

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13

August 24, 1989

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 89-56 - MITCHELL ADDITION

OWNER/APPLICANT: William B. Mitchell, 435 N. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Maple, in an area west of Young

SITE SIZE: 1.26 acres

NUMBER OF LOTS

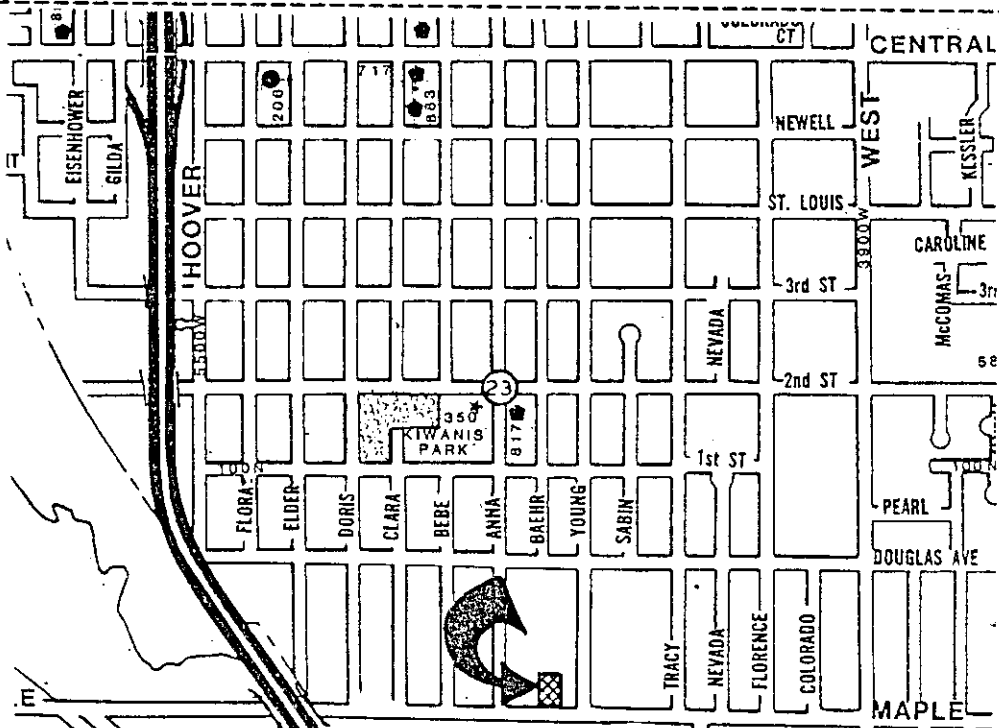
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 54,689.18 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling & "LC" Light Commercial

PROPOSED ZONING: "R-5" General Residence District & "LC" Light Commercial

VICINITY MAP:

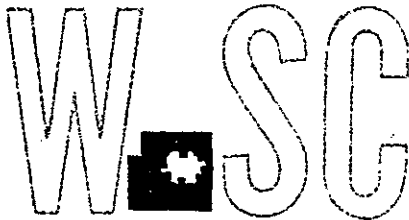


STAFF COMMENTS:

- NOTE: This plat is associated with a requested zone change for a portion of this site from "AA" to "R-5" zoning (Z-2950). This zone change and replatting of the zone change area along with Lot 1 of the Strunk Addition was a requirement so that the applicant could construct and operate an accessory use (laundry facilities) for the existing apartments on the property. The applicant has volunteered to provide a covenant which will restrict the site to certain uses (laundry, parking, recreation area) for the associated apartments.
- 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. The final plat shall indicate a 35-foot building setback from Maple Avenue. Strunk Addition presently indicates a 35-foot building setback. Three other recent replats north of Maple across from "Towne West" and "Christ the King Church" are platted with 35-foot building setbacks. Commercial property, especially on major arterials, when platted are required to plat 35-foot building setbacks. The applicant is advised that off-street parking is allowed in the building setback.
  - D. The 10-foot utility easement along the east line of this plat shall also be extended westward, at the northeast corner of the plat, to cover the existing sanitary sewer in this area.
  - E. The applicant shall provide to the Planning Department, with the final plat tracing, a signed copy of the covenant being established for this site. This covenant will be recorded with the plat.
  - F. 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.
  - G. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
  - H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 25, 1989

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D/ 89-56 - MITCHELL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1989, 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:

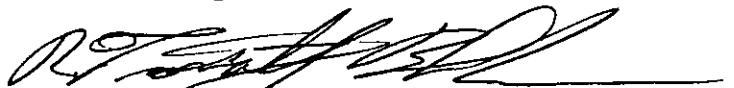
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to submitting the final plat, the applicant shall meet with Planning Department staff to discuss an appropriate building setback to Maple, for this plat.
- D. The 10-foot utility easement along the east line of this plat shall also be extended westward, at the northeast corner of the plat, to cover the existing sanitary sewer in this area.
- E. The applicant shall provide to the Planning Department, with the final plat tracing, a signed copy of the covenant being established for this site. This covenant will be recorded with the plat.
- F. 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.

S/D 89-56 Mitchell Addition  
Page 2

- G. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.

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

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: William B. Mitchell, 435 N. Broadway, Wichita, KS 67202  
Mike Lindebak, City Engineer

September 21, 1989

STAFF REPORT

(Final Plat; Preliminary Plat; Approved 8/24/89)

CASE NUMBER: S/D 89-56 - MITCHELL ADDITION

OWNER/APPLICANT: William B. Mitchell, 435 N. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Maple, in an area west of Young

SITE SIZE: 1.26 acres

NUMBER OF LOTS

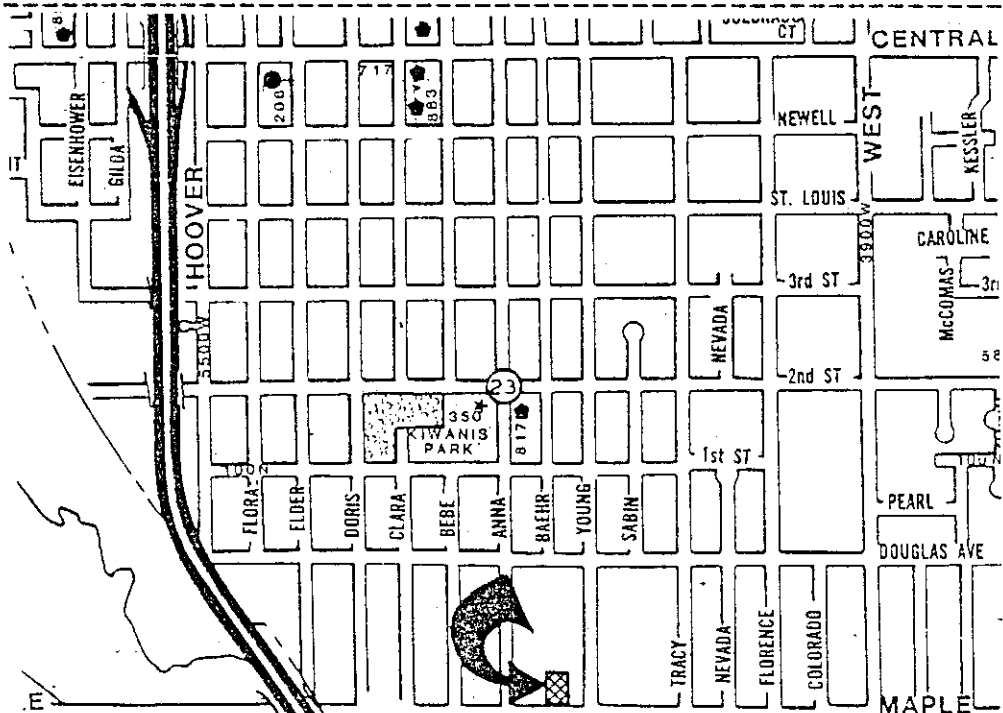
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 54,689.18 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling & "LC" Light Commercial

PROPOSED ZONING: "R-5" General Residence District & "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is associated with a requested zone change for a portion of this site from "AA" to "R-5" zoning (Z-2950). This zone change and replatting of the zone change area along with Lot 1 of the Strunk Addition was a requirement so that the applicant could construct and operate an accessory use (laundry facilities) for the existing apartments on the property. The applicant has volunteered to provide a covenant which will restrict the site to certain uses (laundry, parking, recreation area) for the associated apartments.

- 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. The final plat shall indicate a 35-foot building setback from Maple Avenue. Strunk Addition presently indicates a 35-foot building setback. Three other recent replats north of Maple across from "Towne West" are platted with 35-foot building setbacks. Commercial property, especially on major arterials, when platted are required to plat 35-foot building setbacks. The applicant is advised that off-street parking is allowed in the building setback. The applicant was to meet with Planning to determine if a lesser setback could be allowed, but no such meeting was requested by the applicant.
- D. The applicant shall provide to the Planning Department, with the final plat tracing, a signed copy of the covenant being established for this site. This covenant will be recorded with the plat.
- E. 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.
- F. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- G. 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.

- H. 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.
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 22, 1989

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D/ 89-56 - MITCHELL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat shall indicate a 35-foot building setback from Maple Avenue except in the western portion where a 25-foot setback may be indicated to accommodate a planned office development.
- B. The applicant shall provide to the Planning Department, with the final plat tracing, a signed copy of the covenant being established for this site. This covenant will be recorded with the plat.
- C. 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.
- D. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- E. Prior to submitting the final plat tracing, the applicant shall provide - City Engineering with the additional information requested for this site's drainage plan.
- 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.

SD 89-56 Mitchell Addition  
Page 2

- 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. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 28, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew  
Associate Planner

DL:svm

Enclosure

cc: William B. Mitchell, 435 N. Broadway, Wichita, KS 67202  
Mike Lindebak, City Engineer

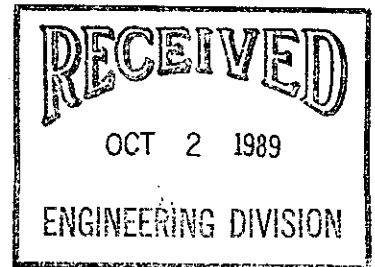
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 28, 1989



Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D/ 89-56 - MITCHELL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, 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 September 22, 1989.

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 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 the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:sm

cc: William B. Mitchell, 435 N. Broadway, Wichita, KS 67202  
Mike Lindebak, City Engineer