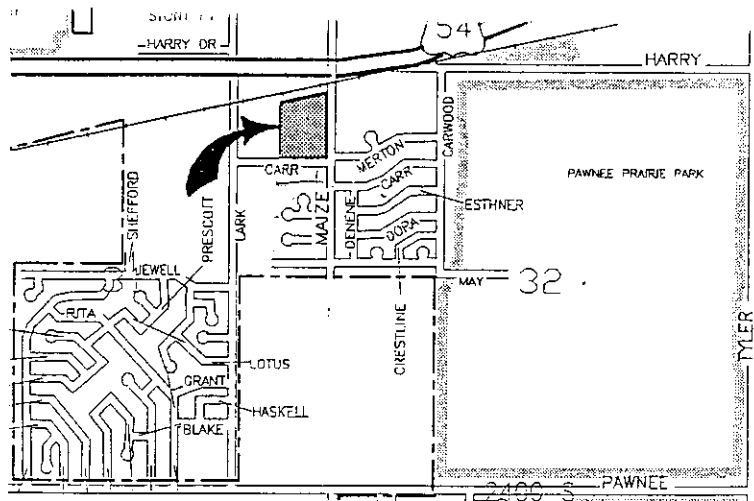
CURRENT ZONING: "AA" (Approximately west 22' appears to be still "AA"); and "E"

PROPOSED ZONING:

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VICINITY MAP:



NOTE: A portion of this site is platted as the Maize Avenue Addition and is developed with a number of existing structures. In addition to including previously unplatted areas into this plat, one new lot will be created. While on the preliminary plat, a previously platted lot was being divided into two lots, the final plat is again only indicating one lot. Although most of this appears to be in "E" Light Industrial zoning, a narrow, approximately 22-foot strip along this plat's western line may still be under "AA" One-Family zoning.

STAFF COMMENTS:

- A. The applicant was to meet with Planning Department zoning staff to determine if a zone change would be required for any portion of this site (strip along site's west line of approximately 22 feet). The applicant, however, has not yet met with staff to discuss this and if such a zone change is required, this plat will not be submitted to the City Council for review until such a zone change is requested.
- 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 any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of Carr Avenue along the entire south line of this plat. City Engineering needs to indicate what paving requirements will need to be met. At this time, Carr is paved, with open ditches, to a point just west of the driveway entrances to Lot 1.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The preliminary plat was approved with the requirement that access to Maize Road be limited to the present number of existing (actual) openings (4) from the adjacent lots. The final plat tracing shall be amended to indicate no more than four (4) openings to Maize Road, two (2) from each lot, rather than the six (6) now being shown.
- H. On the final plat tracing, the plattor's text shall reference the standard floodway

language.

- I. If any drainage from this site is directed to the railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- J. Since this plat is indicating the dedication of street right-of-way for Carr Avenue, this dedication shall also be noted in the plat's text.
- K. As indicated by the platting binder substantial property taxes are due for this site. This plat will not be released for recording until proof is provided that such taxes have been paid.
- L. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

CROSS LOT SURFACE DRAINAGE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, this 17<sup>th</sup> day of November, 1993, Precision Pattern, Inc. and Maize Avenue, Inc.; GRANTORS hereof, is the record title owner of the following described real property, to wit:

LOT 1, 2, AND 3  
MAIZE AVENUE 2ND ADDITION

which said lots are continuous to and lie directly adjacent to each other; and

WHEREAS, Grantors desire to provide a perpetual cross lot surface drainage access from one lot to another.

NOW THEREFORE, in consideration of the premises:

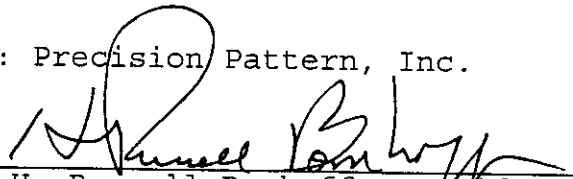
1. Grantors hereby subject the above stated Lots from Maize Avenue 2nd Addition to the following agreement:

That subject lots may drain over and across each other as necessary in accordance with a final drainage plan filed with the City of Wichita.

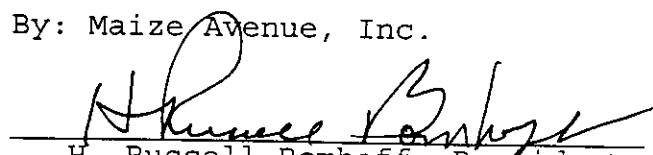
2. The agreement hereby established shall run with the land and shall be binding upon and inure to the benefit of the Grantor and all subsequent owners and occupiers of the above described Lots.

EXECUTED the day and year first above written.

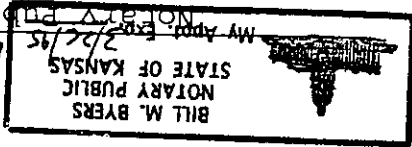
By: Precision Pattern, Inc.

  
H. Russell Bomhoff, President

By: Maize Avenue, Inc.

  
H. Russell Bomhoff, President

(My commission expires: 3/26/95)



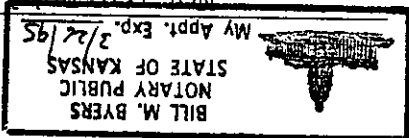
Bill M. Byers

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

BE IT REMEMBERED, that on this 17th day of November, 1993, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, H. Russell Bomhoff, President of Maize Avenue, Inc. personally known to me to be the same person whom executed the within instrument of writing and such person duly acknowledged the execution of the same.

) STATE OF KANSAS  
) ss.  
) SEDGWICK COUNTY

(My commission expires: 3/26/95)



Bill M. Byers

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

BE IT REMEMBERED, that on this 17th day of November, 1993, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, H. Russell Bomhoff, President of Precision Pattern, Inc. personally known to me to be the same person whom executed the within instrument of writing and such person duly acknowledged the execution of the same.

) STATE OF KANSAS  
) ss.  
) SEDGWICK COUNTY

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-ABSTR, 7-CURR SP, 8-CAMA, 12-CAMA-HT  
KEY: -D -41129- - RE 17 M4G

R E SAUNDERS INC  
% MAIZE AVE., INC

1643 S. MAIZE RD.  
WICHITA KS 67209 6714  
LOT 1  
MAIZE AVENUE ADD.

PROPERTY ADDRESS  
1735 S MAIZE RD

12-8-93

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-ABSTR, 7-CURR SP, 8-CAMA, 12-CAMA-HT  
KEY: -D -41130- - RE 17 M4G

MAIZE AVE INC

1643 S. MAIZE RD.  
WICHITA KS 67209 6714  
LOT 2 EXC N 398.3 FT  
MAIZE AVENUE ADD.

PROPERTY ADDRESS  
1643 S MAIZE RD

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-ABSTR, 7-CURR SP, 8-CAMA, 12-CAMA-HT  
KEY: -D -41130-0001- RE 17 M4G

MAIZE AVE INC

1643 S. MAIZE RD.  
WICHITA KS 67209 6744  
N 398.3 FT LOT 2  
MAIZE AVENUE ADD.

PROPERTY ADDRESS

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-ABSTR, 7-CURR SP, 8-CAMA, 12-CAMA-HT  
KEY: -D -44536- - RE 17 M46

JAMES SAMUEL H & VICKIE D

10427 W. CARR  
WICHITA KS 67209 6714  
LOT 1  
BLOCK 1  
SHARON'S ORCHARD ADD.

PROPERTY ADDRESS  
10427 CARR

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-ABSTR, 7-CURR SP, 8-CAMA, 12-CAMA-HT  
KEY: -D -44537- - RE 17 M46

GOIST GEORGE A & CINDY L

10423 W. CARR  
WICHITA KS 67209 6714  
LOT 2  
BLOCK 1  
SHARON'S ORCHARD ADD.

PROPERTY ADDRESS  
10423 CARR

12-8-93

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-ABSTR, 7-CURR SP, 8-CAMA, 12-CAMA-HT  
KEY: -D -44538- - RE 17 M46

BURGHARDT ROGER D & PAMELA S

PROPERTY ADDRESS

LOT 3  
BLOCK 1  
SHARON'S ORCHARD ADD.

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-ABSTR, 7-CURR SP, 8-CAMA, 12-CAMA-HT  
KEY: -D -00665-00UP- RE 17 M4B

HILL STEVE C ETUX

10529 W. CARR  
WICHITA KS 67209 6744  
BEG 659.65 FT W & 1382.71 FT S NE  
COR NE1/4 S 159.5 FT E 145.5 FT N  
159.5 FT W TO BEG SEC 31-27-1W

PROPERTY ADDRESS  
10529 CARR

12-8-93

PF-KEYS, 1-MENU, 2-BACK, 3-FWD, 4-NEW ID, 5-DEED, 6-ABSTR, 7-CURR SP, 8-CAMA, 12-CAMA-HT  
KEY: -D -00676-00UP- RE 17 M4B

ROTEN LOYD L ETUX

10517 CARR  
WICHITA KS 67209 6714  
BEG 513.73 FT W & 1382.71 FT S NE  
COR NE1/4 S 159.5 FT E 145.9 FT N  
159.5 FT W 145.9 FT TO BEG  
SEC 31-27-1W

PROPERTY ADDRESS  
10517 CARR

JOHNSON BILLY D ETUX

1815 S. MAIZE RD.  
WICHITA KS 67209 6714  
BEG 171.95 FT W & 1382.71 FT S NE  
COR NE1/4 S 159.5 FT E 146.33 FT N  
159.5 FT W 145.9 FT TO BEG  
SEC 31-27-1W

PROPERTY ADDRESS  
1815 S MAIZE

RD

12-8-93

PF-KEYS,1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-ABSTR,7-CURR SP,8-CAMA,12-CAMA-HT  
KEY: -D -00643-01UP- RE 17 M4G

PRECISION PATTERN INC

1643 S. MAIZE RD.  
WICHITA KS 67209 6744  
BEG 30 FT W & 191.7 FT S NE COR  
NE1/4 S 717.38 FT W 682.58 FT N  
559.5 FT TO S LI ROW NE 698.23 FT  
TO BEG EXC E 450 FT THEREOF & EXC  
S 319.08 FT THEREOF  
SEC 31-27-1W

PROPERTY ADDRESS

12-8-93

PF-KEYS,1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-ABSTR,7-CURR SP,8-CAMA,12-CAMA-HT  
KEY: -D -00644-01UP- RE 17 M4G

PRECISION PATTERN INC

1643 S. MAIZE RD.  
WICHITA KS 67209 6714  
BEG 30 FT W & 590 FT S NE COR NE1/4  
S 319.08 FT W 682.58 FT N TO PT W  
OF BEG E TO BEG EXC E 450 FT  
THEREOF  
SEC 31-27-1W

PROPERTY ADDRESS

PF-KEYS,1-MENU,2-BACK,3-FWD,4-NEW ID,5-DEED,6-ABSTR,7-CURR SP,8-CAMA,12-CAMA-HT  
KEY: -D -00649-01UP- RE 17 M4G

PRECISION PATTERN INC

1643 S. MAIZE RD.  
WICHITA KS 67209 6714  
BEG 480 FT W & 909.11 FT S NE COR  
NE1/4 S 413.6 FT W 202 FT N 413.6  
E 232 FT TO BEG. SEC 31-27-1W

PROPERTY ADDRESS