

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8.

March 19, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-22 WILSON APARTMENTS ADDITION

OWNER/APPLICANT: Laham Holding Co., LLC, Attn: George Laham,
150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Rob Hartman,
303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st St. North, West side of Webb Road

SITE SIZE: 17.8 acres

NUMBER OF LOTS

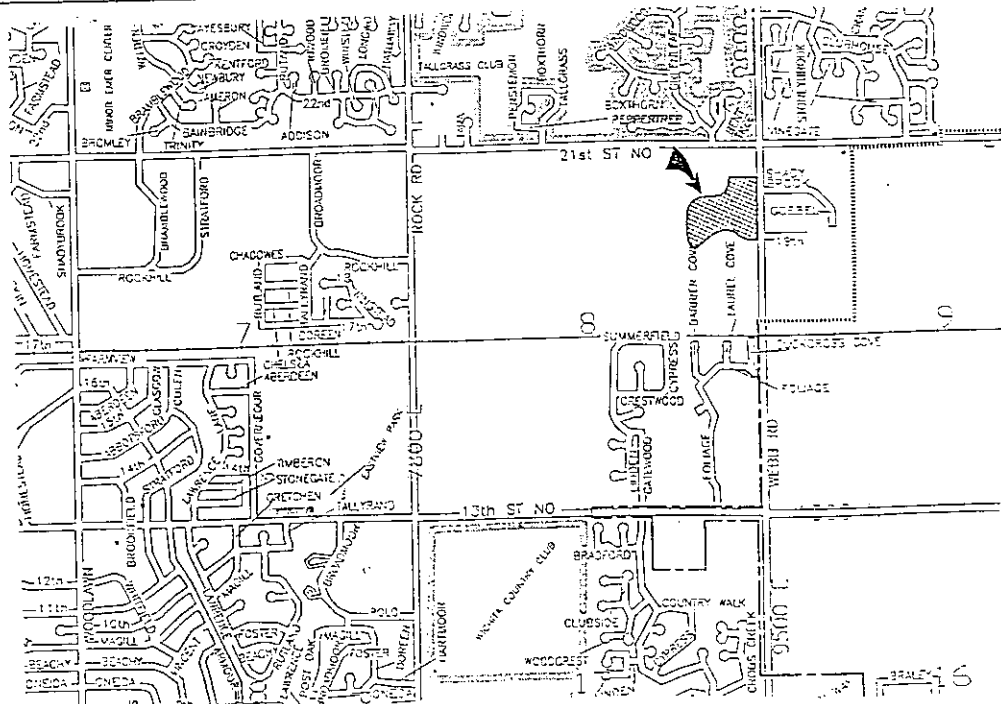
Residential:	1
Office:	
Commercial:	
Industrial:	=
Total:	1

MINIMUM LOT AREA: 17.8 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: B, Multi-Family Residential

VICINITY MAP



Note: This site is governed by the Wilson Estates Residential CUP, DP-201 Amendment #1 (Parcel 10). The eastern half of this site has been approved for a zone change (Z-3038) from SF-6, Residential to B, Multi-Family Residential. A zone change request will need to be filed for the western half of this site if multi-family residential units are the intended use.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to indicate if any guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The CUP required that a master drainage plan be submitted and approved with the plat for the entire development area encompassing the commercial and residential CUPs.
- D. Access controls are dedicated along Webb Road except for two openings in accordance with the approved CUP.
- E. The CUP denotes an access to this lot from the western line of the plat. This street should be platted along with the street denoted on the CUP along the southern line.
- F. On the final plat tracing, reference to the 50-foot building setback shall note that the setback line is for the Williams Natural Gas Company Pipeline. That is, the setback function of this line is a private matter controlled by the holder of the pipeline easement.
- G. The site is within the noise impact area of the McConnell AFB and the applicant shall submit an avigational easement covering all of the subject plat along with 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 is reminded that in accordance with the CUP, a 40-ft landscape buffer is required along Webb Road.



Unless otherwise determined necessary by the Traffic Engineer, the CUP

*Access Control except 2 openings
Left-turn lane requirement at both? ~~only at [unclear]~~*

required at the time of platting a guarantee be provided for a left-turn lane for northbound Webb Road traffic in addition to a decel lane for southbound Webb Road traffic.

- J. A CUP Certificate shall be submitted to MAPD for recording with the register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-201 Amendment #1) and its special conditions for development on this property.
- 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. (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.)
- 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.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. The applicant is reminded that a disk shall be submitted with the final plat

S/D 98-22 -- One-Step Final Plat of WILSON APARTMENTS ADDITION
March 19, 1998- Page 4

tracing to the Planning Department detailing this plat. This will be used by the
City and County GIS Department.

* closure WILSON APARTMENTS ADD. 6-46-98 BY SCHEZ

D W002

D W002

W002 W-APTS

3		N	16682.7882	E	18644.4352	S	0+00
	S 89°10'54.3"W	375.0005 ft					
4		N	16677.4329	E	18269.4730	S	3+75.0005
	N 00°54'40.5"W	447.0006 ft					
5		N	17124.3769	E	18262.3640	S	8+22.0011
	S 89°10'54.3"W	80.0000 ft					
750		N	17123.2345	E	18182.3721	S	9+02.0011
	S 00°54'40.5"E	50.0000 ft					
751		N	17073.2408	E	18183.1673	S	9+52.0011
	S 27°28'34.4"E	55.9017 ft					
752		N	17023.6447	E	18208.9592	S	10+07.9027
	S 00°54'40.5"E	451.4634 ft					
PC57	DB = S 19°59'54.6"W	N 16572.2384	E 18216.1392	S	14+59.3661		
	T = 178.944 L =	321.459	DEL= + 62°40'58.4"				
PI57	DC = S 51°20'23.8"W	N 16404.0846	E 18154.9413	S	16+38.3099		
	LC = 305.666 R =	293.832	DEG= 19°29'58.2"				
PT57	DA = S 82°40'53.0"W	N 16381.2896	E 17977.4553	S	17+80.8248		
	S 82°40'53.0"W	184.6897 ft					
PC45	DB = S 82°40'53.0"W	N 16357.7625	E 17794.2703	S	19+65.5145		
	T = 203.235 L =	331.846	DEL= - 83°30'00.0"				
PI45	DC = S 40°55'53.0"W	N 16331.8731	E 17592.6912	S	21+68.7493		
	LC = 303.250 R =	227.705	DEG= 25°09'44.1"				
PT45	DA = S 00°49'07.0"E	N 16128.6591	E 17595.5948	S	22+97.3609		
	S 00°49'07.0"E	279.2415 ft					
PC50	DB = S 00°49'07.0"E	N 15849.4460	E 17599.5844	S	25+76.6024		
	T = 107.966 L =	210.372	DEL= - 31°46'03.0"				
PI50	DC = S 16°42'08.5"E	N 15741.4911	E 17601.1269	S	26+84.5684		
	LC = 207.687 R =	379.426	DEG= 15°06'02.3"				
PT50	DA = S 32°35'10.0"E	N 15650.5208	E 17659.2737	S	27+86.9741		
	S 32°35'10.0"E	45.0000 ft					
211		N 15612.6046	E 17683.5092	S	28+31.9741		
	N 57°24'50.0"E	368.3703 ft					
PC32	DB = N 57°24'50.0"E	N 15810.9965	E 17993.8918	S	32+00.3445		
	T = 191.037 L =	344.450	DEL= + 61°40'25.0"				
PI32	DC = N 88°15'02.5"E	N 15913.8826	E 18154.8563	S	33+91.3815		
	LC = 328.061 R =	320.000	DEG= 17°54'17.8"				
PT32	DA = S 60°54'45.0"E	N 15821.0110	E 18321.7994	S	35+44.7949		
	S 60°54'45.0"E	122.8621 ft					
PC34	DB = S 60°54'45.0"E	N 15761.2823	E 18429.1659	S	36+67.6570		
	T = 53.582 L =	104.704	DEL= - 29°59'55.5"				
PI34	DC = S 75°54'42.8"E	N 15735.2337	E 18475.9900	S	37+21.2388		
	LC = 103.513 R =	199.979	DEG= 28°39'03.2"				
PT34	DA = N 89°05'19.5"E	N 15736.0859	E 18529.5651	S	37+72.3614		
	N 89°05'19.5"E	129.9118 ft					
188		N 15738.1520	E 18659.4605	S	39+02.2732		
	N 00°54'40.5"W	944.7557 ft					
3		N 16682.7882	E 18644.4352	S	48+47.0289		
LENGTH=	4847.0289 ft	AREA=	801719.6 sf		18.4049 Acres		

A P

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8.

March 19, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-22 WILSON APARTMENTS ADDITION

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SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Rob Hartman,
303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st St. North, West side of Webb Road

SITE SIZE: 17.8 acres

NUMBER OF LOTS

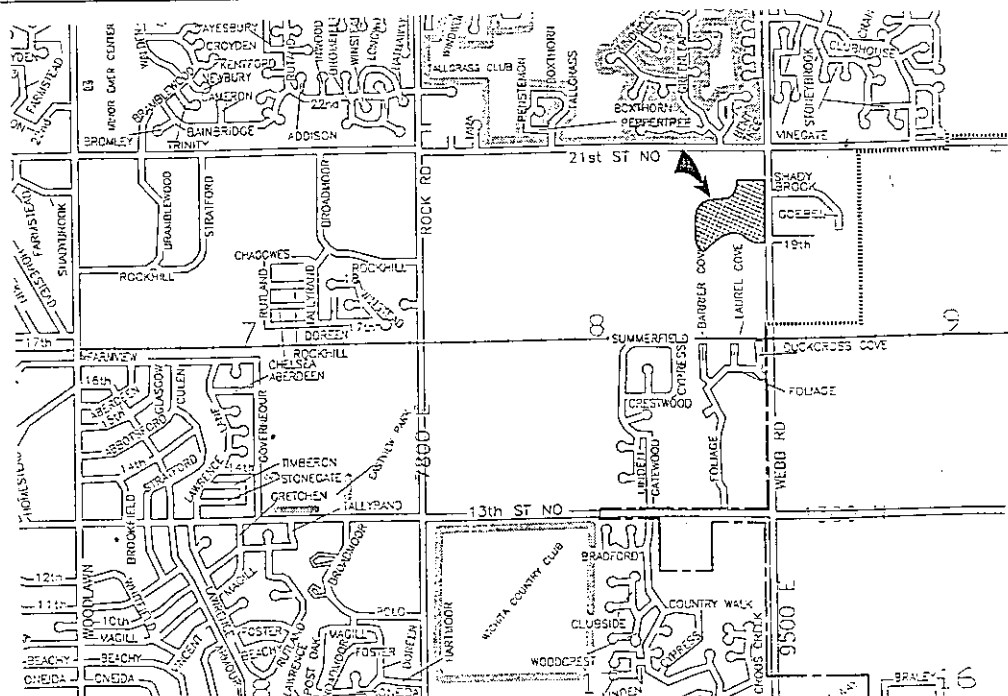
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 17.8 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: B, Multi-Family Residential

VICINITY MAP



Note: This site is governed by the Wilson Estates Residential CUP, DP-201 Amendment #1 (Parcel 10). The eastern half of this site has been approved for a zone change (Z-3038) from SF-6, Residential to B, Multi-Family Residential. A zone change request will need to be filed for the western half of this site if multi-family residential units are the intended use.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to indicate if any guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The CUP required that a master drainage plan be submitted and approved with the plat for the entire development area encompassing the commercial and residential CUPs.
- D. Access controls are dedicated along Webb Road except for two openings in accordance with the approved CUP.
- E. The CUP denotes an access to this lot from the western line of the plat. This street should be platted along with the street denoted on the CUP along the southern line.
- F. On the final plat tracing, reference to the 50-foot building setback shall note that the setback line is for the Williams Natural Gas Company Pipeline. That is, the setback function of this line is a private matter controlled by the holder of the pipeline easement.
- G. The site is within the noise impact area of the McConnell AFB and the applicant shall submit an avigational easement covering all of the subject plat along with 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 is reminded that in accordance with the CUP, a 40-ft landscape buffer is required along Webb Road.
- I. Unless otherwise determined necessary by the Traffic Engineer, the CUP

required at the time of platting a guarantee be provided for a left-turn lane for northbound Webb Road traffic in addition to a decel lane for southbound Webb Road traffic.

- J. A CUP Certificate shall be submitted to MAPD for recording with the register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-201 Amendment #1) and its special conditions for development on this property.
- 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. (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.)
- 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.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. The applicant is reminded that a disk shall be submitted with the final plat

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **12.**

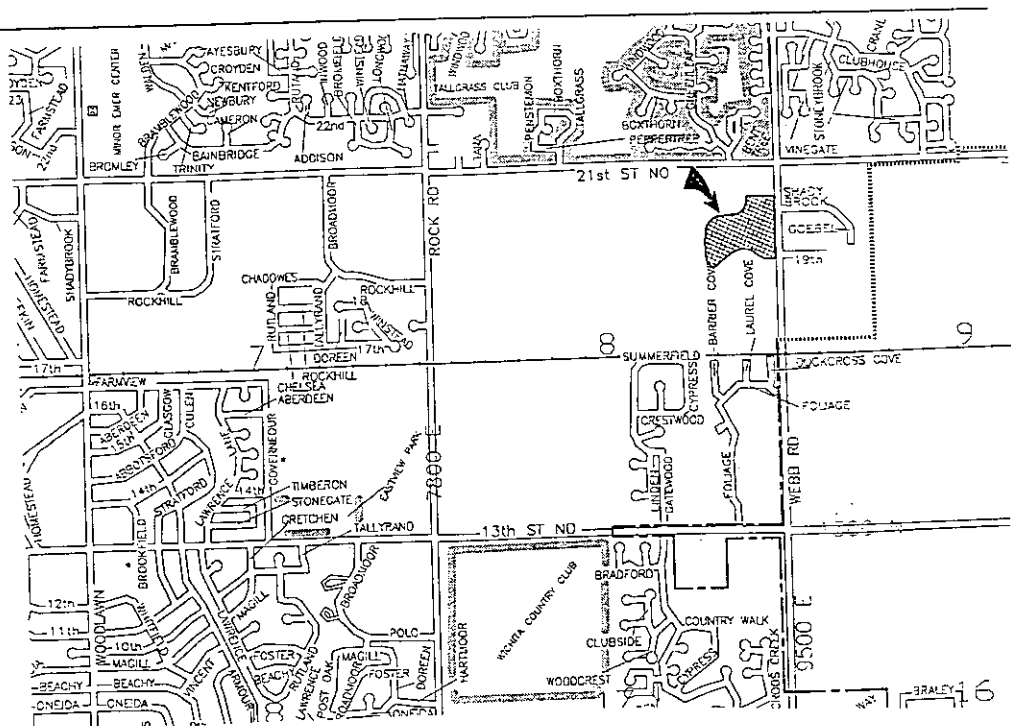
May 7, 1998

STAFF REPORT

(Revised Final Plat, One-Step Final Plat approved 3/19/98)

- CASE NUMBER:** S/D 98-22 WILSON APARTMENTS ADDITION
- OWNER/APPLICANT:** Laham Holding Co., LLC, Attn: George Laham,
150 N. Market, Wichita, KS 67202
- SURVEYOR/ENGINEER:** Professional Engineering Consultants, Attn: Rob Hartman,
303 S. Topeka, Wichita, KS 67202
- LOCATION:** South of 21st St. North, West side of Webb Road
- SITE SIZE:** 17.8 acres
- NUMBER OF LOTS**
- | | |
|--------------|----------|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>1</u> |
- MINIMUM LOT AREA:** 17.8 acres
- CURRENT ZONING:** SF-6, Single-Family Residential
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VICINITY MAP



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STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to indicate if any guarantees are required. **An off-site drainage agreement is needed.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. The CUP required that a master drainage plan be submitted and approved with the plat for the entire development area encompassing the commercial and residential CUPs.
- D. Access controls are dedicated along Webb Road except for two openings in accordance with the approved CUP.
- E. The CUP denotes an access to this lot from the western line of the plat. This street should be platted along with the street denoted on the CUP along the southern **line. Applicant has control of adjoining property and intends to plat roads upon platting of balance of tract.**
- F. On the final plat tracing, reference to the 50-foot building setback shall note that the setback line is for the Williams Natural Gas Company Pipeline. That is, the setback function of this line is a private matter controlled by the holder of the pipeline easement.
- G. The site is within the noise impact area of the McConnell AFB and the applicant shall submit an avigational easement covering all of the subject plat along with 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 is reminded that in accordance with the CUP, a 40-ft landscape

buffer is required along Webb Road.

- I. The CUP required at the time of platting a guarantee be provided for a left-turn lane for northbound Webb Road traffic in addition to a decel lane for southbound Webb Road traffic at collector street entrance. **An additional 10-foot of right-of-way is needed to be dedicated.**

The right-of-way dedication has been denoted on this revised plat.

- J. A CUP Certificate shall be submitted to MAPD for recording with the register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-201 Amendment #1) and its special conditions for development on this property.
- 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. (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.)
- 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.
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- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.