

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

May 8, 1997

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 97-33 -- NELSON'S HILLSIDE PARK

OWNER/APPLICANT: Joyland Hillside Park, Inc.
2801 S. Hillside, Wichita, KS 67216

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., % Michele Goodrich
239 N. Ohio, Wichita, KS 67214

LOCATION: West of Hillside Avenue and north of 31ST Street South.

SITE SIZE: 1.06 Acres

NUMBER OF LOTS

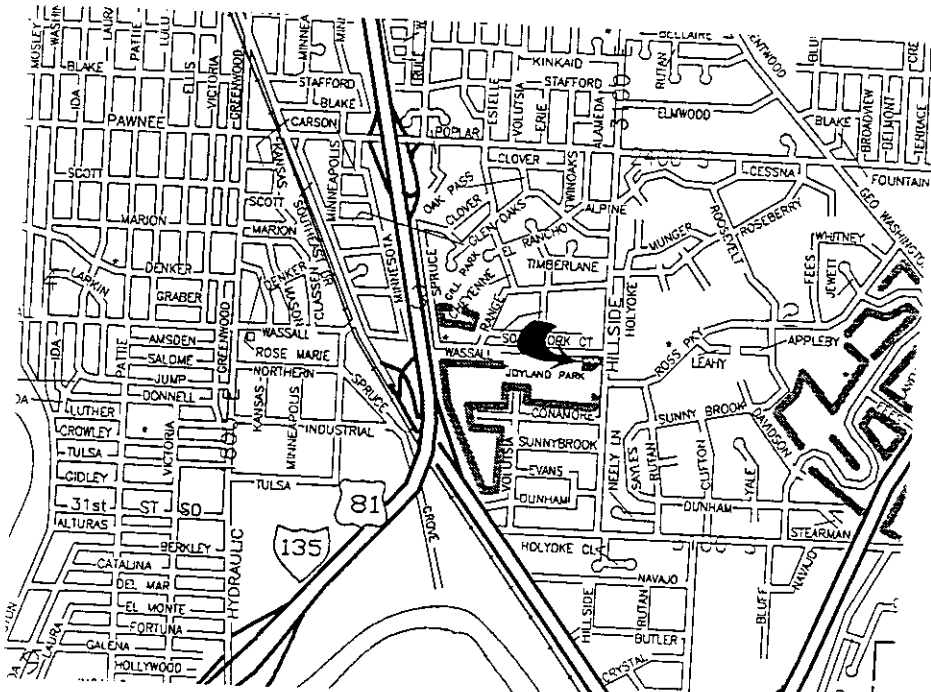
Residential:	
Office:	
Commercial:	1
Industrial:	=
Total:	1

MINIMUM LOT AREA: 1.05 Acres

CURRENT ZONING: "LC" and "SF-6"

PROPOSED ZONING: "GC"

VICINITY MAP



NOTE: Most of this site is presently zoned "LC" Limited Commercial, with approximately the western 45-feet being zoned "SF-6" Single Family. A zone change has been submitted (Z-3228) which is requesting GC zoning for the entirety of the site. This zone change, however, is scheduled to be heard by the MAPC, May 15th or the week after this plat's initial (preliminary plat) review by the Subdivision Committee on May 8th.

STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the related zone change (Z-3228) and any relevant requirements of the zone change. The final plat will not be accepted until the zone change has been approved through the City Council.
- B. This site appears to have access to City water and sanitary sewer. **City Engineering** needs to indicate if any additional guarantees or easements are required for these improvements.
- C. On the final plat tracing, access control shall be limited to the north 30-feet of the site (existing shared private drive). Complete access control shall be indicated for the remainder of the site's frontage to Hillside. Both the face of the plat and platter's text shall note the dedication of the access controls. The applicant shall also guarantee the closure of the opening being located in the area of complete access control.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant needs to verify the legal description shown on this final plat. Specifically, in line 5 or the paragraph starting with "Beginning", the reference to a distance of 92 feet would appear to involve an actual distance of 62 feet, or described as a distance from a section line (North line of Southeast Quarter).
- G. If a setback is platted, based on the Subdivision Regulations, a 35-foot setback to Hillside needs to be shown. If no setback is platted, any such setback will be determined based on the zoning ordinance.
- H. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.)

- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering needs to indicate also, if this site requires the platting of minimum building pad elevations and if any of the site needs to show a floodway.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

July 10, 1997

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 5/8/97)

CASE NUMBER:

S/D 97-33 -- NELSON'S HILLSIDE PARK

OWNER/APPLICANT:

Joyland Hillside Park, Inc.
2801 S. Hillside, Wichita, KS 67216

SURVEYOR/ENGINEER:

Terra Tech Land Surveying, Inc., % Michele Goodrich
239 N. Ohio, Wichita, KS 67214

LOCATION:

West of Hillside Avenue and north of 31ST Street South.

SITE SIZE:

1.06 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

1

=

Total:

1

MINIMUM LOT AREA:

1.05 Acres

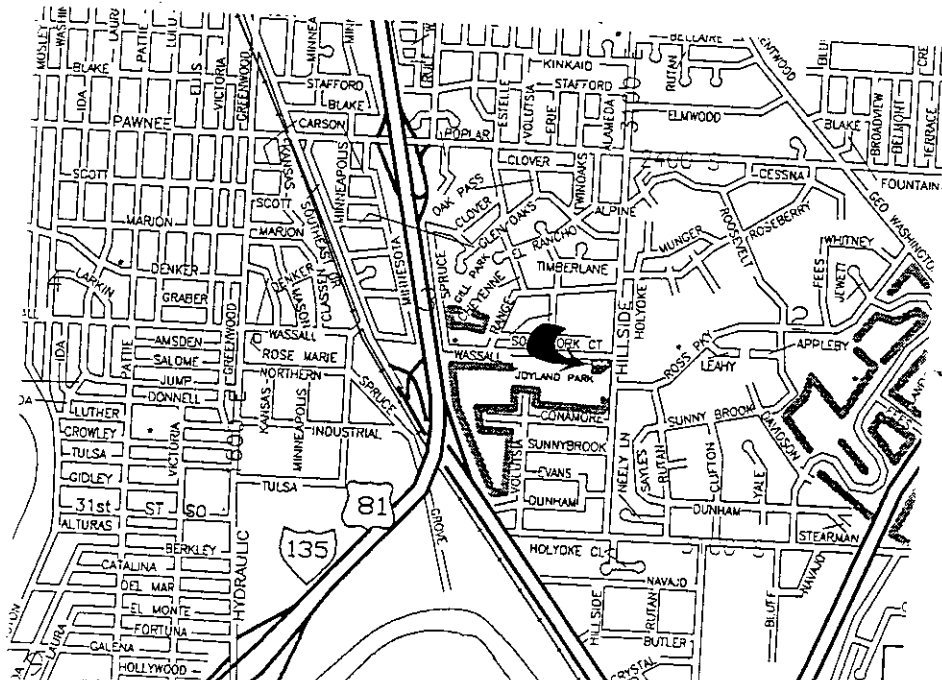
CURRENT ZONING:

"LC" and "SF-6"

PROPOSED ZONING:

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VICINITY MAP



NOTE: Most of this site is presently zoned "LC" Limited Commercial, with approximately the western 45-feet being zoned "SF-6" Single Family. A zone change has been submitted (Z-3228) which is requesting GC zoning for the entirety of the site. This zone change, however, is scheduled to be heard by the MAPC, May 15th or the week after this plat's initial (preliminary plat) review by the Subdivision Committee on May 8th.

STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the related zone change (Z-3228) and any relevant requirements of the zone change. The final plat will not be accepted until the zone change (Z-3228) has been approved through the City Council. Z-3228 was approved by the City Council subject to a protective overlay (P-O 15).
- B. This site has City water and sanitary sewer. City Engineering indicates no additional guarantees or easements are required for these improvements.
- C. On the final plat tracing, access control shall be limited to the north 30-feet of the site (existing shared private drive). Complete access control shall be indicated for the remainder of the site's frontage to Hillside. Both the face of the plat and platter's text shall note the dedication of the access controls. The applicant shall also guarantee the closure of the opening being located in the area of complete access control.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If a setback is platted, based on the Subdivision Regulations, a 35-foot setback to Hillside needs to be shown. If no setback is platted, any such setback will be determined based on the zoning ordinance.
- G. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. (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.)
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

CERTIFIED ENGINEERING DESIGN

438 North Ohio
Wichita, KS 67214
(316)262-8808 Office
(316)262-0080 Fax

July 22, 1997

Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

Re: Drainage Plan
Nelson's Hillside Park

Dear Ms. Huang:

Attached please find a drainage plan prepared for the final plat of the above referenced addition. Please review this information at your earliest convenience and notify me of your comments. If you have questions, please call me at 262-8808.

Sincerely,



Harlan D. Foraker, P.E.
Kansas P.E. No. 10891

CERTIFIED ENGINEERING DESIGN

cc: Terra Tech Land Surveying, Inc.

July 24, 1997

STAFF REPORT
(Final Plat-Deferred 7/10/97, Preliminary Plat-Approved 5/8/97)

CASE NUMBER: S/D 97-33 -- NELSON'S HILLSIDE PARK

OWNER/APPLICANT: Joyland Hillside Park, Inc.
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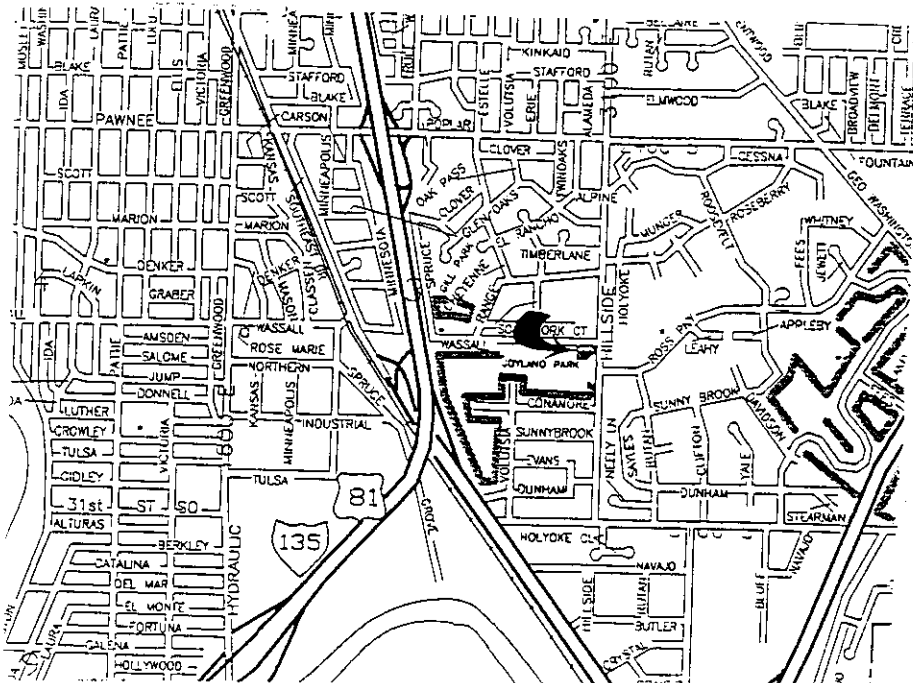
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STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the related zone change (Z-3228) and any relevant requirements of the zone change. The final plat will not be accepted until the zone change (Z-3228) has been approved through the City Council. Z-3228 was approved by the City Council subject to a protective overlay (P-O 15).
- B. This site has City water and sanitary sewer. City Engineering indicates no additional guarantees or easements are required for these improvements.
- C. On the final plat tracing, access control shall be limited to the north 30-feet of the site (existing shared private drive). Complete access control shall be indicated for the remainder of the site's frontage to Hillside. Both the face of the plat and platting text shall note the dedication of the access controls. The applicant shall also guarantee the closure of the opening being located in the area of complete access control.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If a setback is platted, based on the Subdivision Regulations, a 35-foot setback to Hillside needs to be shown. If no setback is platted, any such setback will be determined based on the zoning ordinance.
- G. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. City Engineering is still requesting a drainage plan.
- 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. (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.)
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. KG&E will meet with applicant to discuss additional easements for this site. The enclosed plat has KG&E's proposed easement requests.