

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

February 16, 1995

STAFF REPORT
(Final Plat, Preliminary Plat 8/18/94)

CASE NUMBER: SD 94-55 ST. MARY'S MISSIONARY BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Greater St. Mary's Missionary Baptist Church, Attn: Oscar Jones, 3901 E. 28th Street North, Wichita, KS 67220

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

LOCATION: North of 17th Street North and west of Hydraulic

SITE SIZE: 3.1 Acres

NUMBER OF LOTS

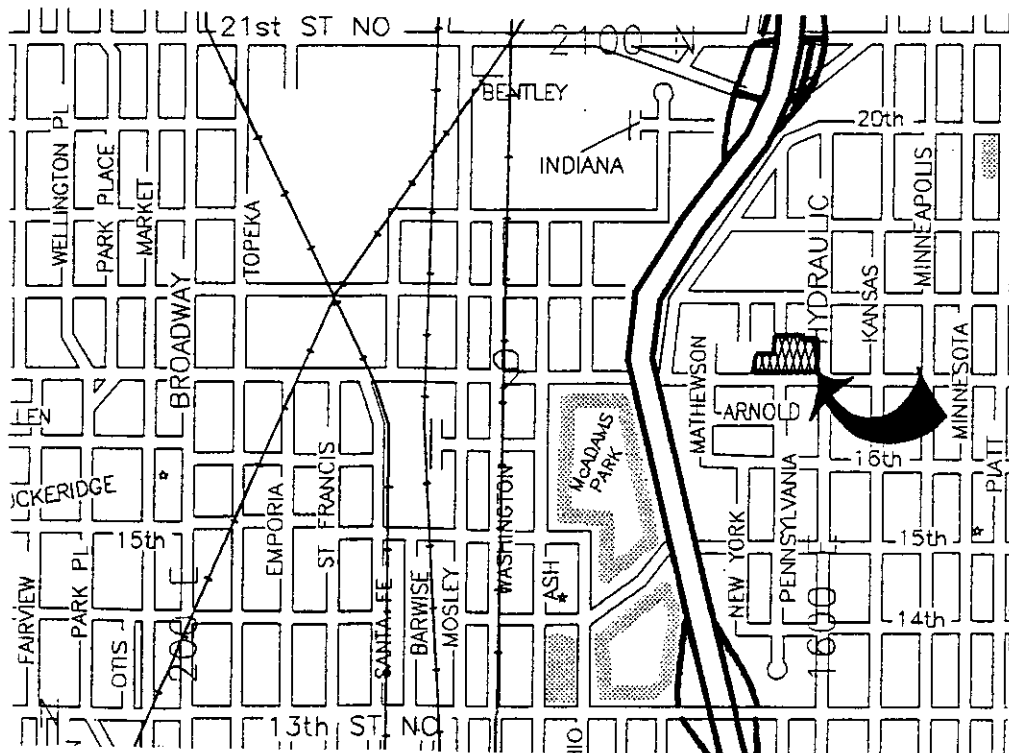
Residential/Commercial: 1
Office:
Industrial:
Total: 1

MINIMUM LOT AREA: 3.1 Acres

CURRENT ZONING: "B" and "LC"

PROPOSED ZONING:

VICINITY MAP:



NOTE: The perimeter of this plat has been slightly altered. Pennsylvania adjacent to this site was originally shown as being vacated and included within the area being platted. This final plat is, however, no longer attempting to vacate Pennsylvania.

STAFF COMMENTS:

- A. The applicant shall guarantee the relocation or abandonment of utilities made necessary by this plat. In particular, water and sanitary sewer lines in street and alley rights-of-way will be impacted by this plat. If these utilities are to remain, they shall be covered by adequate easements.
- B. The applicant shall guarantee a turnaround for the proper termination of Pennsylvania.
- C. The applicant shall either submit a separate vacation case for the alley immediately west of Hydraulic and north of this site or provide right-of-way to take this alley out to Hydraulic and a guarantee to pave such alley out to Hydraulic (a vacation case has been submitted and will be reviewed at a subsequent Subdivision meeting).
- D. The applicant shall guarantee the closure of any driveway(s) to Hydraulic located in areas of complete access control or that exceed the allowed number of openings.
- E. Any drainage improvements required by the platting of this property shall be constructed at the time of site redevelopment.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Based on the transportation plan, 17th Street North at this location is indicated as a four (4) lane arterial and as such 50 feet of half street right-of-way is required. Due to existing improvements within much of the additional required right-of-way, this additional right-of-way may be dedicated contingently. Where there are buildings, the contingency shall be the removal of the buildings; where there are parking lots, sidewalks or landscaped areas, the contingency shall be the City's need for the additional right-of-way for any street related purposes (the final plat has provided such a contingent dedication).
- H. A sidewalk certificate shall be submitted for the installation of sidewalk along Hydraulic adjacent to this site.
- I. For any utility not being relocated (such as a 54 inch sanitary sewer main in the western third of the site) a sufficient utility easement was to be granted on the final plat. City Engineering needs to verify if any such easements have been provided on this plat.
- 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. (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.)

- 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 City Engineering should be prepared to comment on the status of the applicant's drainage plan.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

August 18, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SD 94-55 ST. MARY'S MISSIONARY BAPTIST CHURCH ADDITION

OWNER/APPLICANT: Greater St. Mary's Missionary Baptist Church, Attn: Oscar Jones, 3901 E. 28th Street North, Wichita, KS 67220

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

LOCATION: North of 17th Street North and west of Hydraulic

SITE SIZE: 3.1 Acres

NUMBER OF LOTS

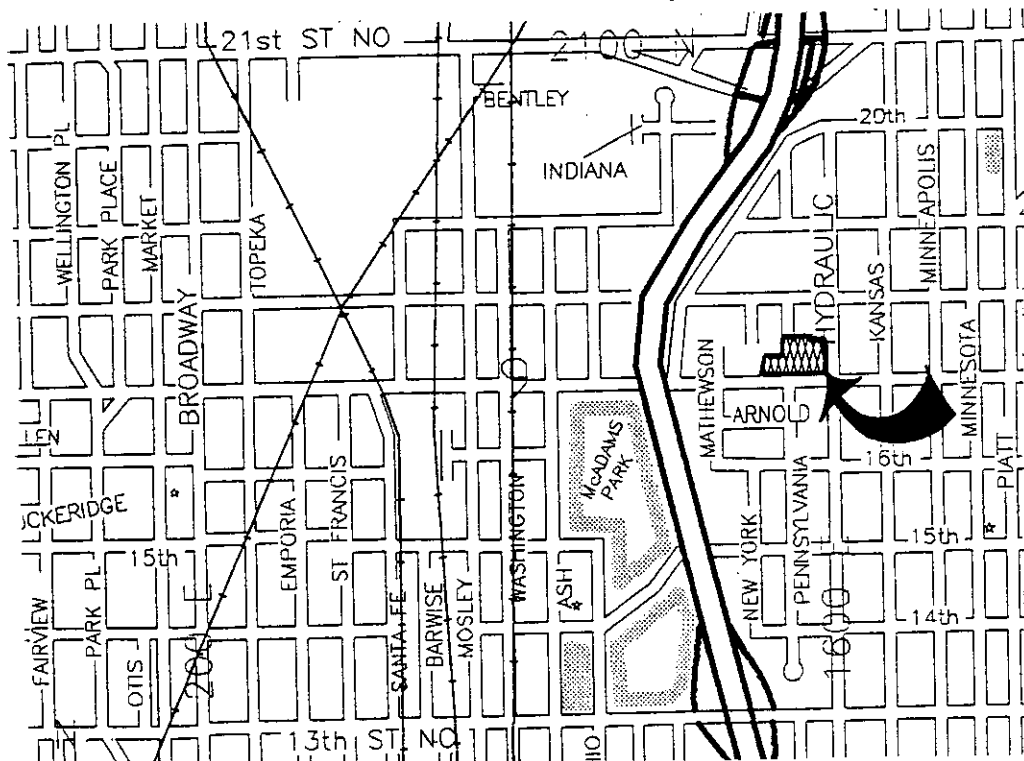
Residential/Commercial:	1
Office:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.1 Acres

CURRENT ZONING: "B" and "LC"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Although the preliminary plat indicates that a portion of the site is under "AA" zoning, that area is actually zoned "B" multiple family zoning. The site does, however, have split zoning with a portion at the southeast corner of the site being "LC", with the remainder of the site zoned "B".

STAFF COMMENTS:

- A. Prior to submitting the final plat, the applicant shall meet with staff from the zoning section of the Planning Department to determine if a zone change is needed for this site. That is, it needs to be determined if one form of zoning should be obtained for the entirety of the site.
- B. The applicant shall guarantee the relocation or abandonment of utilities made necessary by this plat. In particular water and sanitary sewer lines in street and alley rights-of-way will be impacted by this plat.
- C. The applicant shall guarantee a turnaround for the proper termination of Pennsylvania.
- D. The applicant shall either submit a separate vacation case for the alley immediately west of Hydraulic and north of this site or provide right-of-way to take this alley out to Hydraulic and a guarantee to pave such alley out to Hydraulic.
- E. The applicant shall guarantee the closure of any driveway(s) to Hydraulic located in areas of complete access control or that exceed the allowed number of openings.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Prior to this plat being scheduled for City Council review, the applicant shall verify that they have title to all of the site. In particular a portion of Pennsylvania would not appear to have been dedicated by the properties included in the perimeter of this plat and cannot consequently be vacated and claimed by this plat. If this is the case, it would appear that Pennsylvania would first need to be vacated by separate action, all of it obtained by the applicant and subsequently included in the plat.

If the applicant believes that they can first obtain the abutting owner's interest in any such right-of-way and subsequently vacate it by means of this plat, the applicant shall provide from an attorney a legal opinion to that effect.
- I. Based on the transportation plan, 17th Street North at this location is indicated as a four (4) lane arterial and as such 50 feet of half street right-of-way is required. Consequently, this plat shall dedicate 20-feet of right-of-way for 17th Street. Any area encumbered with an existing building shall indicate the area of such building as involving a contingent dedication. The plat's text shall also note such dedications with the contingent areas indicating as being contingent upon the removal of the existing building(s).
- J. For Hydraulic, existing zoning along both sides of this street would require a 70-foot street.

Consequently, this plat shall dedicate five (5) feet of additional right-of-way for Hydraulic.

- K. As required by this site's zoning and the type of streets adjacent to the site, the final plat shall show a 35-foot building setback to 17th Street North and a 20-foot building setback to Hydraulic.
- L. A sidewalk certificate shall be submitted for the installation of sidewalk along Hydraulic adjacent to this site.
- M. For any utility not being relocated (such as a 54 inch sanitary sewer main in the western third of the site) a sufficient utility easement shall be granted on the final plat.
- N. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.