

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

April 1, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-15 - SCHLABACH ADDITION

OWNER/APPLICANT: Dean and Tina J. Schlabach, 2919 Woodland, Wichita, KS 67204

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

LOCATION: West side of Woodland south of 29th Street North

SITE SIZE: 4.15 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 13,479 sq. ft.

CURRENT ZONING: "AA" One-Family

VICINITY MAP:



NOTE: Although Woodland Street adjacent to this site is paved, it is paved with a substandard, narrow, no curb and gutter surface and within a substandard right-of-way (40 feet vs. at least 60 feet). Although large lots were originally platted along the east side of Woodland, homes have been built on tracts with frontages of approximately 73 feet. On the side of Woodland that this plat is located, homes have also been built but on somewhat larger tracts which have in general not been platted. Nonetheless, most of the existing right-of-way for Woodland (30 of the 40 feet) appears to have been obtained from the unplatted property along the west side of this street. Sanitary sewer and municipal water are apparently already available to this site.

At present, a non-conforming use, Conner & Co. Irrigation, is located at the southeast corner of Lot 4. This area is also now being used for the storage of nursery plants/stock. A large, old garage or storage type facility is located on Lot 2. All of the area being platted is zoned "AA" One Family.

STAFF COMMENTS:

- A. Based upon the existing conditions of this site, it is recommended that approval of this plat be made subject to the Wichita City Council waiving both the urban paving and right-of-way standards for this site.
- B. City Engineering needs to indicate if any guarantee, for future street paving, should be required of this plat.
- 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. The existing structure on Lot 2 is neither in conformance with the residential zoning of this area nor is it associated with any residential use; consequently, this structure shall be removed prior to this plat being scheduled for City Council review. The applicant shall submit a letter to the Planning Department indicating that this structure has been removed.
- F. If no additional right-of-way is required for this site, City Engineering should indicate if a 15-foot street-drainage-utility easement should be platted adjacent to Woodland.
- G. The final plat shall clearly indicate the amount of street right-of-way for Woodland adjacent to this plat and the means by which this right-of-way was created. If any of this right-of-way was created as a roadway easement from this site, the final plat shall dedicate this right-of-way.

- H. 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.
- 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. Requirements for a final plat (see pages 24-29, Part 4, Article 5 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. 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.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

May 27, 1993

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/1/93)

CASE NUMBER: S/D 93-15 - SCHLABACH ADDITION

OWNER/APPLICANT: Dean and Tina J. Schlabach, 2919 Woodland,
Wichita, KS 67204

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

LOCATION: West side of Woodland south of 29th Street
North

SITE SIZE: 4.15 Acres

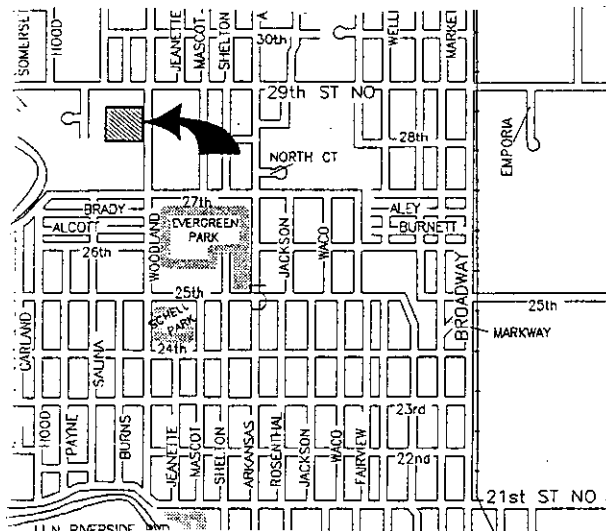
NUMBER OF LOTS

Residential:	4
Office:	
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MINIMUM LOT AREA: 13,479 sq. ft.

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VICINITY MAP:



NOTE: Although Woodland Street adjacent to this site is paved, it is paved with a substandard, narrow, no curb and gutter surface and within a substandard right-of-way (40 feet vs. at least 60 feet). Although large lots were originally platted along the east side of Woodland, homes have been built on tracts with frontages of approximately 73 feet. On the side of Woodland that this plat is located, homes have also been built but on somewhat larger tracts which have in general not been platted. Nonetheless, most of the existing right-of-way for Woodland (30 of the 40 feet) appears to have been obtained from the unplatted property along the west side of this street. Sanitary sewer and municipal water are apparently already available to this site.

At present, a non-conforming use, Conner & Co. Irrigation, is located at the southeast corner of Lot 4. This area is also now being used for the storage of nursery plants/stock. A large, old garage or storage type facility is located on Lot 2. All of the area being platted is zoned "AA" One Family.

STAFF COMMENTS:

- A. Based upon the existing conditions of this site, it is recommended that approval of this plat be made subject to the Wichita City Council waiving both the urban paving and right-of-way standards for this site.
- B. Prior to this plat being scheduled for City Council review, the applicant shall either remove the storage type structure on Lot 2 or submit a covenant that indicates that it will be removed upon the issuance of a building permit for a home on this lot and that until such time, it will not be used to store anything other than the personal belongings of the owner of Lot 2 and further that such personal belongings shall be non-commercial in nature and typical for a residential use.
- C. As indicated by City Engineering, an off-site drainage easement needs to be submitted for this site. This easement shall be granted by separate instrument. The easement shall be submitted to City Engineering for review and approval and to Planning, with the final plat tracing, for acceptance by the City Council and subsequently its recording.
- D. Since this plat involves narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- E. Prior to release of the final plat tracing for recording, the

applicant shall submit proof that all applicable property taxes have been paid for this Addition.

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