

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

May 17, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-29 - RAMSEY ADDITION

OWNER/APPLICANT: John Ramsey, Rt. 1, Box 135, Valley Center, KS 67147

SURVEYOR/ENGINEER: Donald C. Armstrong

LOCATION: 1/4 mile north of MacArthur on west side of Webb Rd.

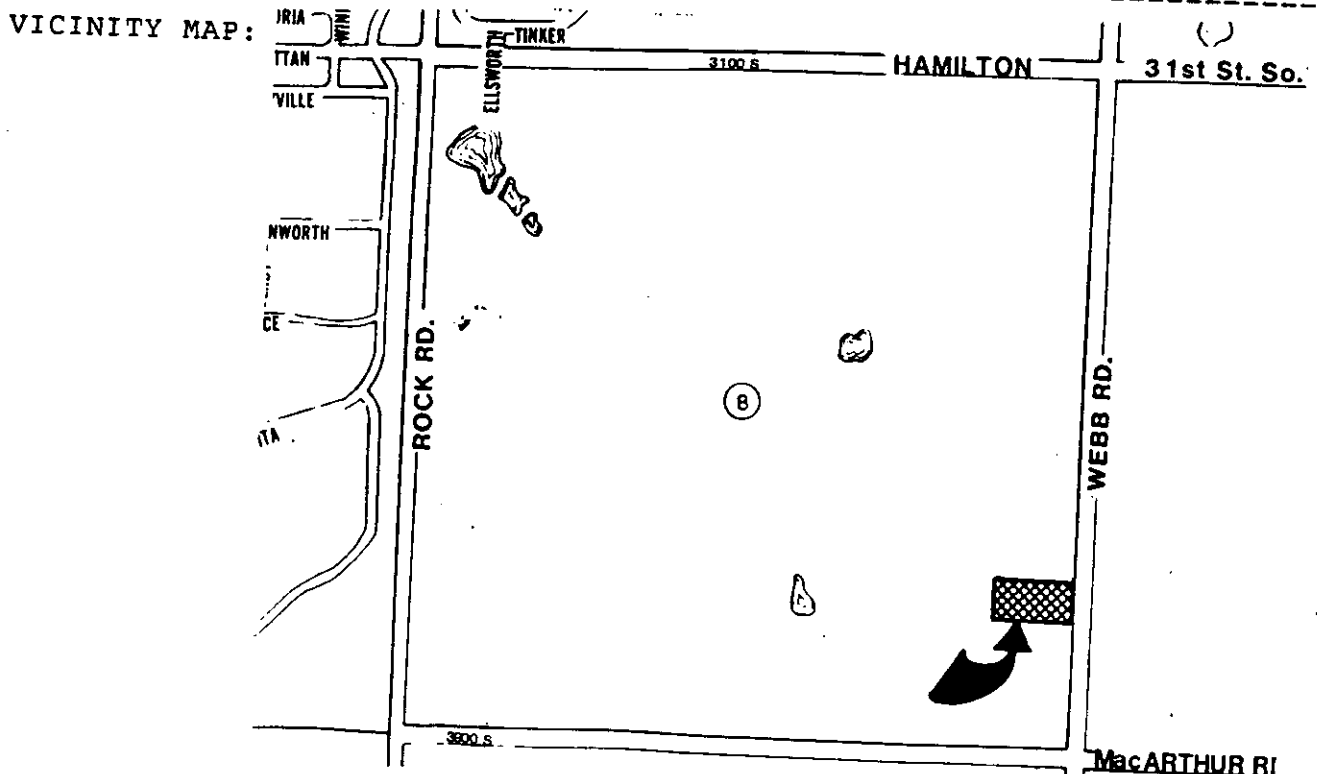
SITE SIZE: 5 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.1 Acres

CURRENT ZONING: "E" Light Industrial & "R-1" Suburban Residential Districts



STAFF COMMENTS:

NOTE: This site presently has split zoning, with the north 180 feet of the east 270 feet being zoned "E" light industrial and the remainder "R-1" suburban residential. The structure on the site is presently being used for repair or welding type service. The site is being platted in order to locate a residential unit (mobile/manufactured home) on the site.

A. 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 memo-randum shall be obtained specifying approval. It should be noted, however, that the net area of this plat is 4.1 acres or below the 5-acre requirement for a lagoon system. An existing lagoon is indicated on the sketch plat but the building, also indicated on the sketch, is not a residential structure. If the Health Department cannot approve this site for use of a lagoon because of the site's size, the applicant will need to acquire additional property to meet the 5-acre requirement.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. On the final plat tracing the following changes or additions shall be made in the plat's text:

1. If no easements are requested by the utilities or County Engineering, the plat's text shall not reference that any have been granted.

2. The conveyance of access control shall be referenced, noting that it is being dedicated to the appropriate governing body, with the location of the one-opening approved by the appropriate Engineer.

3. The street shall be dedicated to and for the use of the public.

D. On the final plat tracing the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).

E. On the final plat tracing, the County Commission's signature block shall be amended to indicate the proper chairman and order of signatures.

- F. The applicant is advised that a Ramsey Addition has been platted in Valley Center. Since this plat is within Sedgwick County, the Ramsey Addition may still be used, however, some confusion may occur because of such similarities. If the applicant is in agreement, as an alternative the plat should be named the John T. Ramsey Addition.
 - G. Since a significant portion of this plat's frontage is "E" light-industrial, a 35-foot building setback shall be indicated from Webb Road.
 - 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.
 - I. 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.
 - J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - K. Recording of the plat within 30 days after approval by the City Council.
 - 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 representative from County 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.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 266-4561

May 18, 1990

Mr. John Ramsey
Rt. 1, Box 135
Valley Center, KS 67147

Re: S/D 90-29 PLAT OF THE RAMSEY ADDITION

Dear Mr. Ramsey:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be deferred for two weeks and be reheard at the May 31, 1990 meeting.

If you have any questions concerning this matter, please call (268-4459).

Sincerely,

A handwritten signature in black ink that reads 'Don Losew'. The signature is written in a cursive, flowing style.

Don Losew
Senior Planner

DL:sm

Enclosure

cc: Armstrong Land Survey, 1021 E. Waterman, Suite 4, Wichita,
KS 67203
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

May 31, 1990

STAFF REPORT
(Final Plat, Deferred form 5/17/90 S/D meeting)

CASE NUMBER: S/D 90-29 - RAMSEY ADDITION

OWNER/APPLICANT: John Ramsey, Rt. 1, Box 135, Valley Center, KS 67147

SURVEYOR/ENGINEER: Donald C. Armstrong

LOCATION: 1/4 mile north of MacArthur on west side of Webb Rd.

SITE SIZE: 5 Acres

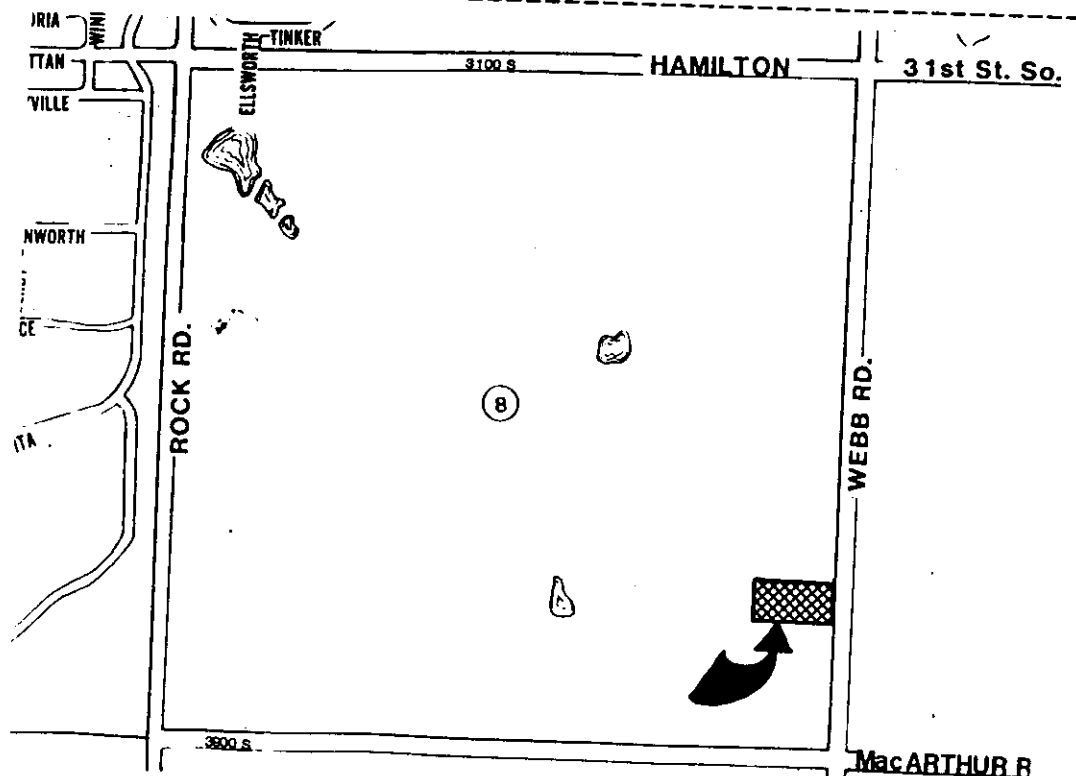
NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.1 Acres

CURRENT ZONING: "E" Light Industrial & "R-1" Suburban Residential Districts

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site presently has split zoning, with the north 180 feet of the east 270 feet being zoned "E" light industrial and the remainder "R-1" Suburban residential. The structure on the site is presently being used for repair or welding type service. The site is being platted in order to locate a residential unit (mobile/manufactured home) on the site.

- A. 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. It should be noted, however, that the net area of this plat is 4.1 acres or below the 5-acre requirement for a lagoon system. An existing lagoon is indicated on the sketch plat but the building, also indicated on the sketch, is not a residential structure. If the Health Department cannot approve this site for use of a lagoon because of the site's size, the applicant will need to acquire additional property to meet the 5-acre requirement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. On the final plat tracing the following changes or additions shall be made in the plattor's text:
1. If no easements are requested by the utilities or County Engineering, the plattor's text shall not reference that any have been granted.
 2. The conveyance of access control shall be referenced, noting that it is being dedicated to the appropriate governing body, with the location of the one-opening approved by the appropriate Engineer.
 3. The street shall be dedicated to and for the use of the public.
- D. On the final plat tracing the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).
- E. On the final plat tracing, the County Commission's signature block shall be amended to indicate the proper chairman and order of signatures.

- F. The applicant is advised that a Ramsey Addition has been platted in Valley Center. Since this plat is within Sedgwick County, the Ramsey Addition may still be used, however, some confusion may occur because of such similarities. If the applicant is in agreement, as an alternative the plat should be named the John T. Ramsey Addition.
- G. Since a significant portion of this plat's frontage is "E" light-industrial, a 35-foot building setback shall be indicated from Webb Road.
- 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- 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 representative from County 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.

S/D 90-29 - RAMSEY ADDITION
Page 4

S/D 90-29 - RAMSEY ADDITION

This plat was deferred from the May 17, 1990
Subdivision Meeting. A copy of the plat for this
site was provided for the May 17th meeting and
consequently no plat is included in this mailout.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

June 1, 1990

Armstrong Land Survey
1021 E. Waterman, Suite 4
Wichita, KS 67203

Re: S/D 90-29 - PLAT OF THE RAMSEY ADDITION

Dear Gentlemen:

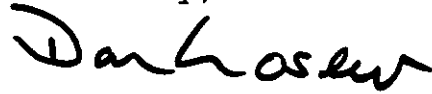
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. 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. It should be noted, however, that the net area of this plat is 4.1 acres or below the 5-acre requirement for a lagoon system. An existing lagoon is indicated on the sketch plat but the building, also indicated on the sketch, is not a residential structure. If the Health Department cannot approve this site for use of a lagoon because of the site's size, the applicant will need to acquire additional property to meet the 5-acre requirement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall provide to the Health Department for approval and recording, a covenant which will require the relocation of the existing lagoon, if this lagoon is found to create a nuisance for neighboring properties. Upon approval by the Health Department, a copy of this covenant will be provided to the Planning Department for the plat file.

S/D 90-29 Ramsey Addition
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 7, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: John Ramsey, Rt. 1, Box 135, Valley Center, KS 67147
Harlan Foraker, County Engineering
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

June 7, 1990

Armstrong Land Survey
1021 E. Waterman, Suite 4
Wichita, KS 67203

Re: S/D 90-29 - PLAT OF THE RAMSEY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 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 June 1, 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: John Ramsey, Rt. 1, Box 135, Valley Center, KS 67147
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer
Jack Brown, County Health Department