

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4  
February 7, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 91-9 - TANNENBAUM ADDITION

OWNER/APPLICANT: WKP Enterprises, Box 421, Colwich, KS 67030

SURVEYOR/ENGINEER: Daniel T. Seiler, 4040 N. 167th St. W.,  
Wichita, KS 67030/Armstrong Land Survey, 1021  
E. Waterman, Suite 6, Wichita, KS 67211

LOCATION: South of 45th Street North and east of 167th  
Street West.

SITE SIZE: 26.9 Acres

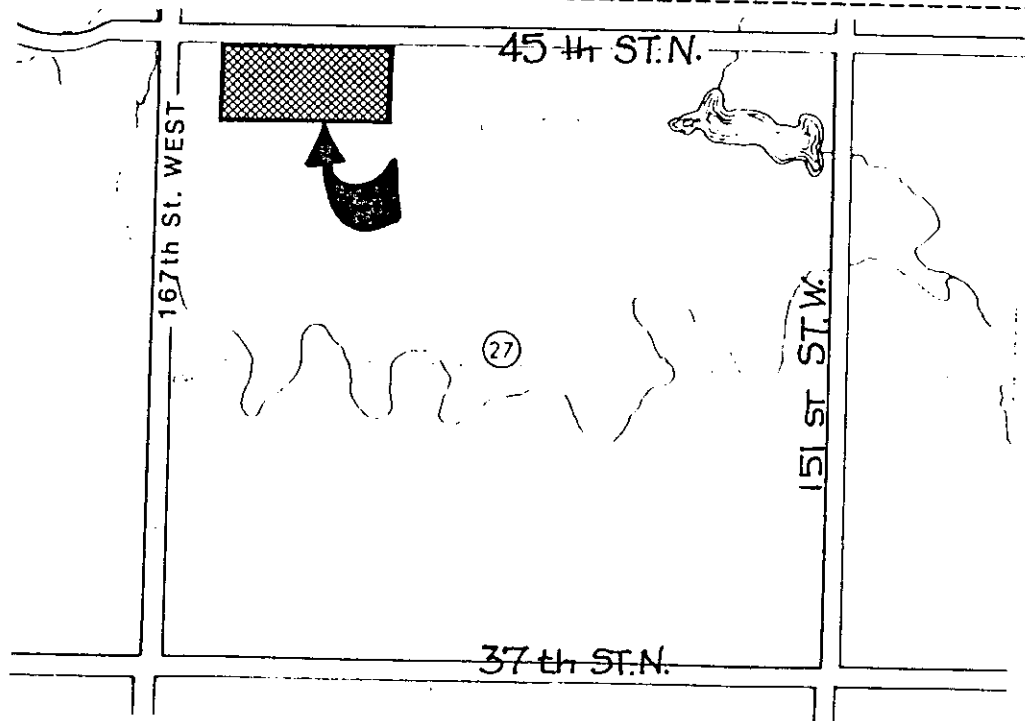
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 217,800 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



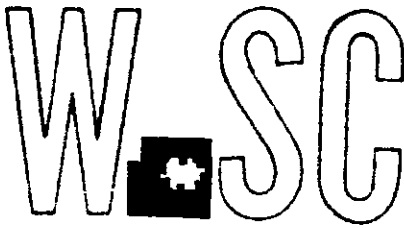
NOTE: This site is outside the 3-mile ring of Wichita. The 4 lots each consist of 5 acres.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer are 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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- E. The final plat should clearly show the amount of right-of-way being dedicated for 45th Street North.
- F. The final plat shall clearly delineate the center line for 45th Street North.
- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- H. The applicant should be advised that the size of the proposed site would suggest the need for a road off of 45th Street North accessing this site. In examining the quarter section map and ownership, staff would recommend 70 feet right-of-way be dedicated in between Lots 2 and 3 where there is already an existing road as well as the quarter mile line. Staff suggest a contingent dedication, provided the applicant is unable to plat any additional acres for the reduction due to right-of-way and provided County Health Department finds that acceptable (MAPC Subdivision Regulations 7-204 (T) state that the 5 acre requirement by Health Department is exclusive of street right-of-way, however, it may be modified if it is unfeasible for the subdivider to acquire additional land.)
- I. If a private access agreement exists for the private drive, the applicant shall submit a copy to the Planning Department.

- J. 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.
- 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Regulations).
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. A representative from County Engineering should be prepared to comment upon needed access control along 45th Street North. Staff recommends no more than two openings.
- P. A representative of County Engineering should be prepared to comment upon acquiring a contingent dedication for right-of-way for a public road for this site. The Health Department should comment upon their requirements for site size as it relates to the potential right-of-way need.

WICHITA — SEDGWICK COUNTY .



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 8, 1991

Don Armstrong  
Armstrong Land Survey  
1021 E. Waterman, Suite 6  
Wichita, KS 67030

Re: S/D 91-9 (Preliminary Plat) Tannenbaum Addition

Dear Don:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 7, 1991, 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. Since neither municipal water nor sanitary sewer are 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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- E. The final plat should clearly show the amount of right-of-way being dedicated for 45th Street North.
- F. The final plat shall clearly delineate the center line for 45th Street North, and also a 30 foot building setback plat-  
ted from the adjacent lots.

- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- H. Prior to submitting the final plat, the applicant or his engineer should meet with the Planning Dept. regarding the dedication of 35 feet of half street of right-of-way along the east line of the plat to provide for future development. Any dedication determined necessary should be indicated on the final plat.
- I. As requested by K.G. & E., ten foot utility easement need to be platted between Lots 1 and 2 and Lots 3 and 4.
- J. The applicant is advised that the Sedgwick County Soil Conservation Dept. is offering recommendations due to the size of the site and in order to minimize any negative impacts.
- K. The final plat shall indicate "access control except for two openings" for each lot along 45th Street North.
- L. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Regulations).

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

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.

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

Sincerely,

*Kandace A. Jones*

Kandace A. Jones  
Associate Planner

KJ:sm  
Enclosure

cc: WKP Enterprises, Box 421, Colwich, KS 67030  
Daniel T. Seiler, 4040 N. 167th St. W., Wichita, KS  
67030  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

March 7, 1991

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 2/7/91)

CASE NUMBER: S/D 91-9 - TANNENBAUM ADDITION

OWNER/APPLICANT: WKP Enterprises, Box 421, Colwich, KS 67030;  
Daniel T. Seiler, 4040 N. 167th St. W.,  
Wichita, KS 67030

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Suite  
6, Wichita, KS 67211

LOCATION: South of 45th Street North and east of 167th  
Street West.

SITE SIZE: 26.9 Acres

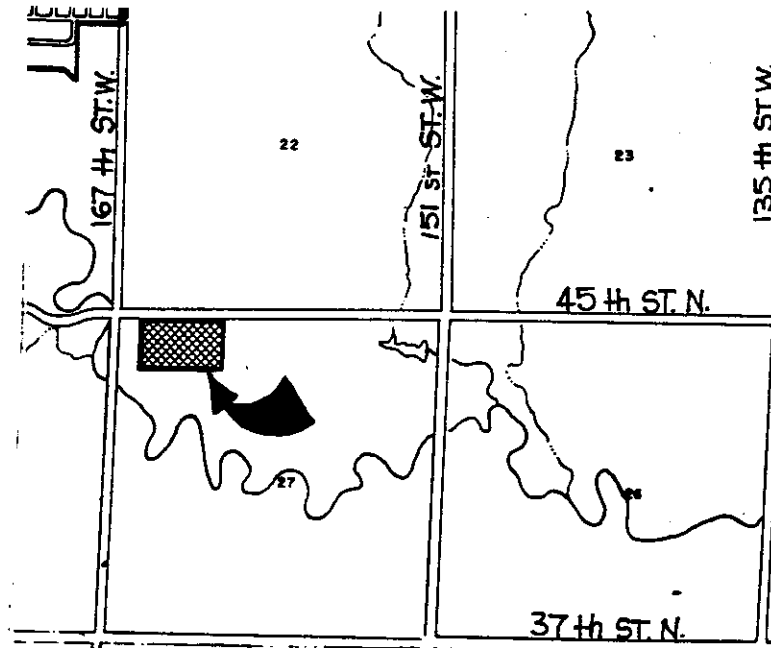
NUMBER OF LOTS

Residential:	4
Office:	
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Industrial:	
Total:	4

MINIMUM LOT AREA: 217,800 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



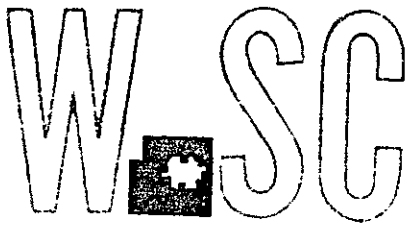
NOTE: This site is outside the 3-mile ring of Wichita. The 4 lots each consist of 5 acres.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer are 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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the Sedgwick County Soil Conservation Dept. is offering recommendations due to the size of the site and in order to minimize any negative impacts.
- E. On the final plat tracing, "access control except for two openings per lot" shall be shown along 45th Street North.
- F. A contingent dedication of 35 feet of half street of right-of-way along the east line of the plat is being provided for future development. This document should be submitted by separate instrument to the Planning Department for recording along with the plat. This separate instrument shall indicate the dedication is contingent upon the property to the east platting and dedicating the remaining half street of right-of-way.
- G. On the final plat tracing, the signature block for the order of the Board of County Commissioners shall be amended to show: Billy Q. McCray, Chairman; Betsy Gwin, Chairman Pro-tem; Mark F. Schroeder, Bernard A. Hentzen, and Paul W. Hancock.
- H. 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.
- 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.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 8, 1991

Don Armstrong  
Armstrong Land Survey  
1021 E. Waterman, Suite 6  
Wichita, KS 67211

Re: S/D 91-9 (Final Plat) Tannenbaum Addition

Dear Don:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

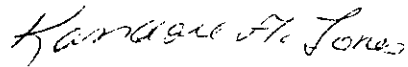
- A. Since neither municipal water nor sanitary sewer are available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that the Sedgwick County Soil Conservation Dept. is offering recommendations due to the size of the site and in order to minimize any negative impacts.
- C. On the final plat tracing, "access control except for two openings per lot" shall be shown along 45th Street North.
- D. A contingent dedication of 35 feet of half street of right-of-way along the east line of the plat is being provided for future development. This document should be submitted by separate instrument to the Planning Department for recording along with the plat. This separate instrument shall indicate the dedication is contingent upon the property to the east platting and dedicating the remaining half street of right-of-way.
- E. On the final plat tracing, the signature block for the order of the Board of County Commissioners shall be amended to show: Billy Q. McCray, Chairman; Betsy Gwin, Chairman Pro-tem; Mark F. Schroeder, Bernard A. Hentzen, and Paul W. Hancock.

- F. 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.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

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, March 14, 1991. If you have any questions concerning this matter, please call.

Sincerely,



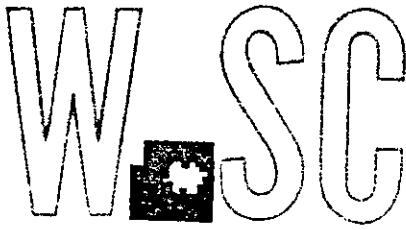
Kandace A. Jones  
Associate Planner

KJ:sm

Enclosure

cc: WKP Enterprises, Box 421, Colwich, Ks 67030  
Daniel T. Seiler, 4040 N. 167th St. W., Wichita, KS 67211  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 15, 1991

Don Armstrong  
Armstrong Land Survey  
1021 E. Waterman, Suite 6  
Wichita, KS 67211

Re: S/D 91-9 Tannenbaum Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1991, 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 March 8, 1991.

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 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,

Kandace A. Jones  
Associate Planner

KJ:sm

cc: WKP Enterprises, Box 421, Colwich, Ks 67030  
Daniel T. Seiler, 4040 N. 167th St. W., Wichita, KS 67211  
Mike Lindebak, City Engineer