

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11.
August 11, 1988

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 88-66 - HOPE MENNONITE CHURCH ADDITION

OWNER/APPLICANT: Hope Mennonite Church, c/o Clyde Bradbury,
10300 W. Maple, Wichita, KS, 67209

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of Maize Road, in an area north of
Central

SITE SIZE: 4.25 acres

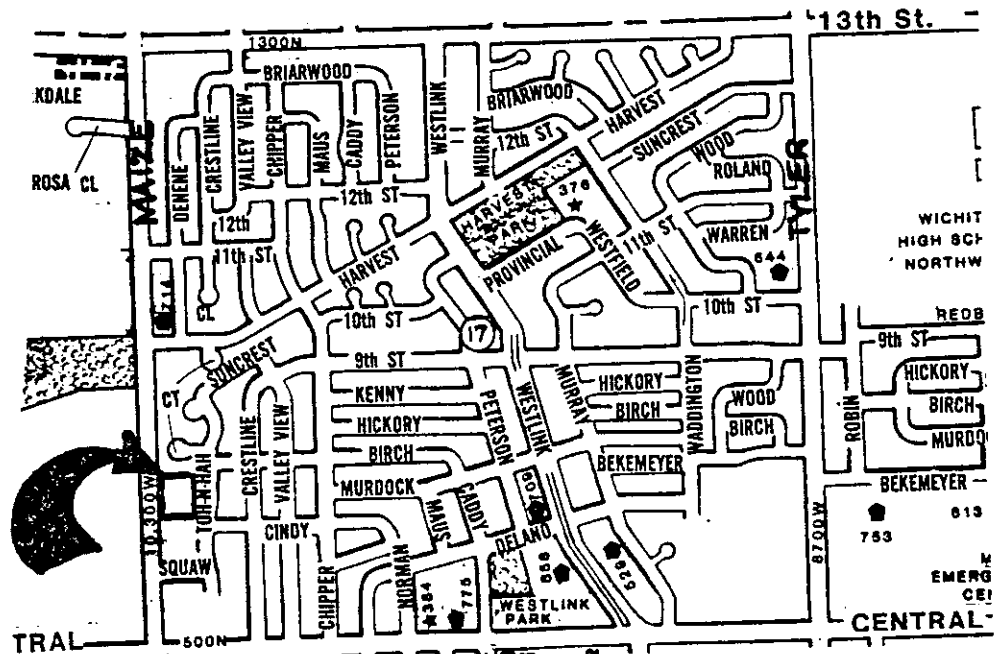
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 31,711.26 sq. ft.

CURRENT ZONING: "AA" One-Family

VICINITY MAP:

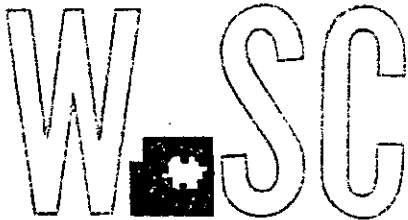


STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of Toh-N-Hah Trail adjacent to Lot 1.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate the following access controls to Maize Road:
 - 1. "access control, except for 1 opening" from Lot 2;
 - 2. "access control, except for 2 openings" from Lot 1.
- G. The final plat shall reference, in the platator's text, the dedication of access controls to Maize Road across the west line of the plat.
- H. The final plat shall indicate a 25-foot building setback from Maize Road for Lots 1 and 2. On Lot 1, a 25-foot setback shall be platted from Toh-N-Hah Trail.
- I. The final plat shall label the centerline of Toh-N-Hah Trail.
- J. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- K. 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.
- L. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from the city Engineer's office 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 17, 1988

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

Re: S/D 88-66 - Hope Mennonite Church Addition
Preliminary

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 17, 1988, 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 the extension of sanitary sewer to serve Lot 2.
- B. The applicant shall guarantee the paving of Toh-N-Hah Trail adjacent to Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Preliminary - S/D 88-66 - Hope Mennonite Church Addition

- D. The final plat shall indicate the following access controls
Maize Road:
1. "access control, except for 1 opening" from Lot 2;
 2. "access control, except for 2 openings" from Lot 1.
- E. The final plat shall reference, in the plat's text, the dedication of access controls to Maize Road across the west line of the plat.
- F. The final plat shall indicate a 25-foot building setback from Maize Road for Lots 1 and 2. On Lot 1, a 25-foot setback shall be platted from Toh-N-Hah Trail.
- G. The final plat shall label the centerline of Toh-N-Hah Trail.
- H. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- I. 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.
- J. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- L. 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.

Preliminary - S/D 88-66 - Hope Mennonite Church Addition

- M. 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.

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

Sincerely,

DL
Don Losew *FLN*
Planner

DL:pb
Enclosure

cc: Hope Mennonite Church, c/o Clyde Bradbury, 10300 W. Maple,
Wichita, Kansas 67209
John Brewer of Wilson Darnell Architects, 128 North Oliver,
Wichita, Kansas 67208
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10
September 22, 1988

STAFF REPORT
(Final Plat; preliminary plat approved 8/11/88)

CASE NUMBER: S/D 88-66 - HOPE MENNONITE CHURCH ADDITION

OWNER/APPLICANT: Hope Mennonite Church, c/o Clyde Bradbury
10300 W. Maple
Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of Maize Road, in an area north of Central

SITE SIZE: 4.25 acres

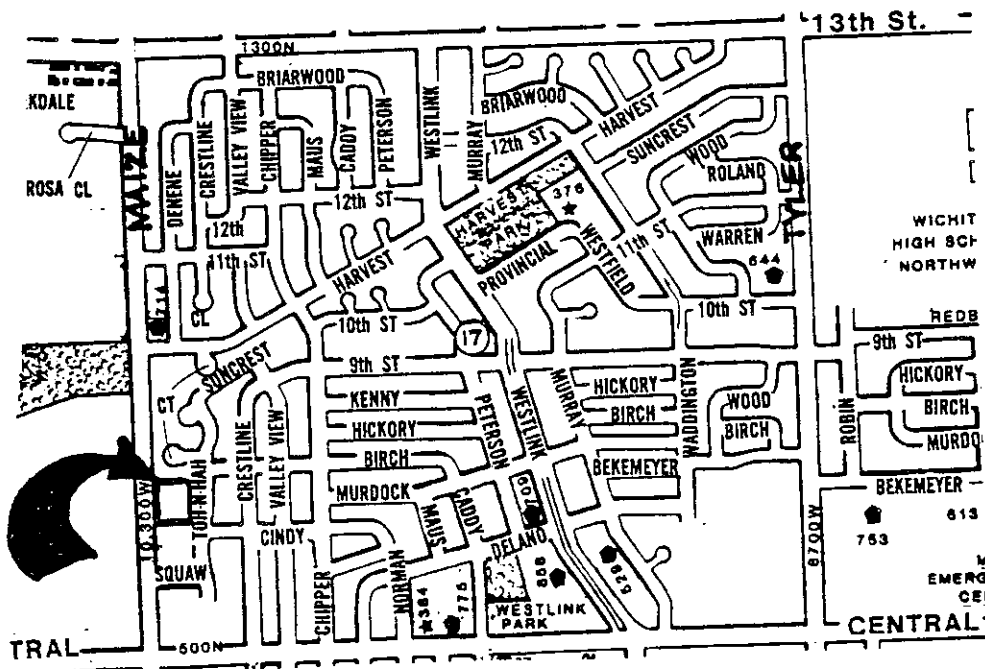
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 31,711.26 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

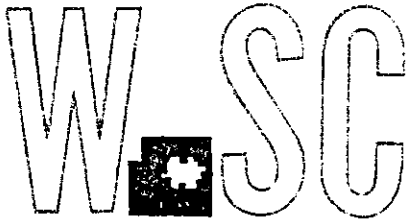
VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- B. The applicant shall guarantee the paving of Toh-N-Hah Trail adjacent to Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. 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.
- 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

September 26, 1988

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

Re: S/D 88-66 - Hope Mennonite Church Addition Preliminary

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 22, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- B. The applicant shall guarantee the paving of Toh-N-Hah Trail adjacent to Lot 1.
- 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. 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.
- 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.

Baughman Co., P.A.
September 26, 1988
Page 2

- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, September 29, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Hope Mennonite Church, c/o Clyde Bradbury, 10300 W. Maple
Wichita, KS 67209
John Brewer of Wilson Darnell Architects, 128 N. Oliver,
Wichita, KS 67208
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 30, 1988

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

Re: S/D 88-66 - Hope Mennonite Church Addition Preliminary

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 29, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 26, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

TB:sm

Enclosure

cc: Hope Mennonite Church, c/o Clyde Bradbury, 10300 W. Maple
Wichita, KS 67209
John Brewer of Wilson Darnell Architects, 128 N. Oliver,
Wichita, KS 67208
Mike Lindebak, City Engineer