

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6
April 19, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-19 - SHARPLINE FIRST ADDITION

OWNER/APPLICANT: City of Wichita c/o Sharpline Converting, Inc., Attn: Chuck Drace, 1520 S. Tyler Rd., Wichita, KS 67277

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the east side of Tyler Road between Harry St. and Kellogg St. (US 54).

SITE SIZE: 9.75 Acres

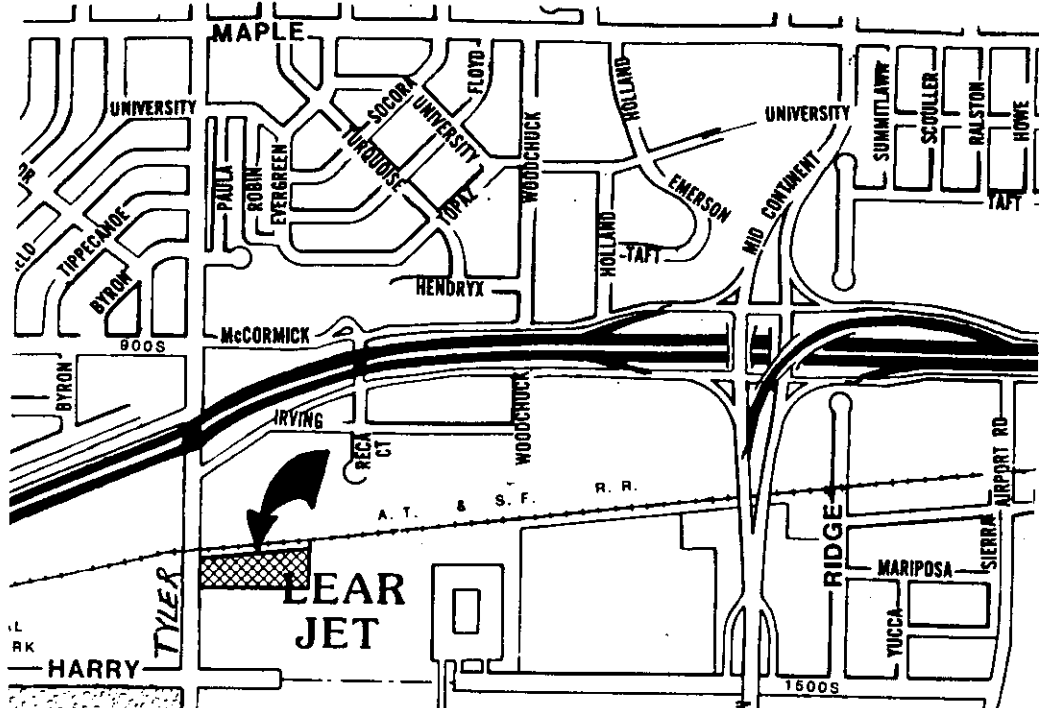
NUMBER OF LOTS

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

MINIMUM LOT AREA: 409,824 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: Although this site is under City of Wichita ownership, the property has been developed by and for the Sharpline Converting Company. A portion of the site was approved as a building site through a lot split (L/S-0755). An already developed unplatted area is being combined with the area in the lot split to create one large buildable site.
- 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. If this site's drainage plan indicates any drainage to the Atchinson-Topeka & Santa Fe Railroad right-of-way adjacent to this site, a letter shall be obtained from this railroad indicating their willingness to accept the drainage.
 - D. On the final plat tracing, the plat and plattor's text shall indicate "complete access control" to Tyler Road from a point at the north side of the northern most existing drive to the north line of the plat. Such access control is required adjacent to railroad tracks.
 - E. The applicant shall be prepared to indicate what access controls were established by the instrument indicated in the title binder, recorded on Film 1019, Page 898. If this is the access being vacated by KSA 12-512(b), the plattor's text shall note this recording information. Traffic Engineering should also be prepared to comment both on any conditions involved in the access control created by this separate instrument and also the four openings already existing for this site.
 - F. If this plat is dedicating additional right-of-way for Tyler Road, the final plat tracing shall clearly indicate any such dedication (i.e. right-of-way being dedicated from the unplatted portion of this site).
 - G. 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.
 - H. The applicant shall submit with the final plat tracing a marked copy of a final plat indicating the location of the various easements listed in the property's title binder. Copies of these instruments shall also be submitted for the plat file.

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

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) 288-4561

April 20, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-19 - SHARPLINE FIRST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 19, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this site's drainage plan indicates drainage to the Atchinson-Topeka & Santa Fe Railroad right-of-way adjacent to this site, a letter shall be obtained from this railroad indicating their willingness to accept the drainage.
- B. On the final plat tracing, the plat and platlor's text shall indicate "complete access control" to Tyler Road from a point at the north side of the northern most existing drive to the north line of the plat. Such access control is required adjacent to railroad tracks.
- C. If this plat is dedicating additional right-of-way for Tyler Road, the final plat tracing shall clearly indicate any such dedication (i.e. right-of-way being dedicated from the unplatted portion of this site).
- D. 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.
- E. The applicant shall submit with the final plat tracing a marked copy of a final plat indicating the location of the various easements listed in the property's title binder. Copies of these instruments shall also be submitted for the plat file.

- 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. 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.

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

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, April 26, 1990. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: Sharpline Converting, Inc., Attn: Chuck Drace, 1520 S.
Tyler Rd., Wichita, KS 67277
Mike Lindebak, City Engineer

SECONICK COUNTY



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

April 27, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-19 - SHARPLINE FIRST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 26, 1990, 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 April 20, 1990.

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; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Sharpline Converting, Inc., Attn: Chuck Drace, 1520 S.
Tyler Rd., Wichita, KS 67277
Mike Lindebak, City Engineer