

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6**

August 18, 1994

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 94-56 SCHULTE COMMERCIAL 2nd ADDITION

**OWNER/APPLICANT:** Francis and Catherine Farms, Inc., 4637 S. 199th Street West,  
Clearwater, KS 67026  
and D. A. and D. P. Dugan, 5630 South 183rd Street West, Viola, KS 67149

**AGENT:** Bill McVey, 112 S. Lee, Clearwater, KS 67026

**TOWNSHIP:** Mike Dreiling, Trustee, Illinois Township, 3700 S. 151st Street West,  
Viola, KS 67149

**STATE:** Kansas Dept. of Transportation, c/o Wade Culwell, District #5  
Representative, 500 N. Hendricks, P. O. Box 769, Hutchinson, KS 67504-  
0769

**SURVEYOR/ENGINEER:** S. E. Anderson, P.E./L.S., Rt. 1, Box 196, Whitewater, KS 67154

**LOCATION:** West of 119th Street West and north of K-42

**SITE SIZE:** 5.5 Acres

**NUMBER OF LOTS**

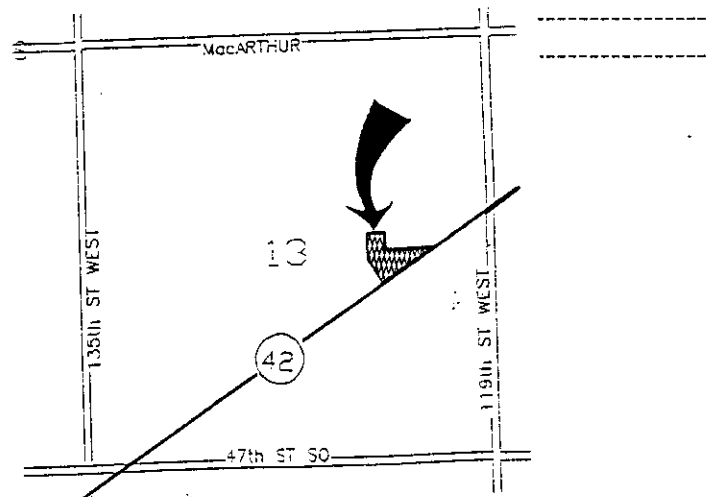
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 5.5 Acres

**CURRENT ZONING:** "R"

**PROPOSED ZONING:** "LC" SCZ-0676

**VICINITY MAP:**



NOTE: Although this site involves over 10 Acres and is being proposed for commercial zoning, the applicant is requesting the plat be allowed to come in as two final form only plats of approximately 5 Acres each. One vicinity or sketch type plat has been submitted for the two proposed additions. The two final plats are being submitted as the Shulte Commercial (1st) and Shulte Commercial 2nd Additions. These additions are located in the County, southwest of Wichita, with existing zoning being "R" Rural Residential. A zone change (SCZ-0676) to "LC" zoning is scheduled for the MAPC's review on August 25, 1994.

STAFF COMMENTS:

- A. This plat shall be subject to approval of the proposed zone change (SCZ-0676) and any conditions of such approval.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. This plat is within 3-miles of Wichita and City Council approval of this addition is also required. The final plat tracing shall therefore include approval/signature blocks for Wichita City Council approval.
- E. Before this plat is scheduled for City and County review, the applicant shall provide proof that the indicated access to K-42 and dedication of right-of-way is acceptable to the State.
- F. On the final plat tracing, the plattor's text shall be amended to note that the access controls are being dedicated to the "appropriate governing body".
- G. The applicant shall submit a copy of the instrument which establishes the Koch Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- H. The final plat shall indicate the recording information for the 60-foot gas line easement on this property.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- J. On the final plat tracing, the location of the 60' pipeline easement shall be clearly shown. It is not clear if this easement involves the area between the quarter section line and the dashed line to the north, or a 60' area center on the dashed line, or even possibly the area north of this dashed line.

- K. The applicant is reminded that the platting binder is required with the final plat. This plat will be subject to submittal of such binder and any relevant conditions found upon its review.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.
- Q. Applicant needs to verify the correct spelling for the name of the plat.

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

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5**

August 18, 1994

**STAFF REPORT  
(Final Plat)**

**CASE NUMBER:** S/D 94-57 SCHULTE COMMERCIAL ADDITION

**OWNER/APPLICANT:** Francis and Catherine Farms, Inc., 4637 S. 199th Street West,  
Clearwater, KS 67026  
and  
D. A. and D. P. Dugan, 5630 South 183rd Street West, Viola, KS 67149

**AGENT:** Bill McVey, 112 S. Lee, Clearwater, KS 67026

**TOWNSHIP:** Mike Dreiling, Trustee, Illinois Township, 3700 S. 151st Street West,  
Viola, KS 67149

**STATE:** Kansas Dept. of Transportation, c/o Wade Culwell, District #5  
Representative, 500 N. Hendricks, P. O. Box 769, Hutchinson, KS 67504-0769

**SURVEYOR/ENGINEER:** S. E. Anderson, P.E./L.S., Rt. 1, Box 196, Whitewater, KS 67154

**LOCATION:** West of 119th Street West and north of K-42

**SITE SIZE:** 5.7 Acres

**NUMBER OF LOTS**

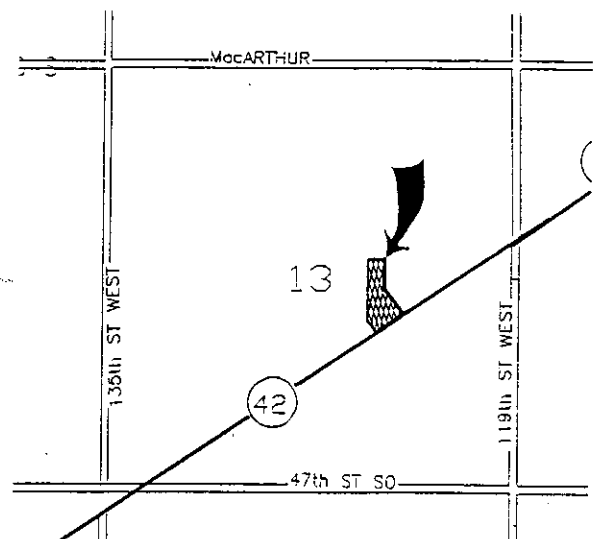
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 5.5 Acres

**CURRENT ZONING:** "R"

**PROPOSED ZONING:** "LC" SCZ-0676

**VICINITY MAP:**



NOTE: Although this site involves over 10 Acres and is being proposed for commercial zoning, the applicant is requesting the plat be allowed to come in as two final form only plats of approximately 5 Acres each. One vicinity or sketch type plat has been submitted for the two proposed additions. The two final plats are being submitted as the Shulte Commercial (1st) and Shulte Commercial 2nd Additions. These additions are located in the County, southwest of Wichita, with existing zoning being "R" Rural Residential. A zone change (SCZ-0676) to "LC" zoning is scheduled for the MAPC's review on August 25, 1994.

STAFF COMMENTS:

- A. This plat shall be subject to approval of the proposed zone change (SCZ-0676) and any conditions of such approval.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. This plat is within 3-miles of Wichita and City Council approval of this addition is also required. The final plat tracing shall therefore include approval/signature blocks for Wichita City Council approval.
- E. Before this plat is scheduled for City and County review, the applicant shall provide proof that the indicated access to K-42 and dedication of right-of-way is acceptable to the State.
- F. On the final plat tracing, the plattor's text shall be amended to note that the access controls are being dedicated to the "appropriate governing body".
- G. As is indicated by this plat, in order to provide future access for properties to be north and west, the applicant is volunteering to dedicate, contingently, 70-feet of right-of-way. The plattor's text, however, needs to more clearly indicate that the contingent dedication is for a public street and is contingent upon the dedication of a corresponding public road by the adjoining property.
- H. The applicant shall submit a copy of the instrument which establishes the Koch Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- I. The final plat shall indicate the recording information for the 60-foot gas line easement on this property.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.

- K. On the final plat tracing, the location of the 60' pipeline easement shall be clearly shown. It is not clear if this easement involves the area between the quarter section line and the dashed line to the north, or a 60' area center on the dashed line, or even possibly the area north of this dashed line.
- L. The applicant is reminded that the platting binder is required with the final plat. This plat will be subject to submittal of such binder and any relevant conditions found upon its review.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.
- R. Applicant needs to verify the correct spelling for the name of the plat.

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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

August 19, 1994

S.E. ANDERSON, P.E./L.S.  
Rt. 1, Box 196  
Whitewater, KS 67154

Re: S/D 94-56 SCHULTE COMMERCIAL 2ND ADDITION (Final Plat)

Dear Mr. Anderson:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 18, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat shall be subject to approval of the proposed zone change (SCZ-0676) and any conditions of such approval.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. The applicant may need to furnish usage estimates in order to determine whether permitting for the on-site sewage system will come from the County or the State Health Dept. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. This plat is within 3-miles of Wichita and City Council approval of this addition is also required. The final plat tracing shall therefore include approval/signature blocks for Wichita City Council approval.
- E. Prior to Planning Commission review of this plat, it shall be determined if the right-of-way for K-42 is sufficient for future highway improvements and if the requested number and location of access points is acceptable.
- F. On the final plat tracing, the plattor's text shall be amended to note that the access controls are being dedicated to the "appropriate governing body".
- G. The applicant shall submit a copy of the instrument which establishes the Koch Pipeline

Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

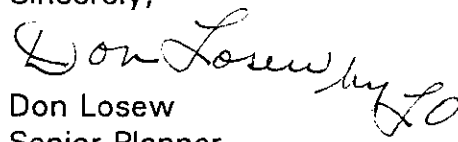
- H. The final plat shall indicate the recording information for the 60-foot gas line easement on this property.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- J. On the final plat tracing, the location of the 60' pipeline easement shall be clearly shown. It is not clear if this easement involves the area between the quarter section line and the dashed line to the north, or a 60' area centered on the dashed line, or even possibly the area north of this dashed line.
- K. The applicant is reminded that the platting binder is required with the final plat. This plat will be subject to submittal of such binder and any relevant conditions found upon its review.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, August 25, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

S/D 94 - 56 SCHULTE COMMERCIAL 2ND ADDITION Final Plat  
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DL:rh

Enclosure: Marked Copy of plat

cc: Francis and Catherine Farms, Inc., 4637 S. 199th Street West, Clearwater, KS 67026  
D. A. and D. P. Dugan, 5630 South 183rd Street West, Viola, KS 67149  
Mike Dreiling, Trustee, Illinois Township, 3700 S. 151st Street West, Viola, KS 67149  
Kansas Dept. of Transportation, c/o Wade Culwell, District #5 Representative, 500 N.  
Hendricks, P. O. Box 769, Hutchinson, KS 67504-0769  
Bill McVey, 112 S. Lee, Clearwater, KS 67036  
Ron Crowell, Kansas Department of Transportation, 3200 East 45th Street North, Wichita,  
KS 67220  
Mike Lindebak, City Engineer

# FYI:

September 23, 1994

The MAPC approved the plats of Schulte Commercial Addition and Schulte Commercial 2nd Addition, each a one-lot plat, on September 8th, subject to the two lots sharing one access point to K-42. To assure that both halves of the shared access would be available and to avoid having to require off-site access easements, the two lots have now been combined into one lot with the plat name of Schulte Commercial Addition. It will retain the case number S/D 94-57. This new print is provided for your information and files.

THE EASEMENT BETWEEN THE TWO LOTS MAY BECOME A PROBLEM IF ABOVE-GRADE UTILITY STRUCTURES ARE PLACED AT THIS LOCATION WHICH WILL BE THE JOINT DRIVEWAY INTO THE TWO LOTS. THE UTILITY COMPANY REPRESENTATIVES ARE ASKED TO STATE, EITHER AT THE 9/29/94 MEETING OR BY CALLING THE MAPD 268-4421 PRIOR TO THE MEETING IF THIS INTERIOR LOT LINE EASEMENT CAN BE ELIMINATED. IF NO ONE REQUESTS RETENTION OF THE EASEMENT, IT WILL BE ELIMINATED.