

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.

August 11, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-63 - SHOWALTER-BINTER ADDITION

OWNER/APPLICANT: Carl & Kathy Showalter and Charles Binter,
5839 S. Broadway, Wichita, KS, 67216

SURVEYOR/ENGINEER: Lowell D. High, 1542 S. St. Francis, Wichita,
KS, 67211

LOCATION: Quarter mile south of 55th St. So. & west of
Broadway

SITE SIZE: 1.66 acres

NUMBER OF LOTS

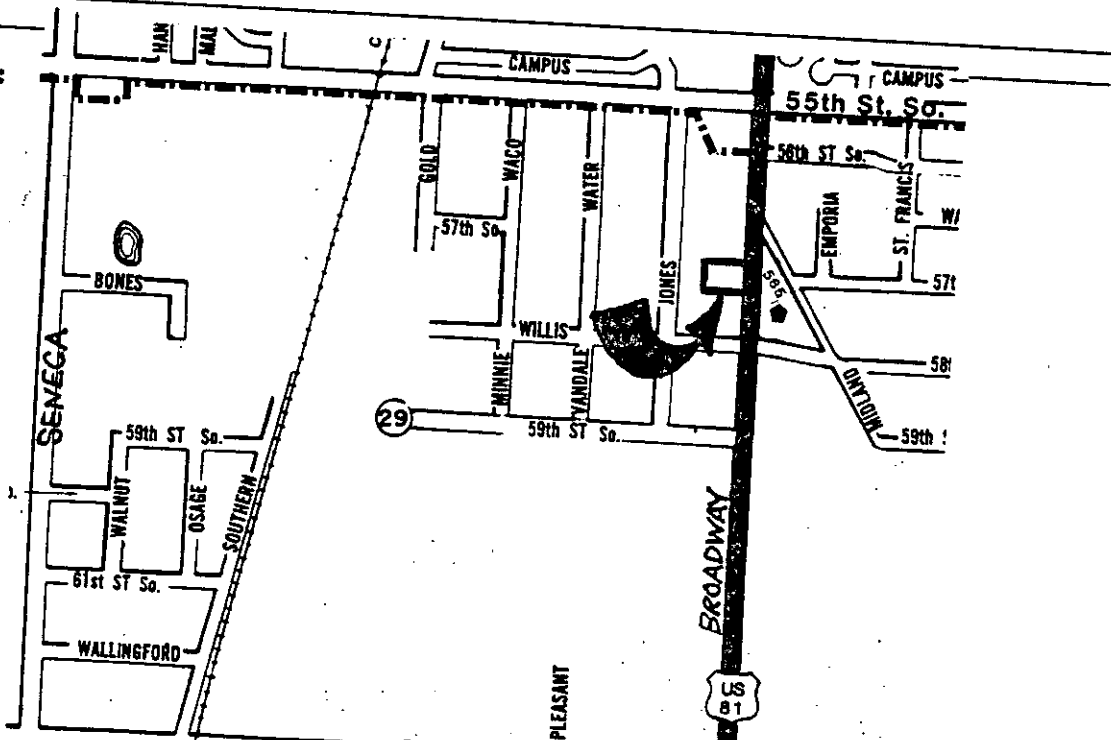
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 35,620 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "C" Commercial (SCZ-0588)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: A zone change to "C" County Commercial zoning (SCZ-0588) from "R-1" (Suburban Residential) zoning has been approved for this site, subject to replatting by March 16, 1989.
- A. This site presently does not have access to municipal water or sewer. For on-site water and sewer, Health Department and zoning regulations require 40,000 square feet at a minimum. This site in total is just over 72,000 square feet and consequently cannot be platted into two lots. The final plat tracing should therefore depict the platting of only one lot.
 - B. 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. The applicant shall submit a petition for the extension of municipal water across the front of this plat. This petition will be held until it can be combined with other petitions in the area.
 - E. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. The final plat tracing shall indicate complete access control to Broadway, except for two openings across the east line of the plat.
 - H. The plattor's text shall reference the platting of access control being dedicated to the "appropriate governing body" with the openings determined by the "appropriate Engineer."
 - I. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:

1. Mark F. Schroeder, Chairman
 2. Billy Q. McCray, Pro-tem Chairman
 3. David Bayouth, Commissioner
 4. Tom Scott, Commissioner
 5. Bernard A. Hentzen, Commissioner
- 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 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- M. Recording of the plat within 30 days after approval by the City Council.
- N. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

August 25, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-63 - SHOWALTER-BINTER ADDITION

OWNER/APPLICANT: Carl & Kathy Showalter and Charles Binter,
5839 S. Broadway, Wichita, KS, 67216

SURVEYOR/ENGINEER: Lowell D. High, 1542 S. St. Francis, Wichita,
KS, 67211

LOCATION: Quarter mile south of 55th St. So. & west of
Broadway

SITE SIZE: 1.66 acres

NUMBER OF LOTS

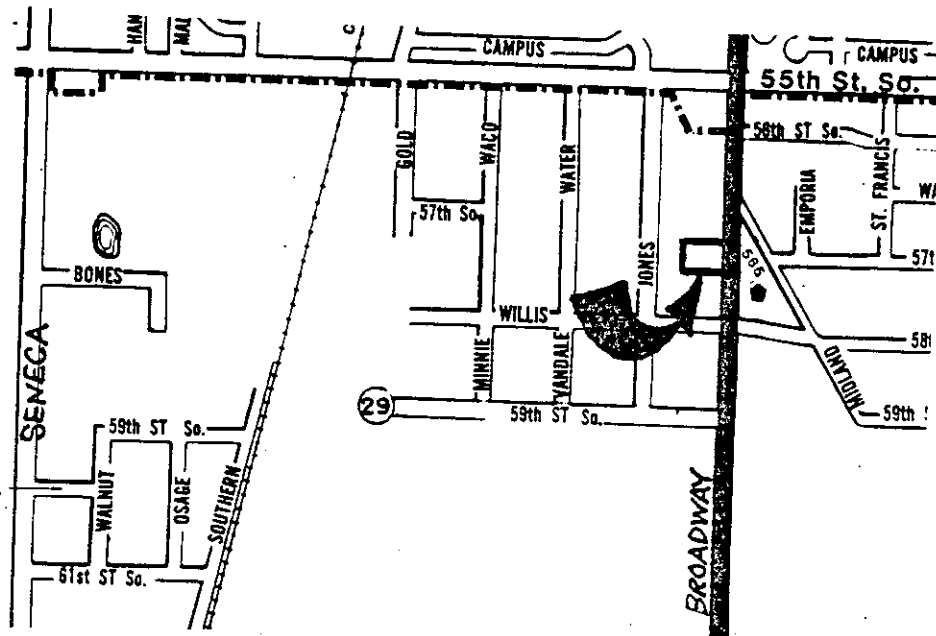
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 35,620 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "C" Commercial (SCZ-0588)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change to "C" County Commercial zoning (SCZ-0588) from "R-1" (Suburban Residential) zoning has been approved for this site, subject to replatting by March 16, 1989.

This plat was deferred for two weeks at the August 11, 1988, Subdivision Committee Meeting.

- A. This site presently does not have access to municipal water or sewer. For on-site water and sewer, Health Department and zoning regulations require 40,000 square feet at a minimum. This site in total is just over 72,000 square feet and consequently cannot be platted into two lots. The final plat tracing should therefore depict the platting of only one lot.
- B. 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit a petition for the extension of municipal water across the front of this plat. This petition will be held until it can be combined with other petitions in the area.
- E. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall indicate complete access control to Broadway, except for two openings across the east line of the plat.
- H. The plattor's text shall reference the platting of access control being dedicated to the "appropriate governing body" with the openings determined by the "appropriate Engineer."
- I. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:

1. Mark F. Schroeder, Chairman
 2. Billy Q. McCray, Pro-tem Chairman
 3. David Bayouth, Commissioner
 4. Tom Scott, Commissioner
 5. Bernard A. Hentzen, Commissioner
- 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 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- M. Recording of the plat within 30 days after approval by the City Council.
- N. 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.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 26, 1988

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 88-63 - SHOWALTER-BINTER ADDITION - "R-1" to "C",
1/4-mi. south of 55th St. S. & west of Broadway

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 25, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This site presently does not have access to municipal water or sewer. For on-site water and sewer, Health Department and zoning regulations require 40,000 square feet at a minimum. This site in total is just over 72,000 square feet and consequently cannot be platted into two lots. The final plat tracing should therefore depict the platting of only one lot.
- B. 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall submit a petition for the extension of municipal water across the front of this plat. This petition will be held until it can be combined with other petitions in the area.
- D. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- 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 tracing shall indicate complete access control to Broadway, except for two openings across the east line of the plat.

August 26, 1988 - Page 2

- G. The platator's text shall reference the platting of access control being dedicated to the "appropriate governing body" with the openings determined by the "appropriate Engineer."
- H. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 - 1. Mark F. Schroeder, Chairman
 - 2. Billy Q. McCray, Pro-tem Chairman
 - 3. David Bayouth, Commissioner
 - 4. Tom Scott, Commissioner
 - 5. Bernard A. Hentzen, Commissioner
- 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. 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.
- 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.

Enclosed with the applicant's copy of this letter is a list of 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 1, 1988, at 1:30 p.m.

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

Sincerely,



R. Timothy Bickhaus
Junior Planner

TB:jcm

Enclosure

cc: Carl & Kathy Showalter & Charles Binter, 5839 S. Broadway,
Wichita, KS, 67216