

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

February 7, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 91-7 - KILLARNEY SECOND ADDITION

OWNER/APPLICANT: Killarney Investments Inc., 225 E. Douglas  
Suite 333, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,  
Suite 1, Wichita, KS 67220, 1 Mid Kansas  
Engineering Co., 3500 N. Rock Rd., Bldg. 800,  
Wichita, KS 67226

LOCATION: Northwest corner of 30th Street North and Rock  
Rd.

SITE SIZE: 9.1 Acres

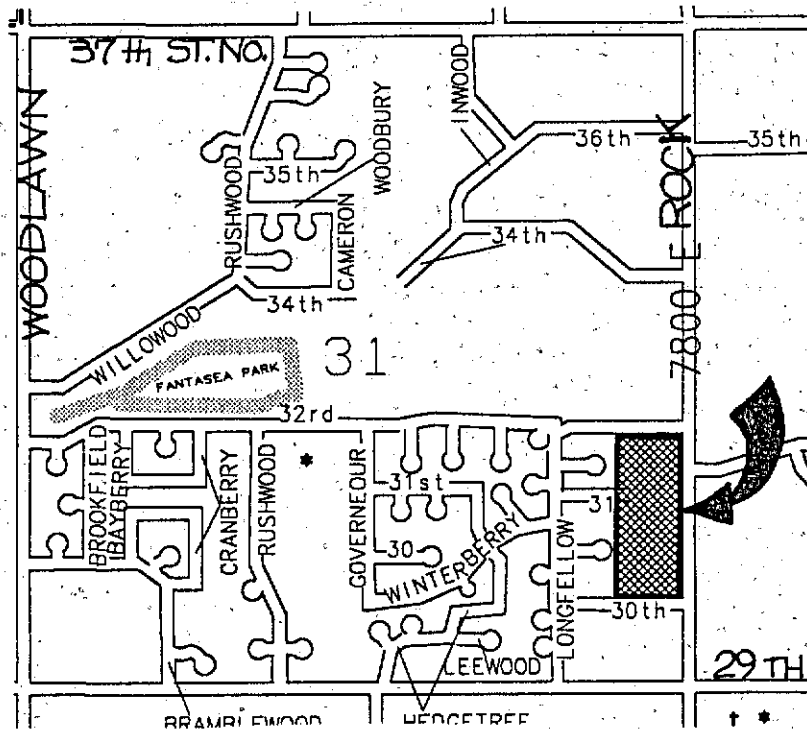
NUMBER OF LOTS

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 7 |
| Industrial:  |   |
| Total:       |   |

MINIMUM LOT AREA: 22,910 sq. ft.

CURRENT ZONING: "LC" (Light Commercial)

VICINITY MAP:



NOTE: This plat is associated with a Community Unit Plan (C.U.P.) (DP-158), which was approved by the Wichita City Council on June 24, 1986. The site is also a replat of the Killarney First Addition and involves Parcel 1 of the C.U.P. which correspond to Lots 1-7 of the plat.

STAFF COMMENTS:

- A. Approval of this plat is subject to the conditions of the associated C.U.P.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. 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.
- D. The applicant shall be advised that the C.U.P. provides for this site to be developed with a maximum of 12 free standing buildings served by 6 curb cuts to Rock Road.
- 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, the platting text shall note the platting and purpose of the wall easement and that utilities may cross the easement.
- G. Prior to or at the time of submitting the final plat, as well as the title binder and tax statement, the applicant shall submit the following copies of separate documents for the Planning Department files: joint access agreement, utility easements and KG&E easements.
- H. Since the existing access control to Rock Road is being vacated and rededicated by this replat, the final plat tracings shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- 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. Requirements for a final plat (see pages 20-25, Part 4 Article 5 of the MAPC Regulations).

- L. The applicant was required to guarantee, with the previous platting of this site, the construction of a decel lane on Rock Road between 30th Street and 32nd Street. City Engineering needs to be prepared to comment if this petition has been satisfied and if the improvement is in place.
- M. The C.U.P. granted six curb cuts to Rock Road and was recommended at platting as well. However, at the time of final plattings for Killarney First Addition the applicant only platted 4 openings. The Killarney Second Addition shows the original six openings. The applicant or City Engineer's should be prepared to comment upon the reason for the reduction in openings in Killarney First and why six openings are now needed and if they are appropriate at this time considering the congestion in this area.
- N. A representative from Traffic Engineering needs to be prepared to comment upon the need for traffic improvements such as accel/decel lanes along Rock Road.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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\*KILLARNEY SECOND ADDITION --- FINAL PLAT BOUNDARY

\*

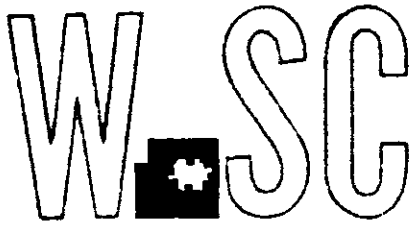
AREA BEARINGS (22 19-22)  
 AREA = 409366.8918

| POINT | BEARING          | DISTANCE  | NORTH<br>COORDINATE | EAST<br>COORDINATE |
|-------|------------------|-----------|---------------------|--------------------|
| 22    |                  |           | 4268.9577           | 13216.3703         |
|       | S 00 53 18.000 E | 1169.6200 |                     |                    |
| 19    |                  |           | 3099.4783           | 13234.5038         |
|       | S 89 04 12.000 W | 350.0000  |                     |                    |
| 20    |                  |           | 3093.7975           | 12884.5499         |
|       | N 00 53 18.000 W | 1169.6200 |                     |                    |
| 21    |                  |           | 4263.2769           | 12866.4164         |
|       | N 89 04 12.000 E | 350.0000  |                     |                    |
| 22    |                  |           | 4268.9577           | 13216.3703         |

PRINTER

\*\* PRINTER HAS BEEN TURNED OFF

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 8, 1991

Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: S/D 91-7 (Preliminary Plat) Killarney 2nd Addition

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 7, 1991, 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. A guarantee for the extension of sanitary sewer will need to be provided to serve Lot 1 and Lots 5 and 6. The final plat should also indicate a 20-foot easement for the extension of sanitary sewer to Lot 1.
- B. Approval of this plat is subject to the conditions of the associated C.U.P.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. 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.
- 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, the platting text shall note the platting and purpose of the wall easement and that utilities may cross the easement.
- G. Prior to or at the time of submitting the final plat, as well as the title binder and tax statement, the applicant shall submit the following copies of separate documents for the Planning Department files: joint access agreement, utility easements and KG&E easements.

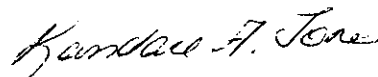
- H. Since the existing access control to Rock Road is being vacated and rededicated by this replat, the final plat tracings shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are 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. Requirements for a final plat (see pages 20-25, Part 4 Article 5 of the MAPC Regulations).
- L. An existing petition is presently on file for the improvement of a decel lane on Rock Road between 30th Street and 32nd Street. Prior to submitting the final plat, the applicant or his engineer should meet with Traffic Engineering to discuss the need for this improvement or whether an alternative improvement and/or guarantee should be provided.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

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; if the title report or attorney's opinion has not already been submitted.

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

Sincerely,



Kandace A. Jones  
Associate Planner

KJ:sm  
Enclosure

cc: Mid-Kansas Engineering Consultants, 3500 North Rock Road,  
#800, Wichita, KS 67226  
Killarney Investments Inc., 225 E. Douglas Suite 333,  
Wichita, KS 67202  
Mike Lindebak, City Engineer

I N T E R O F F I C E   M E M O R A N D U M

Date:        07-Mar-1991 09:21am CST  
From:        Susan Turner  
              TURNER\_S  
Dept:        Water  
Tel No:      268-4073

TO: Wanda Tucker

( TUCKER\_W )

CC: Betty Roark

( ROARK\_B )

Subject: Killarney 2nd Addition

Wanda, please give this to Vicky Huang.

Betty, this is for your information.

Concerning the Killarney 2nd Addition replat, Sewer Maintenance has the following position relative to serving proposed lot 5 & 6 zoned light commercial.

Two choices are seen as viable:

1. Extend the main from the dead end manhole located west of the division line between lots 5 and 6, EAST across the existing storm sewer and construct a manhole with 2 stubs to serve lots 5 and 6. OR
2. Extend the main from the manhole in lot 7 located between the easement and the building set back, SOUTH to serve lot 6 and 5.

It is not desirable to tap the dead end manhole located west of the division line between lots 5 and 6 and have the drain layer cross the existing storm sewer with the building sewer lines.

*Request was denied  
by Sub-division Committee,*



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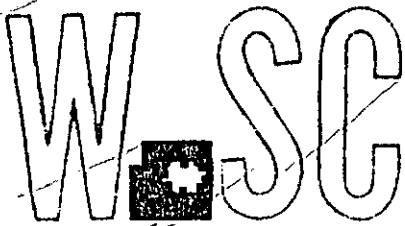
STAFF COMMENTS:

- A. A guarantee for the extension of sanitary sewer will need to be provided to serve Lot 1 and Lots 5 and 6.
- B. Approval of this plat is subject to the conditions of the associated C.U.P.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated by the final plat tracing, access control is to be restricted to 5 openings along Rock Rd.
- F. The plattor's text shall delete the reference to joint access along 30th Street.
- G. Access control to Rock Road on the face of the plat is confusing and should more specifically delineate the location of the five openings such as the joint access area or the south line of Lot 5.
- H. The face of the plat should be amended to indicate complete access control along the west line of Lot 5, as being to "31st Street North."
- I. The final plat tracing should more clearly indicate the 60 foot right-of-way for Rock Road.
- J. The applicant needs to submit a copy of the joint access easement between Lots 3 and 4 to the Planning Department for approval. The final plat tracing should show the film and page of the recorded easement on the face of the plat and reference it in the plattor's text.
- K. 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.
- L. 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.

S/D 91-7 - KILLARNEY SECOND ADDITION

Page 3

- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 266-4561

March 8, 1991

Greg Allison  
Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 91-7 (Final Plat) Killarney 2nd Addition

Dear Greg:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A guarantee for the extension of sanitary sewer will need to be provided to serve Lot 1.
- B. Approval of this plat is subject to the conditions of the associated C.U.P.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by the final plat, access control is to be restricted to 5 openings along Rock Rd.
- E. The plattor's text shall delete the reference to joint access along 30th Street.
- F. Access control to Rock Road on the face of the plat is confusing and should more specifically delineate the location of the five openings such as the joint access area or the south line of Lot 5.
- G. The face of the plat should be amended to indicate complete access control along the west line of Lot 5, as being to "31st Street North" (ie. the cul-de-sac).
- H. The final plat tracing should more clearly indicate the 60 foot right-of-way for Rock Road.

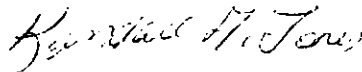
- I. The applicant needs to submit a copy of the joint access easement between Lots 3 and 4 to the Planning Department for approval. The final plat tracing should show the film and page of the recorded easement on the face of the plat and reference it in the plat's text.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

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, March 14, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

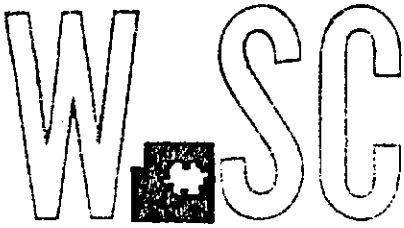


Kandace A. Jones  
Associate Planner

KJ:sm  
Enclosure

cc: Killarney Investments Inc., 224 E. Douglas, Suite 333,  
Wichita, KS 67202  
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,  
KS 67220  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

March 15, 1991

Greg Allison  
Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 91-7 Killarney 2nd Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 8, 1991.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Killarney Investments Inc., 224 E. Douglas, Suite 333,  
Wichita, KS 67202  
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,  
KS 67220  
✓ Mike Lindebak, City Engineer