

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

May 18, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-36 VYNE SECOND ADDITION

OWNER/APPLICANT: Crestview Development Company, II, 1301 St. Andrews, Wichita, KS 67230

AGENT: The Vyne Corporation, 4711 Arbor, P. O. Box 68102, Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: East of 127th Street East and north of Central Avenue

SITE SIZE: 7 acres

NUMBER OF LOTS

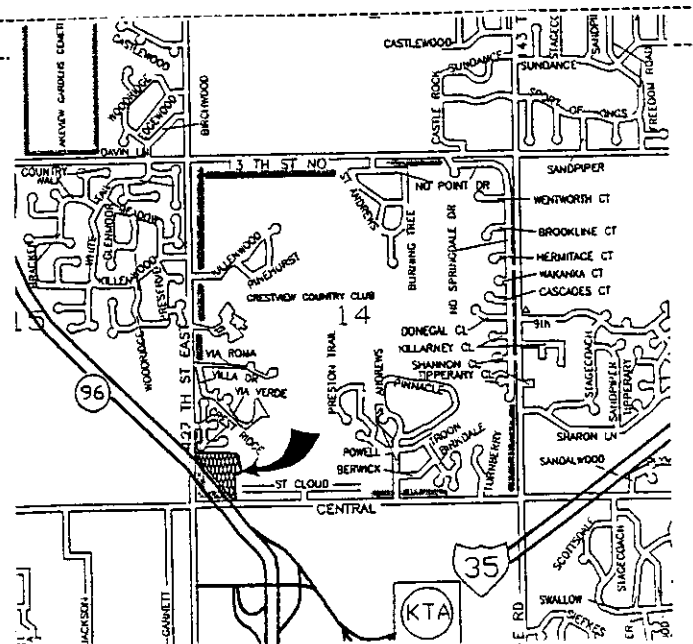
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 7 acres

CURRENT ZONING: "R-1/LC" County

PROPOSED ZONING: "AA" City (SCZ-690 and CU-382)

VICINITY MAP:



NOTE: A County zone change (SCZ-0690) and conditional use (CU-382) are being proposed for this site in order to develop an elderly assisted living facility. Access for this site will be limited to the sites frontage on 127th Street East. No access directly to K-96 would be expected and the drive along the site's east line is private and therefore not available as a public facility.

STAFF COMMENTS:

- A. Both **City and County Engineering** need to indicate if any additional guarantees are needed for the extension of water (City) or sanitary sewer (County) to serve this site.
- B. Since water will be from a City of Wichita water line, the applicant shall submit an outside-the-City water agreement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. **County Engineering** needs to indicate if any traffic improvements in 127th Street East need to be guaranteed for this site's one point of access.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat access control except for 1-opening shall be dedicated to 127th Street East. Complete Access Control shall also be indicated as existing between K-96 and this site.
- G. Based on the plat to the north, a pipeline would apparently impact the western edge of this site. Any such pipeline needs to be appropriately shown. The name of the pipeline, recording information, dimensions of an easement, required building setback, etc. shall as appropriate be shown on the final plat. That is , if the easement established for the Continental Apco Pipeline encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- I. On the final plat, a minimum building setback of at least 25-feet shall be shown to 127th Street East unless such setback would be within the pipeline noted above. If a greater pipeline easement or setback occurs in this area then the easternmost line of such pipeline easement or setback shall also be shown as the "platted building setback".
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

- K. 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.
- 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. 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.)
- 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. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

June 8, 1995

STAFF REPORT

(Final Plat, Preliminary Plat Approved 5/18/95)

CASE NUMBER: S/D 95-36 VYNE SECOND ADDITION

OWNER/APPLICANT: Crestview Development Company, II, 1301 St. Andrews, Wichita, KS 67230

AGENT: The Vyne Corporation, 4711 Arbor, P. O. Box 68102, Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

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NUMBER OF LOTS

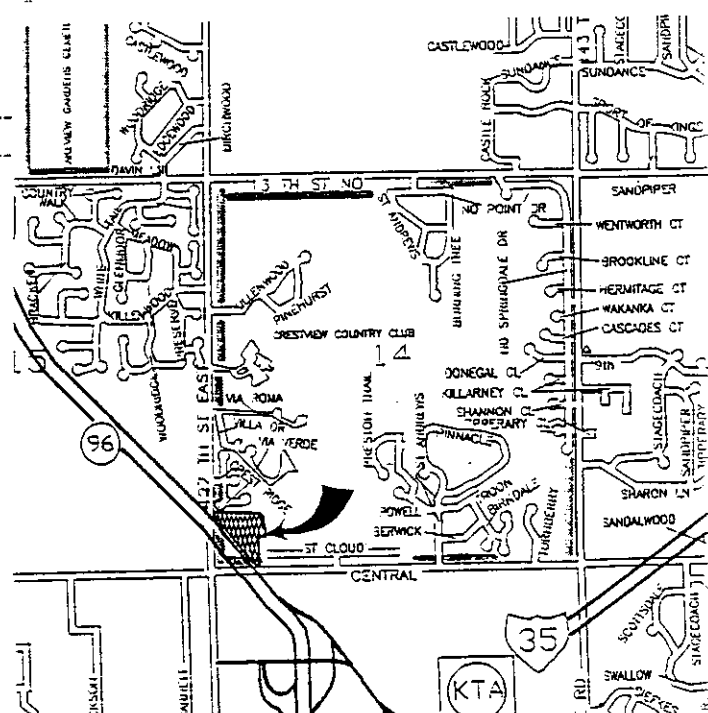
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 7 acres

CURRENT ZONING: "R-1/LC" County

PROPOSED ZONING: "AA" (SCZ-690 and CU-382)

VICINITY MAP:



NOTE: A County zone change (SCZ-0690) and conditional use (CU-382) are being proposed for this site in order to develop an elderly assisted living facility. Access for this site will be limited to the sites frontage on 127th Street East. No access directly to K-96 would be expected and the drive along the site's east line is private and therefore not available as a public facility.

STAFF COMMENTS:

- A. Since water will be from a City of Wichita water line, the applicant shall submit an outside-the-City water agreement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- D. On the final plat tracing, the line indicated as the limits of the pipeline easement to 127th Street East shall also be labeled as a "platted building setback".
- E. 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.
- F. 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.)
- G. Prior to the plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid. As indicated by the platting binder, the second half of 1994 taxes are outstanding.
- H. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- 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.
- K. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.