

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

November 3, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-91, SECURITY STORAGE PROPERTIES 3RD ADDITION

OWNER/APPLICANT: Security Storage Properties, Attn: Bill Ard
P.O. Box 8207, Wichita, KS 67208

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of Seneca in an area north of Jewell

SITE SIZE: 4.4 Acres

NUMBER OF LOTS

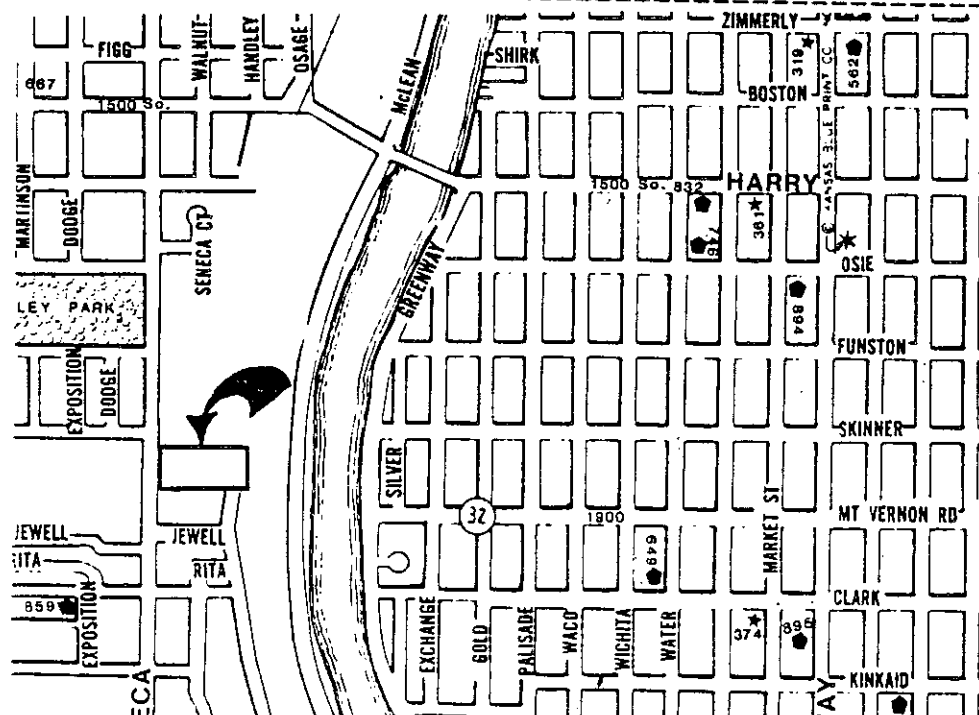
Residential:	
Office:	1
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 22,770 sq. ft.

CURRENT ZONING: "AA", "LC", and "BB"

PROPOSED ZONING: "LC" and "BB" (Z-2527)

VICINITY MAP:



STAFF COMMENTS:

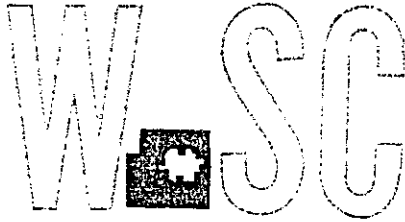
NOTE: This plat involves a replat of the Security Storage Properties 2nd Addition and a portion of property to the south involved a zone change case. A change from "AA" (single-family) to "LC" (light commercial) and "BB" (office district) has been approved for this southern portion of the plat (Z-2927) subject to the site being platted by September 27, 1989. When rezoned, all of Lot 2 will have "LC" zoning while Lot 1 will have a combination of "LC" and "BB" zoning.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer. If the garage on Lot 2 does not encroach the easement, and is not intended to be removed, additional information shall be provided for the file which more precisely indicates this facility's location relative to the easement.
- D. The applicant is advised that he should close the residential-width drive to Seneca Street from Lot 2 if it is not to be used for redevelopment of this site. If it is to be used, it must be reconstructed to the commercial-width standard.
- E. On the final plat tracing, the MAPC signature block shall be amended to indicate Sue L. Crockett as the MAPC chairman.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering should also be prepared to comment on any plans or requirements for the paving and/or termination of Osage Street to the south of this plat. This plat indicates no dedication of right-of-way for either the extension or termination of Osage. When the Vann-McNew plat to the south was approved, only a temporary dedication of right-of-way, for a partial turn around, was required because of the expectation that Osage would be extended further north. Engineering should advise if an acceptable turn around could be guaranteed within existing Osage right-of-way or if needed, the possibility of using the temporary street dedication from the Vann-McNew plat for this turn around.

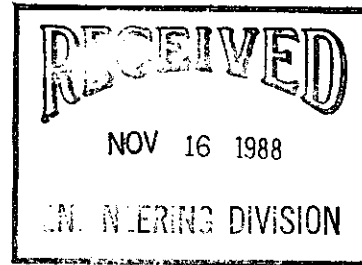
Note: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



November 14, 1988

Baughman Co., P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 88-91 - Security Storage Properties 3rd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 1988, however, with the following changes:

1. Replace comment A with the following; In order to provide for the proper termination of Osage Street to the south of this plat, the applicant's engineer shall meet with City Engineering to determine if existing paving petitions for Osage can be used to provide for such a turnaround. Specifically, it needs to be determined if the length of paving for Osage could be decreased to a point corresponding more with the south line rather than the north line of the Vann-McNew plat and the corresponding savings in paving costs applied to construction of a turnaround. If this turn around cannot be constructed through use of the existing petitions, this plat shall be returned for rehearing by the Subdivision Committee in order to resolve this issue.
2. Add to comment C the following; If these structures are not to be removed prior to completing this plat, the Sewer Maintenance Division shall be contacted to determine if a hold harmless agreement can be enacted to allow these structures to remain in the easement until some given removal date. If such an agreement is acceptable to Sewer Maintenance a copy of the signed agreement shall be provided to Planning for the file.

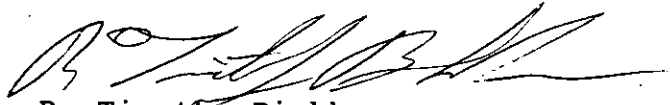
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

S/D 88-91 Security Storage Properties 3rd Addition
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1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. 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.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

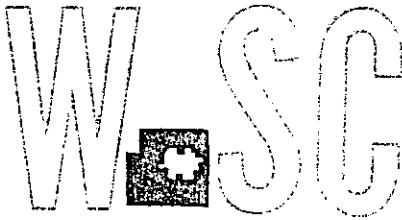


R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Security Storage Properties, Attn: Bill Ard, P.O. Box 8207,
Wichita, KS 67208
PDS, Attn: John Gist, 924 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 4, 1988

Baughman Co., P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 88-91 - Security Storage Properties 3rd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 3, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee construction of a turnaround, for the proper termination of Osage, to the south of this plat. The applicant shall also attempt to acquire, as permanent right-of-way, the area indicated on the Vann-McNew plat as a temporary dedication for the turnaround.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer. If the garage on Lot 2 does not encroach the easement, and is not intended to be removed, additional information shall be provided for the file which more precisely indicates this facility's location relative to the easement.
- D. The applicant is advised that he should close the residential-width drive to Seneca Street from Lot 2 if it is not to be used for redevelopment of this site. If it is to be used, it must be reconstructed to the commercial-width standard.
- E. On the final plat tracing, the MAPC signature block shall be amended to indicate Sue L. Crockett as the MAPC chairman.

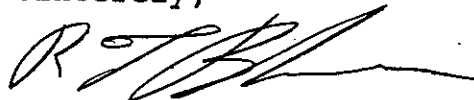
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. 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, November 10, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Security Storage Properties, Attn: Bill Ard, P.O. Box 8207,
Wichita, KS 67208
PDS, Attn: John Gist, 924 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer

