

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

April 17, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-29 - MESSIAH BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Attn.: Pastor Mark Hoover, Messiah Baptist Church
2000 S. Hillside, Wichita, KS 67211; 682-9445

SURVEYOR/ENGINEER: Baughman Company, P.A.
315 Ellis, Wichita, KS 67211; 262-7271

LOCATION: West of 127th Street East and north of 21st Street North.

SITE SIZE: 40 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

1

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Total:

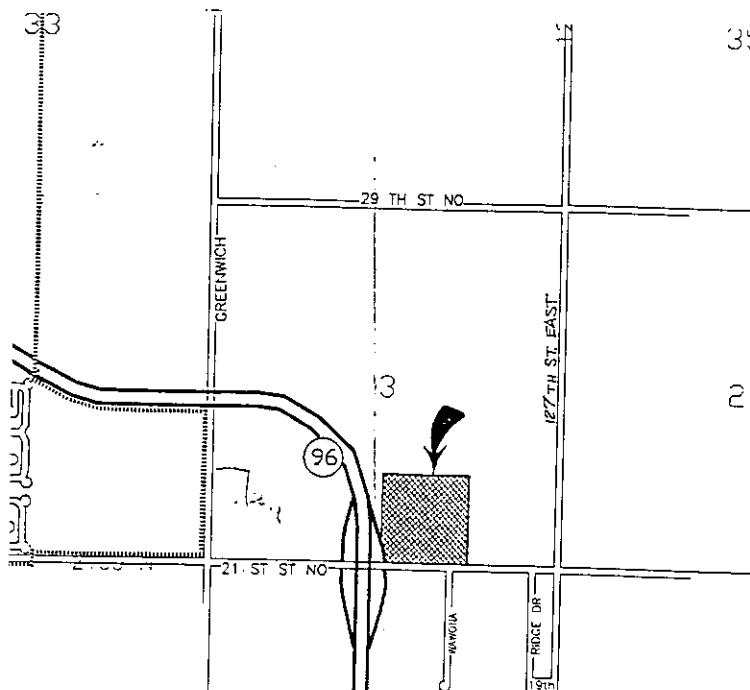
1

MINIMUM LOT AREA: 37.6 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Much of the area west of this site and west of K-96 is in the process of or has been platted. Further, these areas have been or are being annexed to Wichita. This site will therefore be adjacent to Wichita's City limits. However, the provision of public services (water and sanitary sewer) is under review for this area. That is, both the expansion or extension of Wichita water and sanitary sewer services is being studied for this area at this time.

STAFF COMMENTS:

- A. As this site is or will be adjacent to Wichita's City limits, the applicant shall submit a request for annexation.
- B. City Engineering needs to indicate the status of Wichita water and sanitary services for this area and what guarantees need to be provided at this time.
- C. Depending on the above situation, the County Health Department needs to comment on the possible use of on-site facilities (temporary) for this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. County Engineering needs to comment on any traffic improvements that should be guaranteed by this plat for 21st Street North. Engineering also needs to indicate the acceptability of the indicated access controls.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant's agent is advised that the legal description as shown on this preliminary plat is unclear. That is, the reference to the "West 40 acres" of the southwest quarter of the southeast quarter is confusing in that a quarter section, of a quarter section is itself generally 40 acres.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.

- 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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- 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 representatives from City and/or County Engineering should be prepared to comment on the status of the applicant's drainage concept.

June 5, 1997

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 4/17/97)

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LOCATION: West of 127th Street East and north of 21st Street North.

SITE SIZE: 40 Acres

NUMBER OF LOTS

Residential:
Office:
Commercial: 1
Industrial: ==

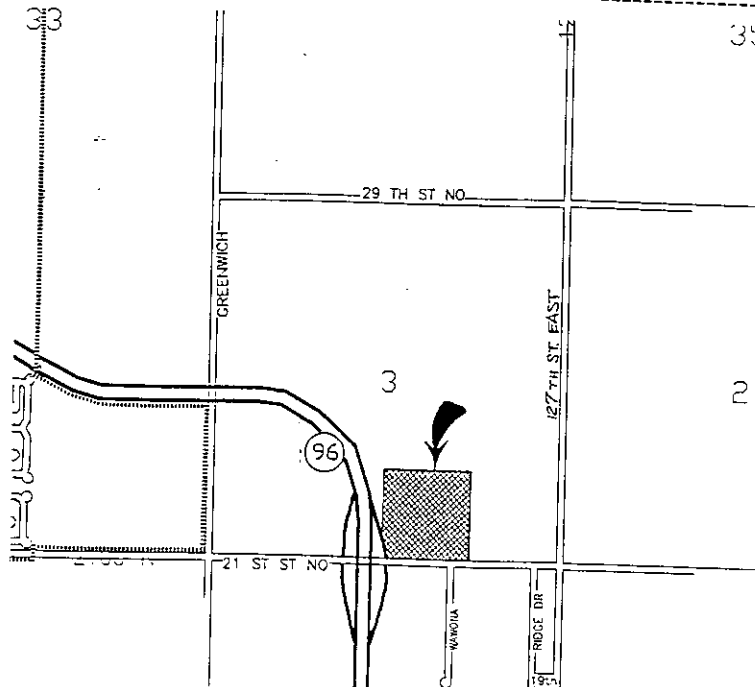
Total: 1

MINIMUM LOT AREA: 37.6 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Much of the area west of this site and west of K-96 is in the process of or has been platted. Further, these areas have been or are being annexed to Wichita. This site will therefore be adjacent to Wichita's City limits. However, the provision of public services (water and sanitary sewer) is being studied for this area at this time.

STAFF COMMENTS:

- A. As this site is or will be adjacent to Wichita's City limits, the applicant shall submit a request for annexation.
- B. As indicated by **City Engineering**, the applicant will need to guarantee an eight (8) inch branch line for the extension of water from the 36 inch water line being located in 21st Street North.
- C. This site will need to guarantee the extension of sanitary sewer. This may involve either a City system or if possible the County's Four-Mile Creek system. The applicant shall meet with City and County staff to discuss the various possibilities. If a temporary on-site system is necessary, the applicant will need to contact the County Health Department in order to determine if such an on-site system can be allowed for this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. As noted by **County Engineering**, left turn improvements in 21st Street North to serve this site's entrance(s), will need to be guaranteed. This guarantee will be held until such time as this improvement is warranted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. **Traffic Engineering** needs to verify if access control along 21st Street is satisfactory.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. Requirements for a final plat shall be shown on the tracing (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. **Engineering** needs to comment on the status of the applicant's drainage plan.
- 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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- N. It has just been brought to our attention that a plat has already been recorded in Wichita as the Messiah Baptist Church Addition (also a 2nd and 3rd Addition exist). Since this site will be annexed to Wichita, a revised name is necessary. Please submit your final plat with your proposed name change.

CLOSURE - MESSIAH BAPTIST CHURCH 4TH ADD.

L001

1		N	5000.000	E	5000.000	S	0+00
S	00-35'35.0"E		489.200				
2		N	4510.826	E	5005.064	S	4+89.200
S	07-16'16.0"E		249.280				
3		N	4263.551	E	5036.613	S	7+38.480
S	02-29'35.0"E		459.820				
4		N	3804.166	E	5056.615	S	11+98.300
S	35-45'01.0"E		48.220				
5		N	3765.032	E	5084.788	S	12+46.520
S	88-23'28.0"E		240.210				
6		N	3758.288	E	5324.903	S	14+86.730
S	82-14'46.0"E		134.820				
7		N	3740.098	E	5458.490	S	16+21.550
N	89-13'23.0"E		868.030				
8		N	3751.868	E	6326.440	S	24+89.580
N	00-35'35.0"W		1267.150				
9		N	5018.951	E	6313.325	S	37+56.730
S	89-10'23.9"W		1313.461				
1		N	5000.000	E	5000.000	S	50+70.191
LENGTH=	5070.191	AREA=	1631381.690 SF			37.451 ACRES	