

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MARCH 10, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-11 - WANNOW 2ND ADDITION

OWNER/APPLICANT: Valley Wholesale Floral, Inc.,
Attn: Gerald A. Yocum, Secretary Treasurer,
4635 N. Arkansas, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Arkansas, south of 46th Street North.

SITE SIZE: 3.2 Acres

NUMBER OF LOTS:

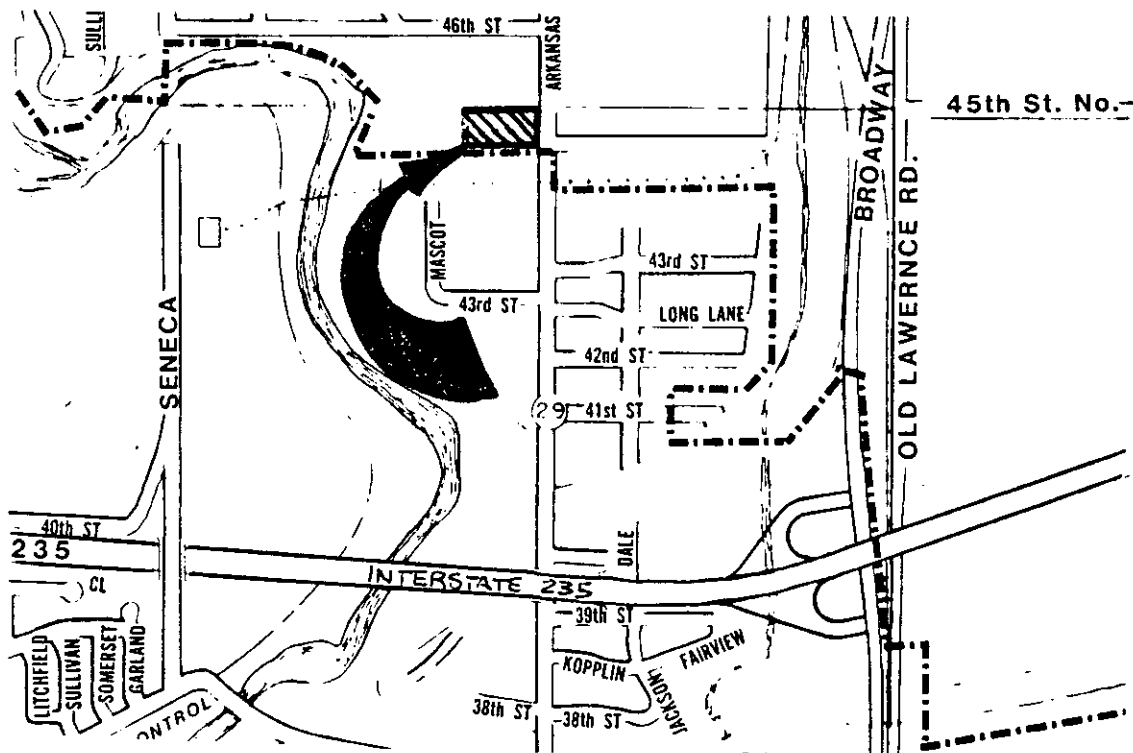
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 139,657.75 Sq. Ft.

CURRENT ZONING: "C" and "R-1"

PROPOSED ZONING: "C". (SCZ-0589)

VICINITY MAP:



STAFF COMMENTS:

NOTE: An associated zone case (SCZ-0589) has been filed on this site requesting "C" (general commercial) zoning for the portion presently zoned "R-1" (suburban residential). This zoning case is scheduled for the MAPC's March 17, 1988 meeting.

- A. 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 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 residential width drive approach serving this site should either be closed or reconstructed to the commercial-width standard.
- E. Since easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- F. Since this site is not currently within the City, the plat's text should indicate that access control is being dedicated to the "appropriate governing body" and that the access openings shall be determined by the "appropriate engineer".
- G. Approval of this plat is subject to approval of the associated zone case.
- H. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.
- 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.
- M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

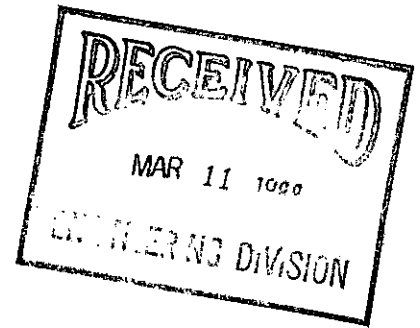
NOTE: This plat has been submitted in final form only.

SEDEWANA COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4561



March 11, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-11 - WANNOW 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 10, 1988, 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 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 sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that the residential width drive approach serving this site should either be closed or reconstructed to the commercial-width standard.
- C. Since easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- D. Since this site is not currently within the City, the plat's text should indicate that access control is being dedicated to the "appropriate governing body" and that the access openings shall be determined by the "appropriate engineer".
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SEDGWICK COUNTY

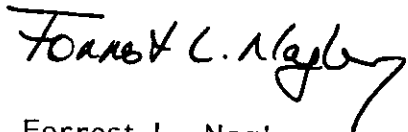
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- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Perimeter closure computations shall be submitted with the final 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 17, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Valley Wholesale Floral, Inc.,
Attn: Gerald A. Yocum, Secretary Treasurer, 4635 N. Arkansas,
Wichita, KS 67204
✓ Mike Lindebak, City Engineer