

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

June 10, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-33 - MACHINIST'S UNION ADDITION

OWNER/APPLICANT: Machinist Union, 3917 E. MacArthur Road,
Wichita, KS 67210

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

LOCATION: Southeast corner of MacArthur and Englewood
(west of K-15)

SITE SIZE: 16.14 Acres

NUMBER OF LOTS

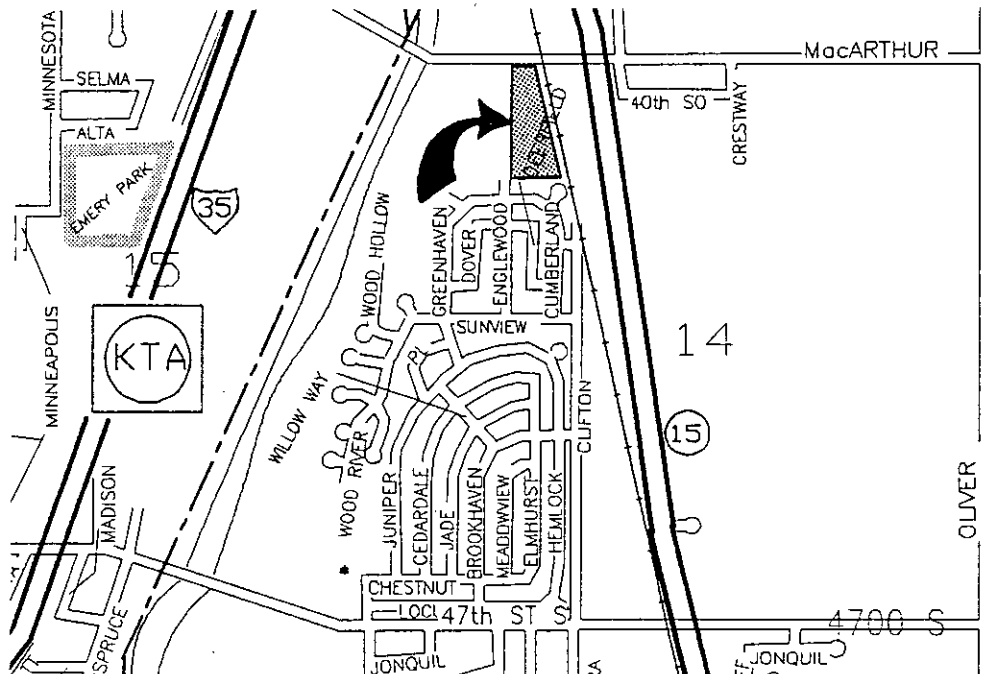
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 0.91 Acres

CURRENT ZONING: "LC" and "R-1"

PROPOSED ZONING: "C" (SCZ-0647)

VICINITY MAP:



NOTE: A Sedgwick County zone change (SCZ-0647) to "C" commercial zoning was approved for this site, by the MAPC on May 20, 1993. A requirement of the zone change is for this property to be platted so as to establish various landscape buffers along the site's western and southern lines, to determine paving requirements for Englewood Street and establish needed access controls.

STAFF COMMENTS:

- A. Approval of this plat shall be subject to the County's approval of the requested zone change and any requirements of that zone change (zone change scheduled for County Commission review June 16, 1993.).
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering needs to indicate the extent of this guarantee that is, from where water needs to be extended from and how it is to be extended adjacent to this site (along MacArthur and Englewood).
- C. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. Both a municipal sanitary sewer line and a private Boeing sanitary sewer line are adjacent to this site. City Engineering needs to indicate if any additional guarantees are needed to extend sanitary sewer to the lots now being platted or if acceptable access already exists for these lots.
- E. As indicated by the approved zone change, the applicant is to guarantee the paving of Englewood to an urban curb and gutter standard from MacArthur Road to the southernmost access to the site along Englewood. Since no access control is indicated along Englewood, this paving guarantee shall be for the entire length of Englewood adjacent to this plat.

Further, right-of-way for a street serving commercially zoned property is to be to the 70-foot standard. Since Englewood is presently showing 60-foot of right of way, this site shall dedicate five (5) feet of additional right-of-way or what would appear to be 35-feet of right-of-way from the property along the east side of this street. Due to the western side of Englewood still being unplatted, but developed as a mobilehome park, the actual paving requirement for this street shall be as determined appropriate by County Engineering.

- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. County Engineering and Traffic Engineering should be prepared to comment upon the access controls that should be established from this site to MacArthur Road. In addition to the lot configurations adjacent to MacArthur Road, access control also needs to take into consideration the railroad tracks east of this site and Englewood to the west.
- Further, County Engineering needs to indicate if any additional right-of-way for MacArthur needs to be dedicated by this plat.
- I. This plat is indicating various "private" access easements. These easements need to be created by separate instrument which are then recorded by the applicant so that the recording information can be shown on the final plat tracing. Copies of these recorded easements need to be submitted to Planning for the plat file. The applicant is advised that such easements should clearly indicate who will benefit from the easement, who or how access will be maintained, and that no blockage of the easement will be allowed.
- J. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. In terms of the 20-foot landscape easement along this plat's west line, this is again a "private" requirement. The applicant shall, however, submit for review a copy of a separate document creating this easement. This easement shall indicate the purpose of the easement, what will be installed for landscaping, who will be responsible for the initial installation, who will be responsible for maintenance of the landscaping and any rights of the adjoining property owners for entering onto the easement for purposes of installing or maintaining the landscaping or in any other way using this easement. Upon approval of this easement, the applicant shall record the easement so that the recording information may be shown on the final plat tracing.

- N. On the final plat additional dimensions shall be indicated for Lot 1's and Reserve A's lot lines.
- O. If any drainage from this site is directed to the AT&SF R.R. right-of-way, a letter shall be provided from this railroad indicating their willingness to accept this drainage.
- P. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.
- T. 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.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, the utilities and Engineering need to indicate if an easement is needed along the south line of this plat.
- V. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

September 2, 1993

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/10/93)

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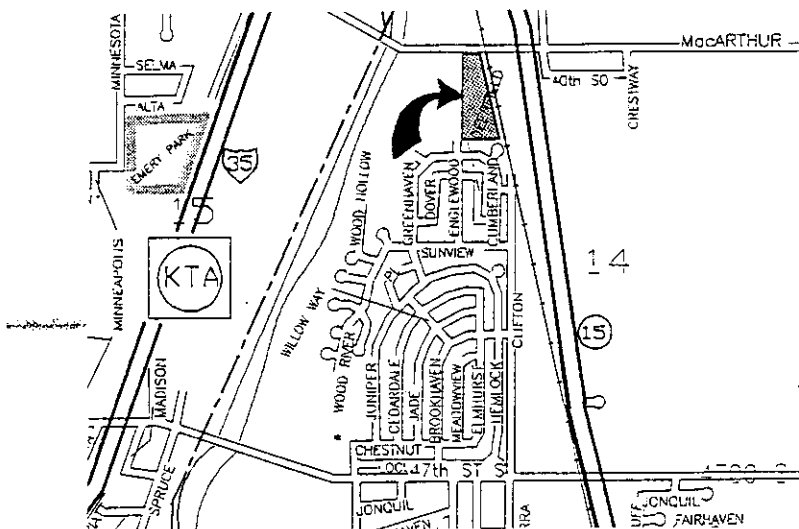
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Total: 4

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PROPOSED ZONING: "C" (SCZ-0647)

VICINITY MAP:



NOTE: A Sedgwick County zone change (SCZ-0647) to "C" commercial zoning was approved for this site, by the County Commission on June 16, 1993. A requirement of the zone change is for this property to be platted so as to establish various landscape buffers along the site's western and southern lines, to determine paving requirements for Englewood Street and establish needed access controls.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for the extension of water in Englewood, along the west line of this plat.
- B. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- C. Both a municipal sanitary sewer line (from Oaklawn) and a private Boeing sanitary sewer line are adjacent to this site. Since sanitary sewer service would be expected to be provided from one or both of these lines, the applicant shall submit a letter or letters from Oaklawn and Boeing indicating arrangements have been made to extend service from/to these sanitary sewer lines.
- D. As indicated by the approved zone change, the applicant is to guarantee the paving of Englewood to an urban curb and gutter standard from MacArthur Road to the southernmost access to the site along Englewood (northern portion of Lot 4).
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. This plat is indicating various "private" access easements. These easements need to be created by separate instrument which are then recorded by the applicant so that the recording information can be shown on the final plat tracing. Copies of these recorded easements need to be submitted to Planning for the plat file. The applicant is advised that such easements should clearly indicate who will benefit from the easement, who or how access will be maintained, and that no blockage

of the easement will be allowed.

In particular for Lots 1 and 2, since the indicated access controls do not allow direct access to a public street, the access easement between Lots 3 and 4 shall clearly indicate that these lots (1 and 2) are being provided access by this easement. It is recommended that this easement be shown as actually crossing Lot 1 and extending to Lot 2.

- H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. In terms of the 20-foot landscape easement along this plat's west line, this is again a "private" requirement. The applicant shall, however, submit for review a copy of a separate document creating this easement. This easement shall indicate the purpose of the easement, what will be installed for landscaping, who will be responsible for the initial installation, who will be responsible for maintenance of the landscaping and any rights of the adjoining property owners for entering onto the easement for purposes of installing or maintaining the landscaping or in any other way using this easement. Upon approval of this easement, the applicant shall record the easement so that the recording information may be shown on the final plat tracing.
- K. If any drainage from this site is directed to the AT&SF R.R. right-of-way, a letter shall be provided from this railroad indicating their willingness to accept this drainage.
- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. As indicated by the platting binder, a mortgage is being held on this site by the Dolese Bros. Company. This party shall either be shown as signing the final plat

tracing or proof that the mortgage has been released shall be provided before the tracing is released for recording.

- 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.