

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

May 17, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-27 - KILLARNEY WEST RESIDENTIAL ADDITION

OWNER/APPLICANT: Woodlawn Development Co., 224 E. Douglas, Suite 333, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering Consultants

LOCATION: East of Woodlawn on both sides of 34th Street North

SITE SIZE: 23.2 acres

NUMBER OF LOTS

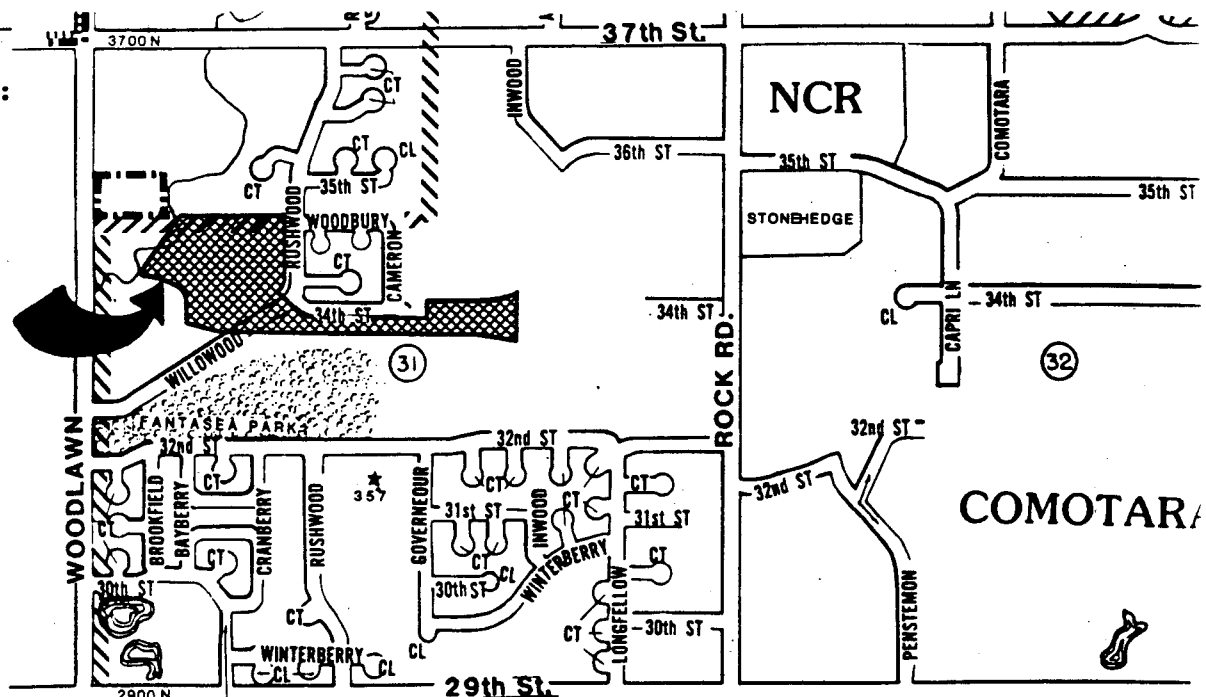
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: N/A sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "A" Two Family Dwelling & "R-6" General Residence District (Z-2759)

VICINITY MAP:

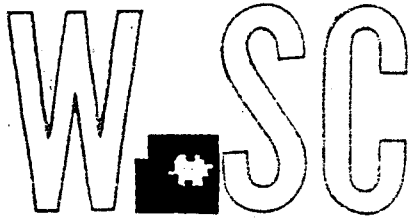


STAFF COMMENTS:

- NOTE: This property has an associated approved zone change from "AA" One Family Dwelling to "A" Two Family Dwelling (Lot 1, Block 2) and "R-6" General Residence District (Lot 1, Block 1). This zone change has been approved subject to platting by June 24, 1990 (Z-2759).
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. The applicant shall guarantee construction of the storm sewers required by this plat.
 - C. The applicant shall guarantee the extension of 34th Street North to the east line of Lot 1, Block 2. As required by the sidewalk ordinance, sidewalks shall also be provided on both sides of this collector.
 - 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 provide proof, by letter from the Cooperative Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. Also, it is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
 - F. The sanitary sewer and water easements along the west portion of this plat shall be more clearly defined (dimensioned from lot corners, bearings, etc.).
 - G. On the final plat, the 10-foot utility easement along Lot 1, Block 1's southeast line, shall be extended westward through the 100-foot K.G. & E. easement.
 - 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

- J. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 18, 1990

Woodlawn Development Company
224 E. Douglas, Suite 333
Wichita, KS 67202

Re: S/D 90-27 - Plat of Killarney West Residential Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of 34th Street North to the east line of Lot 1, Block 2. As required by the sidewalk ordinance, sidewalks shall also be provided on both sides of this collector.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to or at the time of submitting the final plat tracing, a dedication of street right-of-way, for the realignment of 34th Street North at the east end of this plat, shall be provided by separate instrument. This dedication needs to be approved by City Engineering and submitted with the plat for recording. If this dedication cannot be obtained, the applicant shall meet with City and Traffic Engineering to determine if an alternate alignment can be provided for this street.
- F. The applicant shall provide proof, by letter from the Cooperative Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a

portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. Also, it is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.

- G. The sanitary sewer and water easements along the west portion of this plat shall be more clearly defined (dimensioned from lot corners, bearings, etc.).
- H. On the final plat, the 10-foot utility easement along Lot 1, Block 1's southeast line, shall be extended westward through the 100-foot K.G. & E. easement.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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. The applicant is advised that drainage should not be indicated as occurring onto the expressway's right-of-way.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220

Mid-Kansas Engineering Consultants, 3500 North Rock Road,
#800, Wichita, KS 67226

Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

July 26, 1990

STAFF REPORT

(Final Plat; Preliminary Plat Approved 5/17/90)

CASE NUMBER: S/D 90-27 - KILLARNEY WEST RESIDENTIAL ADDITION

OWNER/APPLICANT: Woodlawn Development Co., 224 E. Douglas, Suite 333, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering Consultants

LOCATION: East of Woodlawn on both sides of 34th Street North

SITE SIZE: 23.2 acres

NUMBER OF LOTS

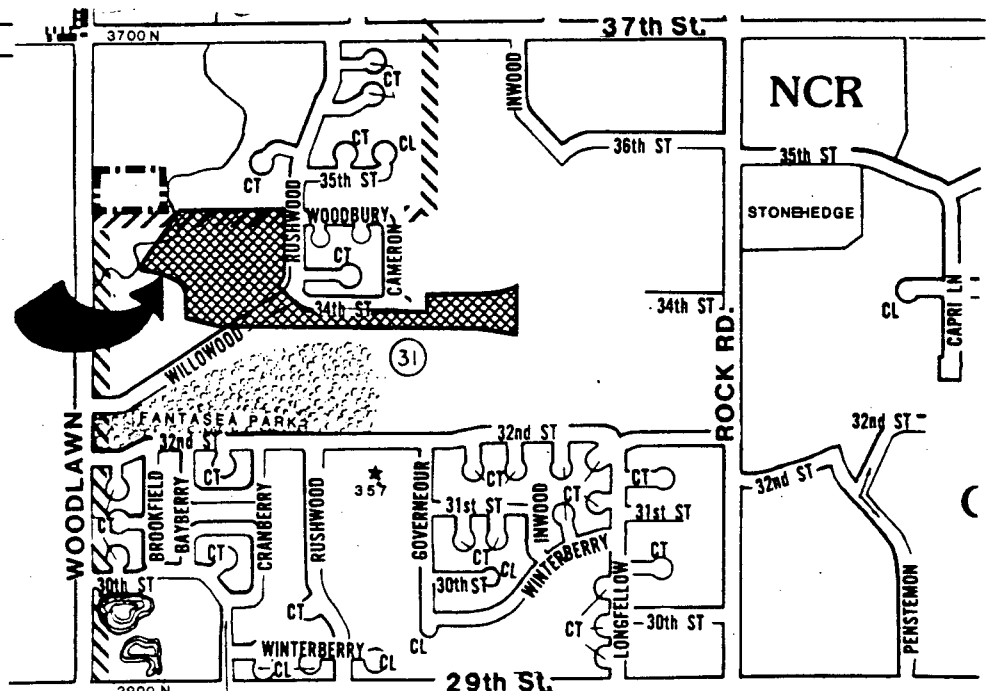
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: N/A sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "A" Two Family Dwelling & "R-6" General Residence District (Z-2759)

VICINITY MAP:



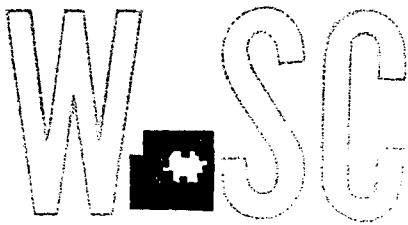
STAFF COMMENTS:

NOTE: This property has an associated approved zone change from "AA" One Family Dwelling to "A" Two Family Dwelling (Lot 1, Block 2) and "R-6" General Residence District (Lot 1, Block 1). While this zone change had been approved subject to platting by June 24, 1990 (Z-2759), a requested platting extension to December 20, 1990, will be heard by the City Council, July 31, 1990. It should also be noted that this plat is now including all of 34th Street's right-of-way within this plat's boundary and is indicating its rededication by the plat.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of 34th Street North to the east line of Lot 1, Block 2. As required by the sidewalk ordinance, sidewalks shall also be provided on both sides of this collector.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the plattor's text shall be amended to indicate the dedication of street to and for the use of the public.
- F. The applicant shall provide proof, by letter from the Cooperative Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. Also, it is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- G. On the final plat tracing, dashed lines shall be used to indicate 34th Street North's terminus at the west and east ends of this plat. Solid lines are used to indicate a private street.
- H. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.

- I. The applicant is reminded that it is now a requirement that a plat's title binder be submitted with the final plat rather than at the time of submitting the final tracing. As was indicated in the above "Note" this final plat is now showing all of 34th Street North's right-of-way as being within this plat, including a portion of an existing residential lot. The applicant is advised that the title binder will need to reflect that this plat can indeed dedicate the right-of-way as shown before this plat can be scheduled for City Council review.
- J. The applicant is also advised that the large lot presently being platted and proposed for two-family zoning (Lot 1, Block 2), will need to be replatted, as was indicated is the intention, into a greater number of appropriate lots for actual development of this property into duplex type homes.
- K. On the final plat tracing, the MAPC's signature block shall be amended to reference George D. Sherman, Acting Chairman.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

July 27, 1990

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 90-27 - Killarney West Residential Addition (Final)

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A drainage easement, acceptable to City Engineering in width and location, shall be shown on the final plat tracing with Lot 1, Block 1, to cover the existing drainage ditch.
- B. The applicant shall guarantee extension of water from Cameron Street to the east line of the plat.
- C. The applicant shall guarantee the paving of 34th Street North to the east line of Lot 1, Block 2. As required by the sidewalk ordinance, sidewalks shall also be provided on both sides of this collector. The paving guarantee shall include funds for the acquisition of the portion of Lot 18, Block 2, Willowood which is needed for proper alignment of 34th Street. The applicant has the option of acquiring this right-of-way and dedicating it by separate instrument.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the plattor's text shall be amended to indicate the dedication of street to and for the use of the public.
- F. The applicant shall provide proof, by letter from the Cooperative Pipeline Company or by copy of the pipeline

easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. Also, it is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.

- G. On the final plat tracing, dashed lines shall be used to indicate 34th Street North's terminus at the west and east ends of this plat. Solid lines are used to indicate a private street.
- H. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- I. The final plat tracing shall exclude from the boundaries of this plat that portion of 34th Street east of Rushwood which is already dedicated. Instead, the existing right-of-way for the south half of 34th Street shall be labeled on the plat tracing.
- J. The applicant is advised that the large lot presently being platted and proposed for two-family zoning (Lot 1, Block 2), will need to be replatted, as was indicated is the intention, into a greater number of appropriate lots for actual development of this property into duplex type homes.
- K. On the final plat tracing, the MAPC's signature block shall be amended to reference George D. Sherman, Acting Chairman.
- L. 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.
- M. A 10-foot utility easement, requested by Southwestern Bell, shall be shown on the final plat tracing along the north and west lines of Lot 1, Block 1.
- N. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, August 2, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Kimple
Kandace A. Kimple
Associate Planner

KK:sm
Enclosure

cc: Woodlawn Development Company, 575 Fourth Financial Center,
Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer