

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

November 16, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-83 - SOUTHGLEN 3RD ADDITION

OWNER/APPLICANT: Glen Acres Mobile Home Park, Inc., Attn: Bill J. Morris, 1928 E. 47th St. So., Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of 47th Street South & east of Broadway

SITE SIZE: 34.5 Acres

NUMBER OF LOTS

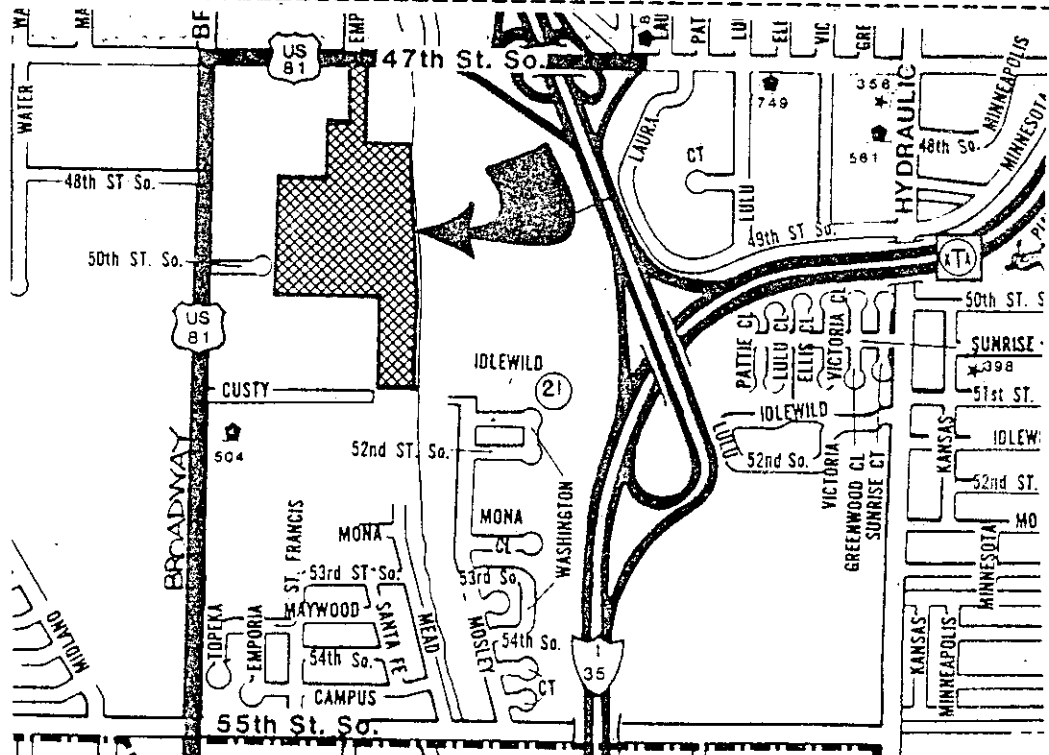
Residential (MH Park):	1
Office:	
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "G" & "C"

PROPOSED ZONING: "B" & "C" (Z-2974)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Associated with this plat is a zone change request for Lot 1 from "G" Manufactured Homes and "C" Commercial Zoned Districts to the "C" Commercial District (Z-2974). This zone change request is scheduled for review at the 11/9/89 MAPC meeting. This plat is also a replat of portions of the SOUTHGLEN ADDITION.

A. Approval of this preliminary plat is subject to approval of the applicant's associated zone case Z-2974.

B. The applicant shall participate in any street improvements for 50th Street and the construction of the associated cul-de-sac to terminate said street. City Engineering should be prepared to indicate what requirements this plat should have in regard to opening this street, especially as regarding any existing guarantees.

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

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee a left turn lane on 47th Street South to serve lot 1. Three (3) other commercial lots share the same point of access, which was conveyed to them by a 70'-ingress and egress easement, by the SOUTHGLEN ADDITION plat.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. When SOUTHGLEN ADDITION was platted in 1987, our records indicate drainage easements recorded on Film 213, Page 353 and Film 502, Page 1015; and a Derby Pipeline easement recorded on Film 861, Page 1310, along the west line of that plat. The applicant's engineer should be prepared to comment on the status of these various easements as they are not shown on this preliminary.

H. The final plat shall state in the platator's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- J. Prior to submitting the final plat, the applicant shall submit a preliminary site development plan for this revised/replatted mobile home site.
- K. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- L. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- M. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- N. The plattor's text shall state whether the minimum building pad refers to minimum opening or minimum floor elevation.
- O. 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.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. 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.
- T. Prior to submitting the final plat, as required by the Subdivision Regulations, the applicant shall submit 18 copies of a revised preliminary site development plan. The revised site plan shall clearly delineate the usable recreation area being provided, with a note indicating the amount of area (square footage) devoted to this use. The percentage of usable recreation area relative to the size of the mobile home park shall be specified. A minimum of eight (8) percent of usable open space is required by the Mobile Home Code. The revised site plan shall include the narrow section of land adjacent to the reserve with access to Custy. The applicant's agent shall be prepared to comment on how much of the reserve is suitable for recreational purposes and what the intended use is for the narrow strip adjacent to the reserve with access to Custy.

- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. The reserve as platted in SOUTHGLEN ADDITION and as proposed for the replat have a slightly different configuration. Is the adjustment in the reserve acceptable to Engineering?
- W. The Traffic Engineer should be prepared to comment on the need for a left turn lane in 47th Street South to serve Lot 1.

SEDGWICK COUNTY



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

November 20, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-83 SOUTHGLEN 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 16, 1989, 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. Approval of this preliminary plat is subject to approval of the applicant's associated zone case Z-2974.
- B. The applicant shall repetition for street improvements to 50th Street and the construction of the associated cul-de-sac to terminate said street. This petition shall provide for a third lane on 50th Street, at Broadway, to allow for left and right turns for west bound traffic.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority

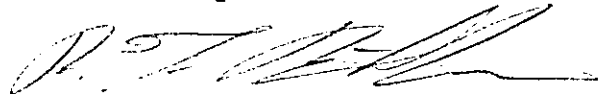
to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- H. The applicant is advised that the drainage and associated improvements shown for this replat, which no longer involves on-site detention but rather drains to the Riverside Drainage District, will require approval by the Riverside Drainage District.
- I. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- J. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- K. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- L. The plattor's text shall state whether the minimum building pad refers to minimum opening or minimum floor elevation.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.
- Q. 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.

- R. Prior to submitting the final plat, as required by the Sub-division Regulations, the applicant shall submit 18 copies of a revised preliminary site development plan. The revised site plan shall clearly delineate the usable recreation area being provided, with a note indicating the amount of area (square footage) devoted to this use. The percentage of usable recreation area relative to the size of the mobile home park shall be specified. A minimum of eight (8) percent of usable open space is required by the Mobile Home Code. The revised site plan shall include the narrow section of land adjacent to the reserve with access to Custy. The applicant's agent shall be prepared to comment on how much of the reserve is suitable for recreational purposes and what the intended use is for the narrow strip adjacent to the reserve with access to Custy.

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Glen Acres Mobile Home Park, Inc., Attn: Bill J. Morris,
1928 E. 47th St. So., Wichita, KS 67216
Mike Lindebak, City Engineer

STAFF COMMENTS:

NOTE: This plat is also a replat of portions of the SOUTHGLEN ADDITION.

- A. The applicant shall repetition for street improvements to 50th Street and the construction of the associated cul-de-sac to terminate said street. This petition shall provide for a third lane on 50th Street, at Broadway, to allow for left and right turns for west bound traffic.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If drainage and associated improvements drain to the Riverside Drainage District, approval by the Riverside Drainage District will be required and shall be submitted to the Planning Department prior to this plat being scheduled for the City Council.
- F. On the applicant's Preliminary Site Development Plan, the area south of the maintenance building shall be clearly indicated as also being reserved for open space and recreation.
- G. The first sentence of the plat's text shall not make reference to reserves as the final plat does not propose any reserves.
- H. Since 50th Street South is providing access to this site, but will be terminated by this plat, the cul-de-sac as originally shown on the Florence Addition shall be shown on this plat's final tracing.
- I. 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.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MARC Subdivision Regulations.
- 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. 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



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

January 26, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-83 SOUTHGLEN 3RD ADDITION

Dear Gentlemen:

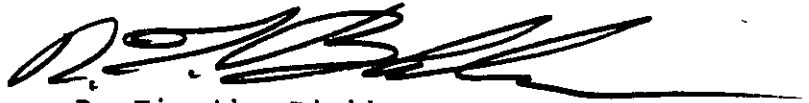
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 25, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall repetition for street improvements to 50th Street and the construction of the associated cul-de-sac to terminate said street. This petition shall provide for a third lane on 50th Street, at Broadway, to allow for left and right turns for west bound traffic.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. If drainage and associated improvements drain to the Riverside Drainage District, approval by the Riverside Drainage District will be required and shall be submitted to the Planning Department prior to this plat being scheduled for the City Council.
- D. On the applicant's Preliminary Site Development Plan, the area south of the maintenance building shall be clearly indicated as also being reserved for open space and recreation.
- E. The first sentence of the plattor's text shall not make reference to reserves as the final plat does not propose any reserves.
- F. Since 50th Street South is providing access to this site, but will be terminated by this plat, the cul-de-sac as originally shown on the Florence Addition shall be shown on this plat's final tracing.

S/D 89-83 Southglen 3rd
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 1, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Glen Acres Mobile Home Park, Inc., Attn: Bill J. Morris,
1928 E. 47th St. So., Wichita, KS 67216
Mike Lindebak, City Engineer
M.S. Mitchell, 1215 Forest, Wichita, KS 67203

- G. Prior to this plat being scheduled for City Council review, the applicant shall meet the representative from the City Fire Department to determine if an emergency access easement can be provided to Lot 2 in order to supplement the single entrance to this site from 50th Street South. If an easement is required, it shall be established by separate instrument. This agreement shall be approved by the Planning Department and appropriate recording information shown on the final plat tracing.
- H. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- I. 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.
- 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. 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. 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.

Enclosed with the applicant's copy of this letter is a list of the 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.