

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

October 17, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-29 - UNITED INDUSTRIAL ADDITION

OWNER/APPLICANT: United Auto Parts, Inc., 2235 Southwest Boulevard, Wichita, KS 67213

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc., 434 N. Oliver, Wichita, KS 67208

LOCATION: East of 151st Street West and south of Kellogg

SITE SIZE: 68.3 Acres

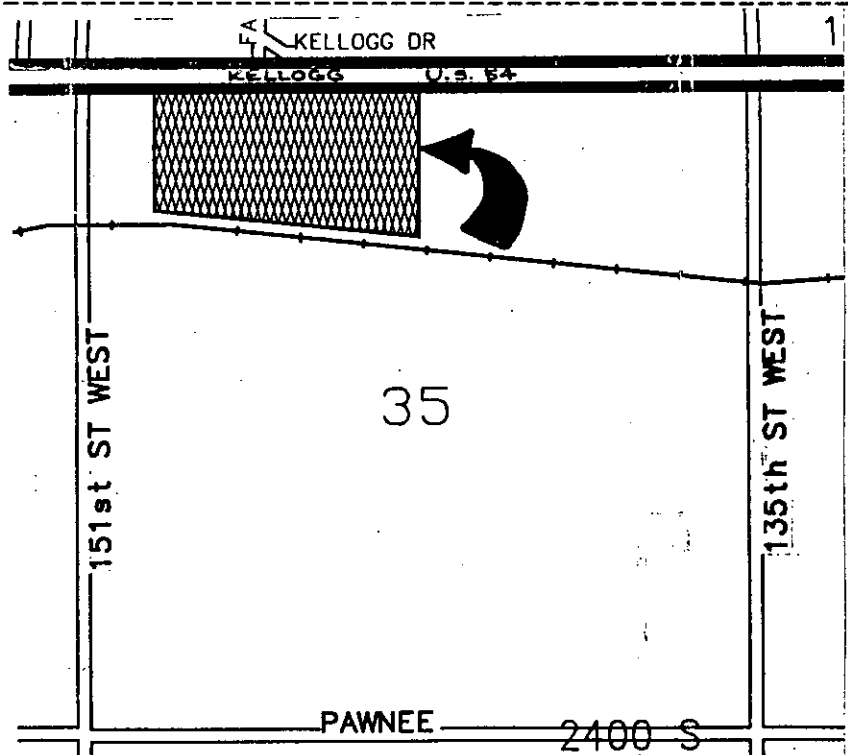
NUMBER OF LOTS
Residential:
Office:
Commercial &
Industrial: 12
Total: 12

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "C" Commercial, "E" Light Industrial

PROPOSED ZONING: "E" Light Industrial

VICINITY MAP:



NOTE: This site is presently in the County and zoned both "C" commercial and "E" light industrial. Approximately the north 500 feet of the east 1275 feet of the site carries "C" zoning. Consequently most of Lots 5, 6 and 11 are under "C" zoning which would not allow light industrial uses. As an urban type addition this site will also require the extension of sanitary sewer and municipal water and the paving of streets. The applicant has indicated that initially only one or two lots will be final platted.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since this site is presently in the County and is expected to use a County System, this required guarantee shall satisfy any County requirements concerning the extension of sanitary sewer. However, this site is in an area which also requires City of Wichita approval or consent as to the treatment or acceptance of waste water. The applicant will need to provide Planning with documentation that such approval has been obtained.

If a final plat for only 1 or 2 lots is to be provided, the above guarantee and agreements for this situation will still need to meet the requirements indicated above. If in this case a temporary on-site system is to be requested, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on site sewerage. A memorandum shall be obtained specifying approval.

The applicant is advised that if an on site system is requested and approved such a system is intended for temporary use only. Although the applicant is platting all lots at 5 acres or larger, on site sanitary sewer will not be allowed except for a limited situation.

- B. This site shall guarantee the extension of municipal water to serve the lots being platted. Since it appears that this site will be using a waterline, in U.S. 54, under Goddard's water system, a letter will need to be submitted from Goddard indicating that satisfactory guarantees have been made with Goddard for use of their water supply.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for a 41 foot urban paving standard. This guarantee shall be submitted to the County and shall meet any applicable County requirements for such a guarantee.

- In particular, if only one or two lots are initially to be finalized, with access temporarily from a drive or drives to Kellogg, an appropriate guarantee for the future installation of these interior streets will still be required at that time.
- E. County Engineering needs to indicate if any traffic improvements should be required for this site.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. Split zoning for platted lots is not a desirable situation. Further, the applicant has indicated the intention to develop this site for uses in line with "E" light industrial zoning. Rezoning of the portion presently under "C" zoning should be obtained prior to those areas being submitted in a final plat.
 - H. A copy of this plat has been submitted to the Kansas Department of Transportation (KDOT) in order to review the access being indicated on this plat to U.S. 54. This plat shall be subject to any existing access controls or limitations noted by KDOT. County Engineering should also be prepared to indicate any requirements it may have concerning the indicated access to U.S. 54.
 - I. If drainage from this site is directed on to the A.T. & S.F. Railroad right-of-way, a letter from this railroad shall be provided indicating its willingness to accept such drainage.
 - J. Since no north-south street is in the immediate area of the proposed street, United Court, this name may be used since it also does not appear at any other County location. However, the Court suffix is intended for streets stemming from a street with the same name. In this case, this street should use the Circle suffix, i.e. United Circle.
 - K. The final plat shall either label the center line of U.S. 54 and indicate the half street right-of-way available or indicate the full right-of-way existing for U.S. 54 adjacent to this site.
 - L. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
 - M. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - N. 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.

- O. 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.
- P. Both City and County Engineering should be prepared to indicate if any frontage road requirements are planned or needed for this site. Alternately, a more extensive building setback from U.S. 54 may be needed to assure for any future improvements of U.S. 54.
- Q. The representative 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. 3

November 14, 1991

STAFF REPORT
(Final Plat; Preliminary Plat Approved 10/17/91)

CASE NUMBER: S/D 91-29 - UNITED INDUSTRIAL ADDITION

OWNER/APPLICANT: United Auto Parts, Inc., 2235 Southwest Boulevard, Wichita, KS 67213

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc., 434 N. Oliver, Wichita, KS 67208

LOCATION: East of 151st Street West and south of Kellogg

SITE SIZE: 11.7 Acres

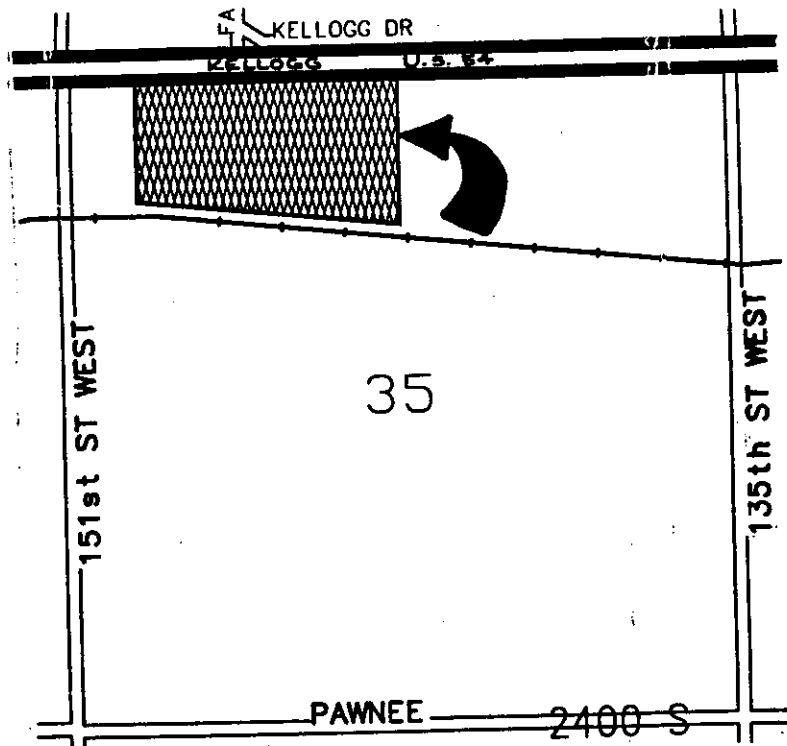
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial & | |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 10.27 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



NOTE: This plat involves the first final portion of an overall preliminary plat approved by the Subdivision Committee, October 17, 1991. While the overall preliminary plat involved lots with split zoning (light industrial and commercial), all of this plat is zoned "E" light industrial.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. Since this site is presently in the County and is expected to use a County System, this required guarantee shall satisfy any County requirements concerning the extension of sanitary sewer. However, this site is in an area which also requires City of Wichita approval or consent as to the treatment or acceptance of waste water. The applicant will need to provide Planning with documentation that such approval has been obtained.

If in this case a temporary on-site system is to be requested, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on site sewerage. A memorandum shall be obtained specifying approval.

The applicant is advised that if an on site system is requested and approved such a system is intended for temporary use only.

- B. This site shall guarantee the extension of municipal water to serve the lots being platted. Since it appears that this site will be using a waterline, in U.S. 54, under Goddard's water system, a letter will need to be submitted from Goddard indicating that satisfactory guarantees have been made with Goddard for use of their water supply.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for a 41 foot urban paving standard. This guarantee shall be submitted to the County and shall meet any applicable County requirements for such a guarantee.

Since only one lot is initially to be finalized, with access temporarily from a drive to Kellogg, an appropriate guarantee for the future installation of this interior street will still be required at this time.

- E. The applicant shall submit a guarantee, to be held for future need, for a decel lane and left turn lane/bay to serve this site's entrance from U.S. 54.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. A copy of this plat has been submitted to the Kansas Department of Transportation (KDOT) in order to review the access being indicated on this plat to U.S. 54. This plat shall be subject to any existing access controls or limitations noted by KDOT.
- H. Since no north-south street is in the immediate area of the proposed street, United Court, this name may be used since it also does not appear at any other County location. However, the Court suffix is intended for streets stemming from a street with the same name. In this case, this street should use the Circle suffix, i.e. United Circle.
- I. The applicant is advised that the MAPC will be making new appointments in the next few weeks and the Chairman's position may be changed. The final plat tracing shall make any needed changes in the Chairman's signature block.
- 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.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.