

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5.

October 23, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-75 VILLAGE SQUARE ADDITION

OWNER/APPLICANT: Lutheran Church
2318 SW 10th Street, Topeka, KS 66604-3927

SURVEYOR/ENGINEER: Baughman Company, P.A.
315 Ellis, Wichita, KS 67211

LOCATION: North of Kellogg Street, east side of Edgemoor

SITE SIZE: 4.51 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	6
Industrial:	
Total:	<u>6</u>

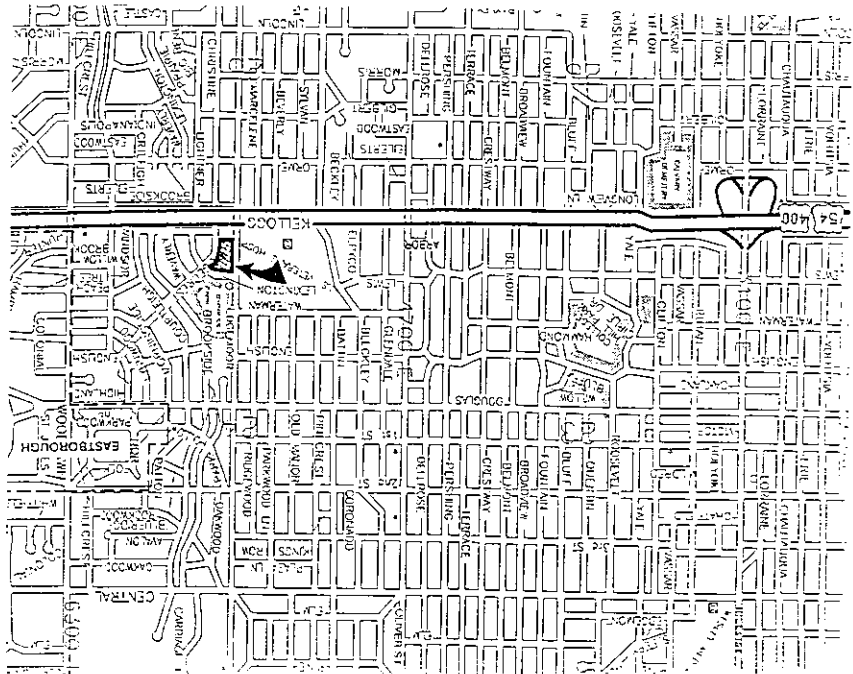
City water & sewer

MINIMUM LOT AREA: 19,800 sq. ft.

CURRENT ZONING: B, Multi-Family

PROPOSED ZONING: LC, Limited Commercial
GO, General Office

VICINITY MAP



Note: This plat is currently zoned B, Multi-Family. A request for a zone change (Z-3220) to LC, Limited Commercial (for Lot 6) and GO, General Office zoning (for Lots 1 through 5) has been approved subject to replatting.

STAFF COMMENTS:

- A. It appears existing sewer and water service are available to the site. Engineering will need to comment on any guarantees or easements needed.
- B. **Engineering** needs to comment on the status of the applicant's drainage concept.
- C. **Traffic Engineering** needs to comment on the acceptability of access controls. Distances should be shown for all segments of access control. On the final plat tracing, since the site is within the City limits of Wichita, the plat's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. 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.)
- F. 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.
- G. 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.
- H. 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.

- I. Perimeter closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- K. 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.
- L. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.
- M. The applicant shall submit an avigational easement covering all of the subject plat and 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.
- N. The applicant is reminded that a platting binder shall be submitted with the final plat.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1

November 20, 1997

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/23/97)

CASE NUMBER: S/D 97-75 VILLAGE SQUARE ADDITION

OWNER/APPLICANT: The Lutheran Church-Missouri Synod, Attn: Elmer Karstensen
2318 SW 10th Street, Topeka, KS 66604-3927

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

SURVEYOR/ENGINEER: Classic Real Estate, Attn.: Don Ablah
8343 E. 32nd St. N., Ste. 150, Wichita, KS 67226

LOCATION: North of Kellogg Street, east side of Edgemoor

SITE SIZE: 4.51 acres

NUMBER OF LOTS

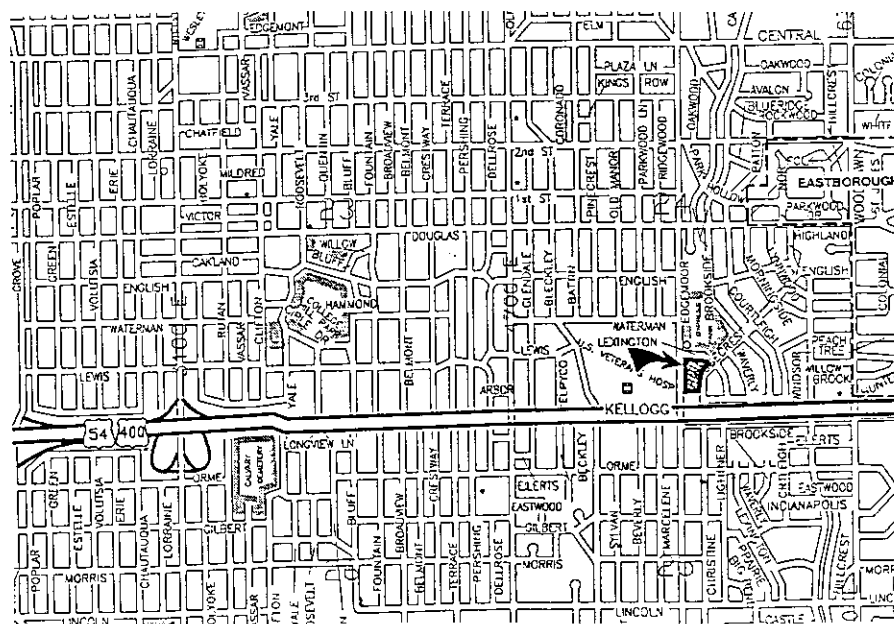
Residential:	
Office:	5
Commercial:	1
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 19,800 sq. ft.

CURRENT ZONING: B, Multi-Family

PROPOSED ZONING: LC, Limited Commercial, and GO, General Office

VICINITY MAP



Note: This plat is currently zoned B, Multi-Family. A request for a zone change (Z-3220) to LC, Limited Commercial (for Lot 6) and GO, General Office zoning (for Lots 1 through 5) has been approved subject to replatting.

STAFF COMMENTS:

- A. It appears existing sewer and water service are available to the site. Engineering will need to comment on any guarantees or easements needed. **City Engineering requests a sanitary sewer easement to coincide with the proposed location of the sewer. A temporary easement will be needed to cover the existing sanitary sewer lines which are to be abandoned (as denoted on the plat) unless abandonment of the lines will occur before the plat is recorded. A guarantee for extension of the water line to Lot 2 will be required.**
- B. **Engineering** needs to comment on the status of the applicant's drainage plan.
- C. **Traffic Engineering** needs to comment on the acceptability of access controls. Distances should be shown for all segments of access control. On the final plat tracing, since the site is within the City limits of Wichita, the plat's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings. **Traffic Engineering has approved the following proposed access controls: two openings from lot 6 to Edgemoor, complete access control from Lot 1 to Edgemoor, two openings along Lexington Road, and one opening along Ridgecrest Road. Planning Staff has indicated the need for complete access control along Kellogg Street until the frontage road is constructed.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. The proposed joint access easements will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should be addressed by the text of the instrument.
- 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. 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.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.

The representative from KG&E has asked for additional easements.
- M. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.
- N. The applicant shall submit an avigational easement covering all of the subject plat and 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.
- O. The applicant is reminded that a platting binder shall be submitted with the final plat.

CLOSURE - VILLAGE SQUARE ADD,

 L001

1			N	5000.000	E	5000.000	S 0+00
	NORTH	179.630					
2			N	5179.630	E	5000.000	S 1+79.630
	N 01-29'06.0"E	270.090					
3			N	5449.629	E	5006.999	S 4+49.720
	N 89-59'21.0"E	292.570					
PC1			N	5449.685	E	5299.569	S 7+42.290
	R = 310.760	L = 199.857			DEL = + 36-50'54.0"		
	T = 103.522	LC = 196.431			S 71-37'03.0"E		
PT1			N	5387.738	E	5485.977	S 9+42.147
	null distance and bearing						
PC2			N	5387.738	E	5485.977	S 9+42.147
	R = 223.190	L = 158.519			DEL = - 40-41'38.0"		
	T = 82.768	LC = 155.208			S 20-44'50.0"W		
PT2			N	5242.595	E	5430.995	S 11+00.666
	S 00-15'15.0"W	244.190					
9			N	4998.407	E	5429.912	S 13+44.856
	N 89-47'15.9"W	429.915					
1			N	5000.000	E	5000.000	S 17+74.771
LENGTH=	1774.771	AREA=		195339.342 SF		4.484 ACRES	

SANITARY SEWER EASEMENT

Form 42-016

THIS EASEMENT made this _____ day of _____, 19 _____,

by and between _____

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part _____, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party right-of-way and easement for the purpose of construction and maintenance of sanitary sewer along and under the following described real estate situated in Sedgwick, County, Kansas, to wit:

Sewer easement, Reserve "D", second addition to the village.

Commencing at the southeast corner of Reserve "D", Block "G", second addition to the village, an addition to the City of Wichita, Sedgwick County, Kansas, thence north, along the east line of said Reserve "D", a distance of 150.00 feet, said point being the point of beginning; thence westerly parallel with the south line of said Reserve "D", a distance of 34.48 feet; thence northerly, parallel with the east line of Reserve "D", a distance of 394.30 feet; thence N 72°36'59" W, a distance of 73.66 feet; thence northerly, parallel with the east line of Reserve "D", a distance of 26.93 feet to the north line of Reserve "D", thence easterly along the north line of said reserve to a point on the north line, being 55.24 feet northwesterly along lot line from the northeast corner of Reserve "D"; thence southerly parallel with the west sanitary sewer easement line, a distance of 121.42 feet to a point on the east line of Reserve "D", said point being 109.85 feet southerly from the northeast corner of said reserve along the east line of Reserve "D"; thence southerly along the east line of Reserve "D" to the point of beginning.

IN WITNESS WHEREOF: The said first part _____ ha _____ signed these presents the day and year first written.

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid

to me personally known to be the same person who executed the foregoing instrument of writing