

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

August 23, 1990

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 90-49 - TRINKLE ADDITION

OWNER/APPLICANT: Karen S. Long & Wesley G. Trinkle, 16171 W.
Highway 54, #182, Goddard, KS 67052

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: NE corner of 135th St. W and MacArthur Rd.

SITE SIZE: 33.3 Acres

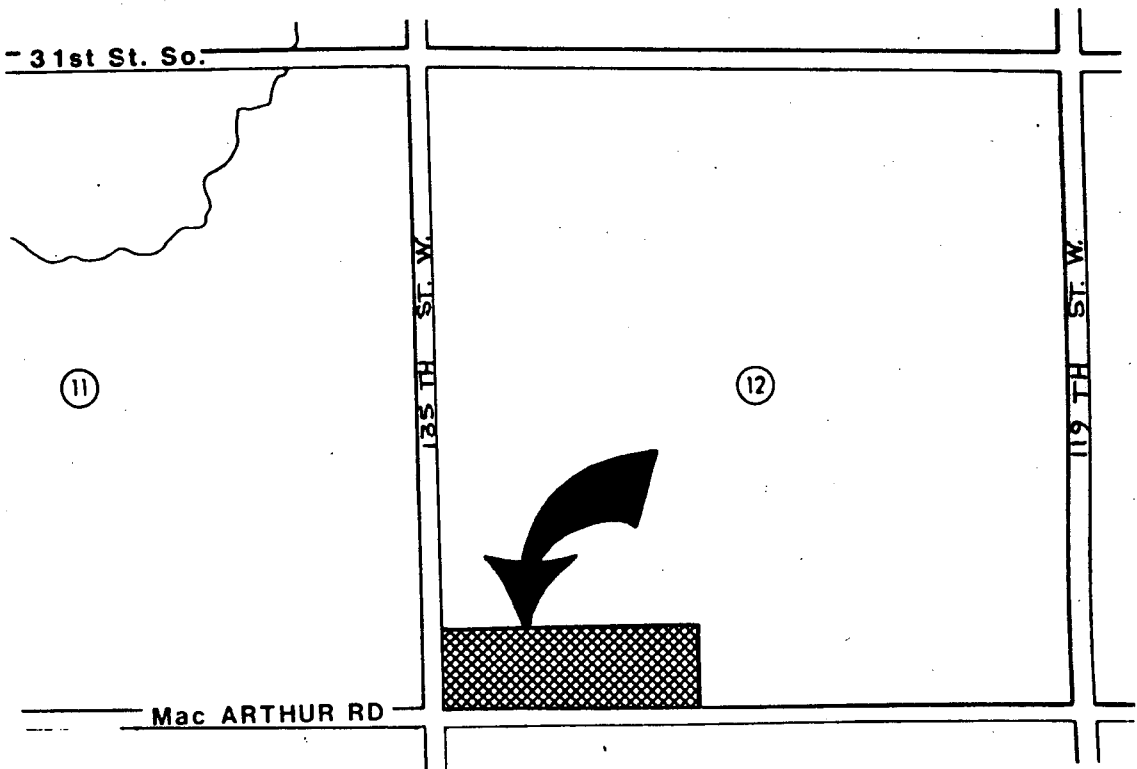
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 4.79 Acres

CURRENT ZONING: "R-1" Suburban Residential (CU-337)

VICINITY MAP: - 31st St. So.

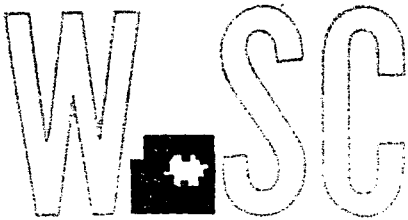


STAFF COMMENTS:

- NOTE: A conditional use (CU-337) request has been filed for this site. The applicant is requesting that this property be approved for use of manufactured housing. The case was scheduled to be heard by the MAPC at its August 16, 1990 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. It should be noted that 3 of the 4 lots, as platted and exclusive of right-of-way, are apparently under 5 acres. Lot 3 is approximately 4.9 acres with Lots 1 and 2 both approximately 4.8 acres.
 - 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. If indicated by the drainage plan for this site, a floodway shall be platted, with the standard floodway language referenced in the platting's text. Also, if required, minimum building pad elevations shall be indicated.
 - E. The final plat shall indicate the platting of access control to the adjacent highways. No lot shall be provided more than two openings to any one highway, with 100-feet of complete access control indicated along Lot 1 at the intersection of 135th St. West and MacArthur Road.
 - F. The final plat shall indicate 25-foot building setbacks to the adjacent highways.
 - G. On the final plat the center lines of 135th St. W. and MacArthur Road shall be labeled.
 - H. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
 - I. As indicated in the title binder, a K.G.&E. easement, granted by separate instruments, is indicated over a portion of this site. A copy of this instrument shall be submitted with the final plat.
 - J. 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.

- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if a floodway and minimum building pad elevations are required for this site. If a floodway is required, Engineering should further indicate if any agreements should be required concerning the ownership and maintenance of the floodway. Finally, Engineering also needs to indicate if a public street should or can be provided across this site northward from MacArthur or in the area along the west line of Lot 4. Ownerships in this quarter section have created some awkward land patterns for potential development and another area may become land locked.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 5, 1990

Mr. T.L. Daniels
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 90-49 (Final Plat) - Trinkle Addition

Dear Mr. Daniels:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 4, 1990, 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 shall submit with the final plat, for recording, a covenant concerning ownership and maintenance of the floodway. This covenant shall indicate that if necessary, the County may enter this floodway in order to maintain it and charge back any costs against the involved properties in a manner similar to special assessments.
- C. On the final plat tracing the plattor's text shall be amended to note the granting of utility easements and to also indicate the complete access control (C.A.C.) dedicated at the intersection of 135th and MacArthur. Also, since 4-lots instead of two are now being platted, the plattor's text shall also be amended to indicate the access controls for these four lots with the allowance of only one-opening from Lot 1, to 135th St. West. The text on this final plat still only reflects a 2-lot plat.

- D. On the final plat tracing minimum building pad elevations shall be indicated for Lots 1, 3, and 4. This shall be noted on the face of the plat and in the plat's text. It shall be indicated that this elevation is for the lowest opening. On-site and off-site benchmarks shall also be indicated.
- E. The applicant is advised that the MAPC at its September 27, 1990 meeting, appointed George Sherman as chairman.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. 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, October 11, 1989. If you have any questions concerning this matter, please call.

Sincerely,

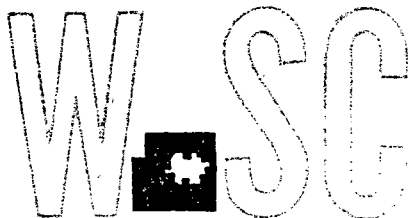
Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: Karen S. Long & Wesley G. Trinkle, 16171 W. Hwy 54 #182,
Goddard, KS 67052
✓ Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 5, 1990

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-56 (Final Plat) Southwest Village 5th Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 4, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the closure of the driveway to St. Clair which will be in an area of complete access control. This guarantee shall also provide for the removal of any pavement in public right-of-way and any reconstruction of the existing sidewalk in this driveway section.
- B. As was provided for during approval of the zone change for this site, the applicant shall submit for recording with this plat, a covenant concerning landscaping and certain uses to be prohibited on this site. Specifically, this covenant needs to indicate that a landscape buffer is to be installed and maintained along the east line of this site or adjacent to St. Clair.

Further, this covenant needs to indicate that the property will not be used for the sale of malt beverages or alcoholic liquors. This covenant shall also specify that it runs with the land and is binding on future owners and assigns.

- C. The applicant is advised that the MAPC at its September 27, 1990 meeting, appointed George Sherman as chairman.
- D. 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.

S/D 90-56 Southwest Village 5th Addition
Page 2

- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. 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, October 11, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

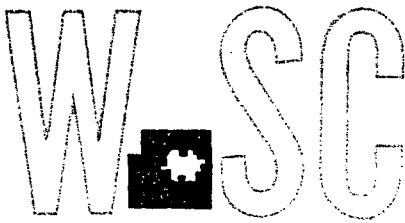
Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: Randall D. Pierce c/o Thomas W. Boyd, 128 S. Dellrose,
Wichita, KS 67218
Sekan Sonic Inc., c/o Roger Carpenter, 812 W. 11th,
Coffeyville, KS 67337
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 5, 1990

Mr. Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: V-1685 - Request to Vacate Platted Utility Easement

Dear Mr. Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, October 4, 1990, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. The applicant is advised that the proposed area for vacation should be confined to the south 7 feet of the north 20 feet utility easement in order to comply with City Engineering. All legals will herein reflect this change.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 11, 1990 at 1:30 p.m.

If you have any questions, please call.

Sincerely,

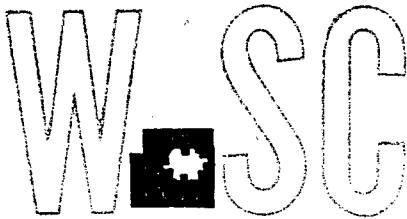
Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Robl Construction Inc. c/o Steve Robl, 7200 W. 13th Street
N., Suite 8, Wichita, KS 67212
Ritchie Development Corp., Bldg. 500, 8100 E. 22nd St. North,
Wichita, KS 67226
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 5, 1990

Bill Korber
Baughman Company
315 Ellis
Wichita, KS 67211

Re: V-1684 - Request to Vacate Utility Easement

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, October 4, 1990, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Any relocation of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. The applicant is advised that the existing petition for a sanitary sewer relocation required with the Cherry Orchard 3rd Addition can be used to relocate and rebuild a manhole required by this vacation.
- C. Prior to this case being scheduled for City Council review the applicant shall make arrangements with Southwestern Bell Telephone for the relocation of its facilities within this easement. The applicant shall submit a letter, from Southwestern Bell, indicating that satisfactory arrangements have been made for this relocation.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 11, 1990 at 1:30 p.m.

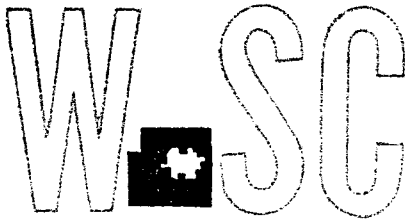
If you have any questions, please call.

Sincerely,

Kandace A. Jones
Associate Planner

cc: M.G. Enterprises Inc., 5215 W. Central, Wichita, 67212
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 5, 1990

John P. Woolf
626 Preston Trail
Wichita, KS 67230

Re: V-1686 - Request to Vacate a Portion of a Platted
Utility Easement

Dear Mr. Woolf:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, October 4, 1990, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. The applicant has noted that he has spoken with different utility companies and they have indicated that the utilities can be relocated to the eastern five foot section of the easement. The applicant has also indicated that he is willing to pay for any relocation of utilities. The applicant shall therefore submit, prior to this case being scheduled for City Council review, letters from any involved utilities (Southwestern Bell Telephone, Cablevision) indicating that satisfactory arrangements have been made to relocate the utility(s).

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 11, 1990 at 1:30 p.m.

If you have any questions, please call.

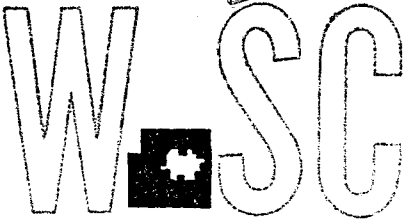
Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
cc: Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 15, 1990

Mr. T.L. Daniels
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 90-49 (Final Plat) - Trinkle Addition

Dear Mr. Daniels:

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 5, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Karen S. Long & Wesley G. Trinkle, 16171 W. Hwy 54 #182,
Goddard, KS 67052
✓ Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

August 8, 1991

STAFF REPORT

(Second Revised Final Plat, First Revised
Final Plat Approved 10/4/90
Preliminary plat Approved 8/23/90)

CASE NUMBER: S/D 90-49 - TRINKLE ADDITION

OWNER/APPLICANT: Karen S. Long & Wesley G. Trinkle, 16171 W.
Highway 54, #182, Goddard, KS 67052

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: NE corner of 135th St. W. and MacArthur Rd.

SITE SIZE: 33.3 Acres

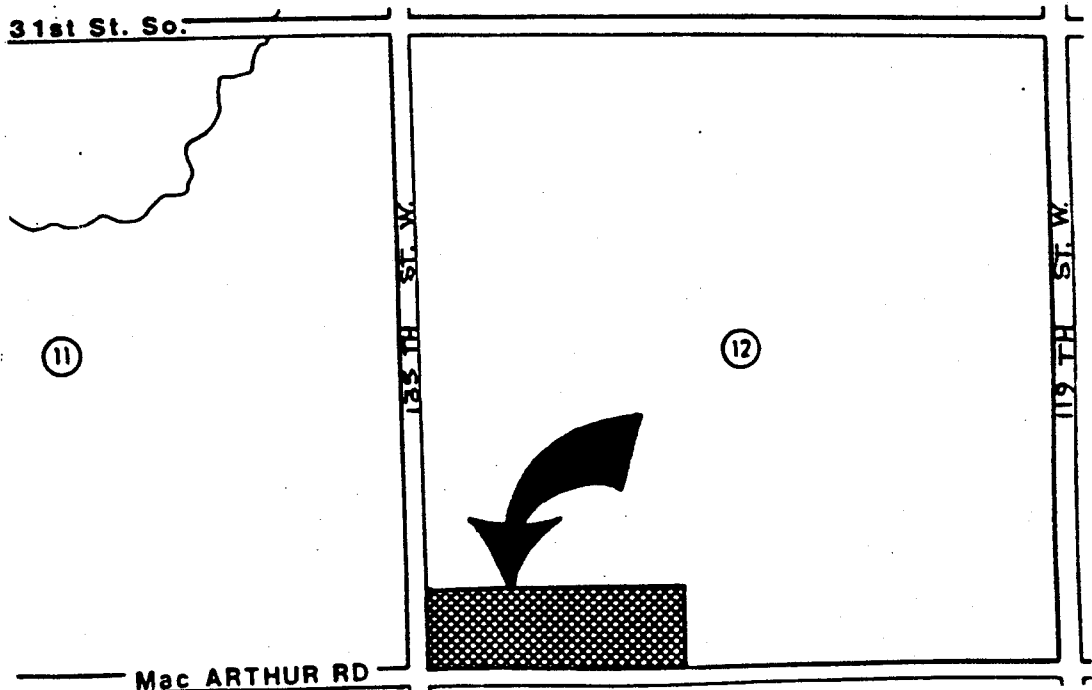
NUMBER OF LOTS

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

MINIMUM LOT AREA: 14.0 Acres

CURRENT ZONING: "R-1" - Suburban Residential (CU-337)

VICINITY MAP: 31st St. So.



NOTE: A final plat for this site, involving four (4) lots was approved by the Subdivision Committee on October 4, 1990 and by the Metropolitan Area Planning Commission (MAPC) on October 11, 1990. A conditional use (CU-337) to allow up to two manufactured homes on this site was also approved by the MAPC and County Commission. The preliminary plat first submitted for the site was for two (2) lots but was changed to a final with four (4) lots based in part on the applicant's understanding that the County Commission's approval of the conditional use only restricted the overall site to two manufactured homes with therefore conventional homes being allowed on any other lots that could be platted out of the overall site.

However, Health Department approval apparently could not be obtained, because of site limitations, for a four (4) lot plat. Consequently, the applicant is again revising the final plat to a two (2) lot plat.

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant has contacted 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 July 24, 1991 memorandum from Environmental Health has been provided which apparently indicates that on-site sewer and water has been approved, subject to conditions, for a two (2) - lot plat at this site. The representative from the Health Department needs to verify that this approval is applicable to the plat now being reviewed.

B. The applicant shall submit with the final plat, for recording, a covenant concerning ownership and maintenance of the floodway. This covenant shall indicate that if necessary, the County may enter this floodway in order to maintain it and charge back any costs against the involved properties in a manner similar to special assessments.

The applicant has submitted a draft of this covenant. Our review of this draft indicates that it is acceptable and a signed copy shall be submitted, with the final plat tracing, for recording.

C. The platting or title binder previously submitted for this plat is dated July 24, 1990. That binder is no longer acceptable and a new or amended binder shall be submitted with the final plat tracing.

D. 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.

E. 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.

S/D 90-49 - TRINKLE ADDITION

Page 3

- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-10(c).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the minimum building pads correct and are the boundaries of the floodway adequate.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

October 4, 1990

STAFF REPORT
(Preliminary Plat Approved 8/23/90,
Revised Final Plat)

CASE NUMBER: S/D 90-49 - TRINKLE ADDITION

OWNER/APPLICANT: Karen S. Long & Wesley G. Trinkle, 16171 W.
Highway 54, #182, Goddard, KS 67052

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: NE corner of 135th St. W and MacArthur Rd.

SITE SIZE: 33.3 Acres

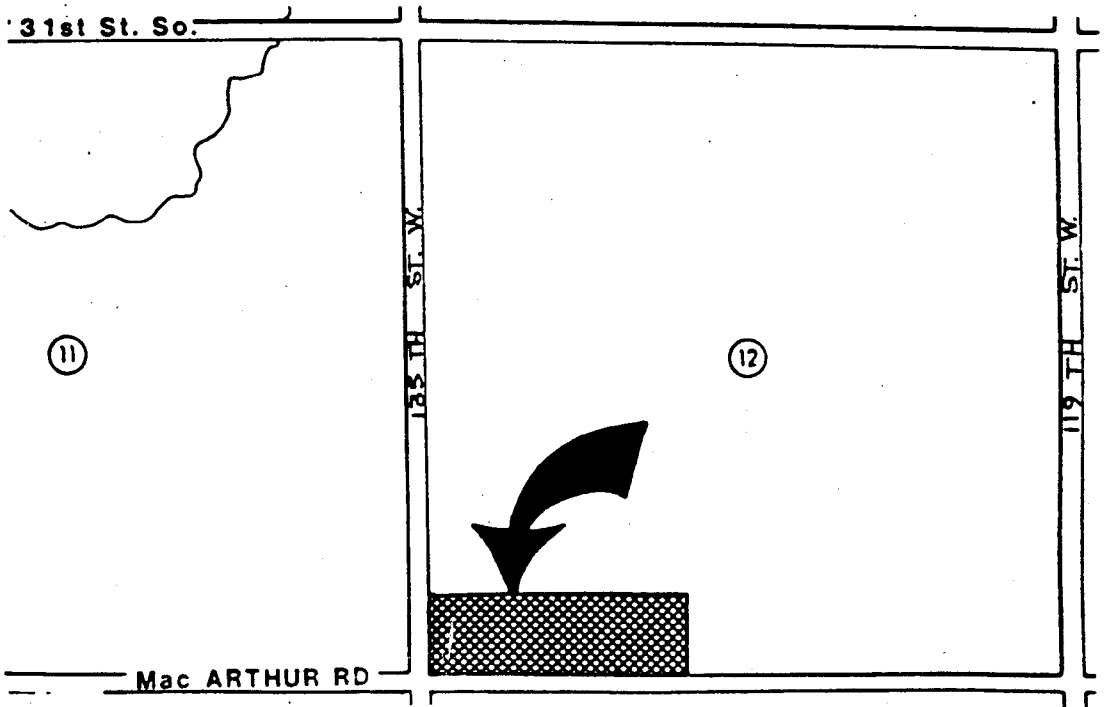
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "R-1" Suburban Residential (CU-337)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This final plat was deferred from the Subdivision Committee's September 20, 1990 meeting. The final plat submitted at that time was platting two lots rather than the four originally indicated on the preliminary plat. Based upon actions of the County Commission concerning a conditional use request for this site (for manufactured housing), the applicant is again requesting the platting of four lots.
- 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 shall submit with the final plat, for recording, a covenant concerning ownership and maintenance of the floodway. This covenant shall indicate that if necessary, the County may enter this floodway in order to maintain it and charge back any costs against the involved properties in a manner similar to special assessments.
 - E. On the final plat tracing the plattor's text shall be amended to note the granting of utility easements and to also indicate the complete access control (C.A.C.) dedicated at the intersection of 135th and MacArthur. Also, since 4-lots instead to two are now being platted, the plattor's text shall also be amended to indicate the access controls for these four lots. The text on this final plat still only reflects a 2-lot plat.
 - F. The applicant is advised that the MAPC will be appointing new officers at its September 27, 1990 meeting. The final plat tracing shall therefore indicate the MAPC chairman as appointed from that meeting.
 - G. 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.
 - H. 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.

- 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.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if minimum building pad elevations are required and if the boundaries of the floodway are adequate.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2
September 20, 1990

STAFF REPORT
(Preliminary Plat Approved 8/23/90)
(Final Plat)

CASE NUMBER: S/D 90-49 - TRINKLE ADDITION

OWNER/APPLICANT: Karen S. Long & Wesley G. Trinkle, 16171 W. Highway 54, #182, Goddard, KS 67052

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: NE corner of 135th St. W and MacArthur Rd.

SITE SIZE: 33.3 Acres

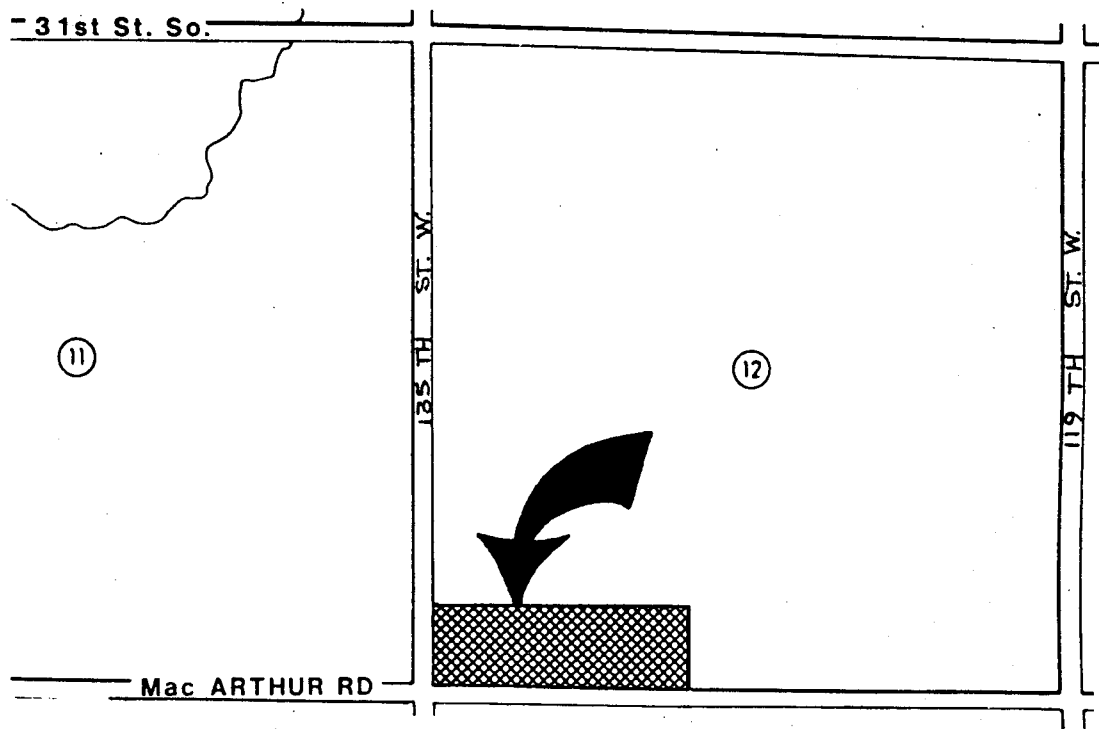
NUMBER OF LOTS

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

MINIMUM LOT AREA: 14.23 Acres

CURRENT ZONING: "R-1" Suburban Residential (CU-337)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The applicant has revised this plat to include 2-lots, rather than the 4-lots originally shown. A revised preliminary plat has also been provided. A conditional use (CU-337) request has been filed for this site. The applicant is requesting that this property be approved for use of manufactured housing. The case was scheduled to be heard by the County Commission at its September 12, 1990 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 shall submit with the final plat, for recording, a covenant concerning ownership and maintenance of the floodway. This covenant shall indicate that if necessary, the County may enter this floodway in order to maintain it and charge back any costs against the involved properties in a manner similar to special assessments.
 - E. On the final plat tracing the plattor's text shall be amended to note the granting of utility easements and to also indicate the complete access control (C.A.C.) dedicated at the intersection of 135th and MacArthur.
 - F. The applicant is advised that the MAPC will be appointing new officers at its September 13, 1990 meeting. The final plat tracing shall therefore indicate the MAPC chairman as appointed from that meeting.
 - G. 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.
 - H. 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.
 - 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.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if minimum building pad elevations are required and if the boundaries of the floodway are adequate.